



# TETON CENTER - ABERDEEN

RETAIL SPACE FOR SUBLEASE



2727 6th Ave SE,  
Aberdeen, SD 57401



4,500 SF +/-



\$20.00 / SF NNN  
Estimated NNN: \$4.50 / SF  
TIA: \$15 / SF

## LOCATION

Discover prime commercial real estate at Teton Center in Aberdeen, SD, located strategically off 6th Ave SE, the city's main thoroughfare with a daily traffic count of 21.8k vehicles. Join a vibrant retail community with neighbors including Dairy Queen, Valvoline, Ruby Tuesday, Buffalo Wild Wings, Menards, Target, Walmart and Uptown Aberdeen, the premier shopping mall, just down the road.

## DESCRIPTION

- Highly visible location along Aberdeen's main corridor, in the heart of the retail hub
- First generation space
- Tenant improvement allowance for qualified tenants
- Sublease available through April 30, 2034
- Signage opportunities on the monument sign facing 6th Avenue SE
- Approximate dimensions of the suite are 65' x 70'
- Ample parking with approximately 87 surface stalls available
- All utilities are paid by the tenant
- Co-tenants include Caribou Coffee and Life Serve Blood Center
- ~3 miles from Northern State University

**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

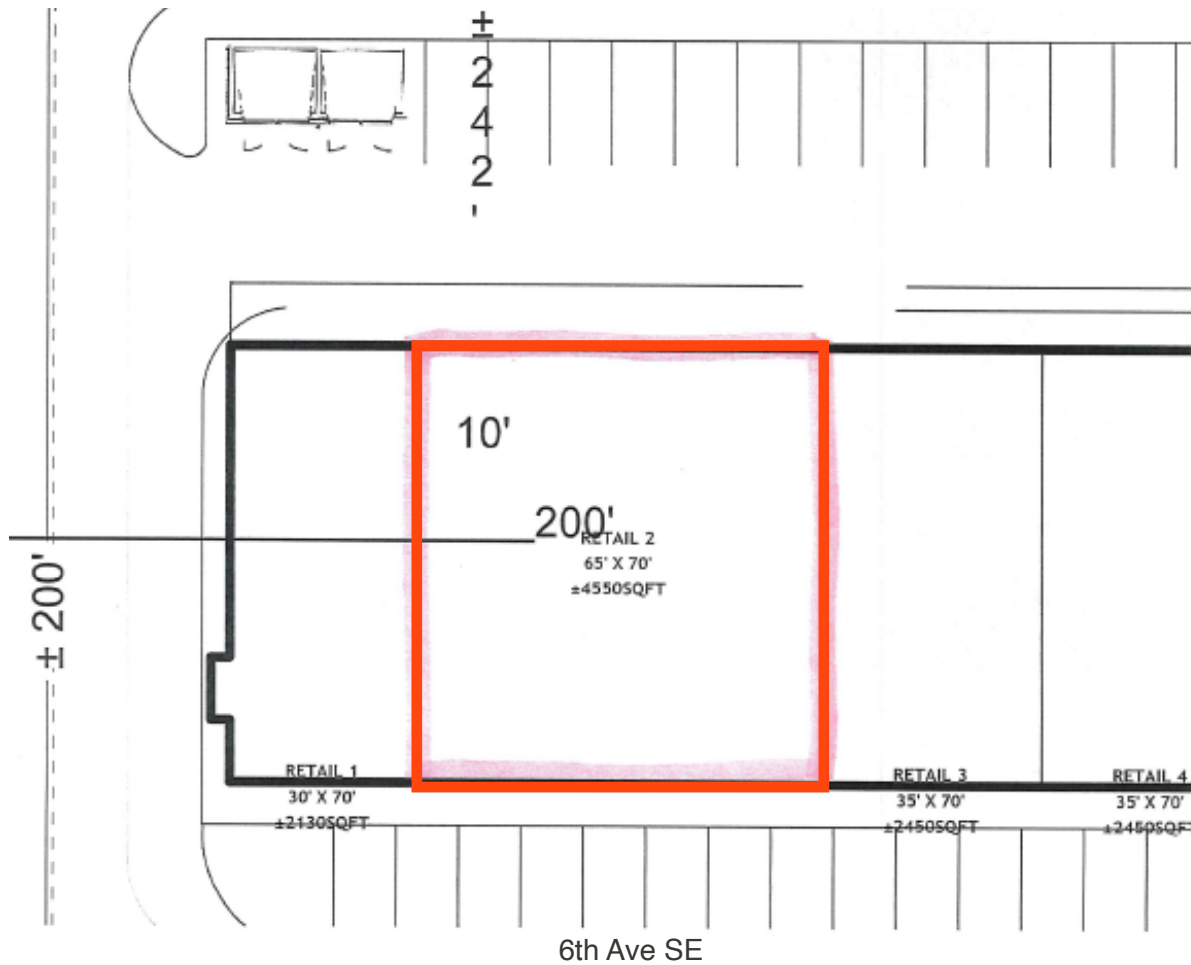
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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# BUILDING COSTS & FLOOR PLAN

\*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
4,500 SF	\$20.00/SF NNN	\$4.50/SF	\$24.50/SF	\$110,250.00	\$9,187.50	\$15.00/SF



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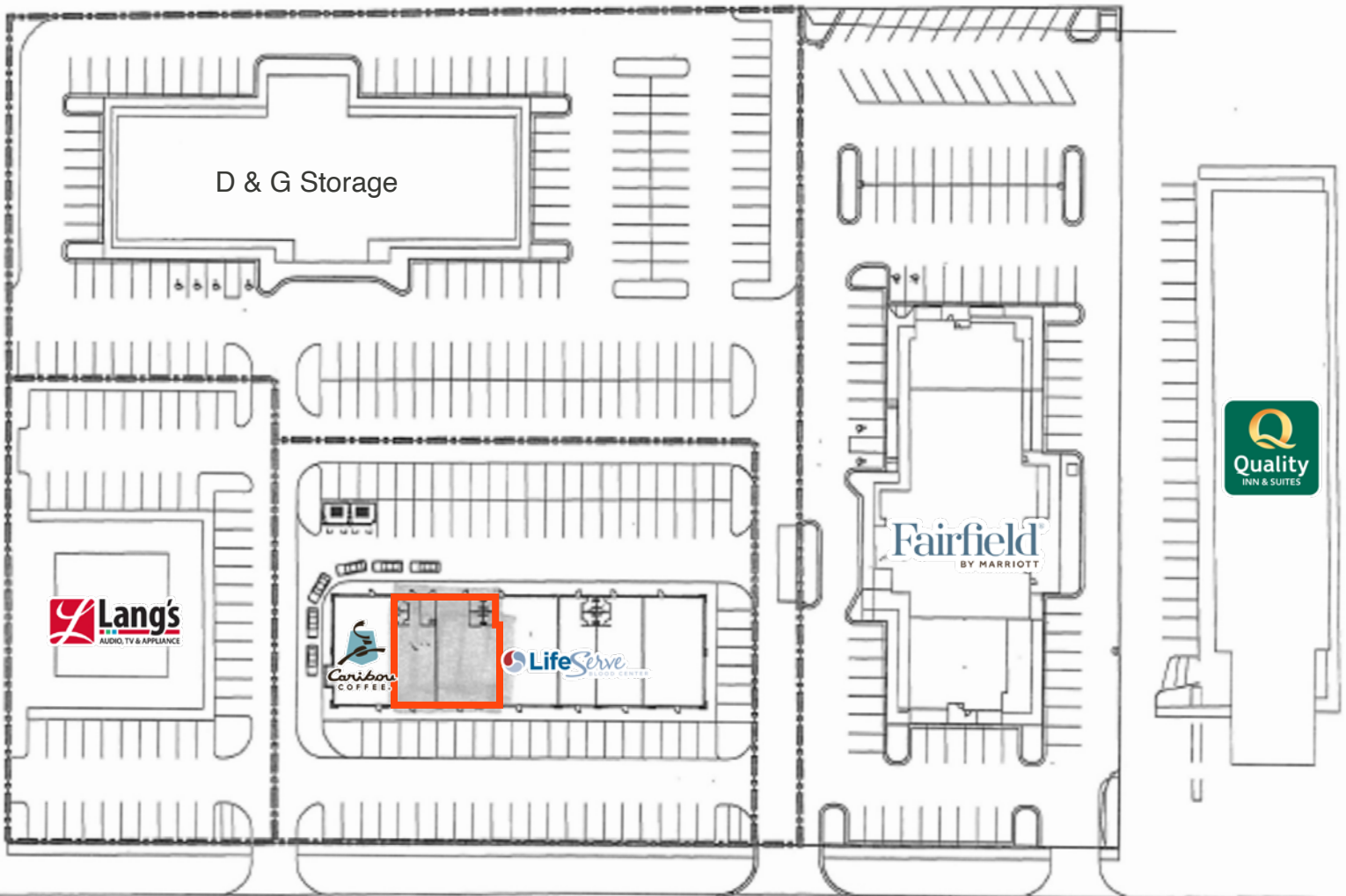
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## SITE PLAN

Concept only; subject to change



6th Ave SE

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



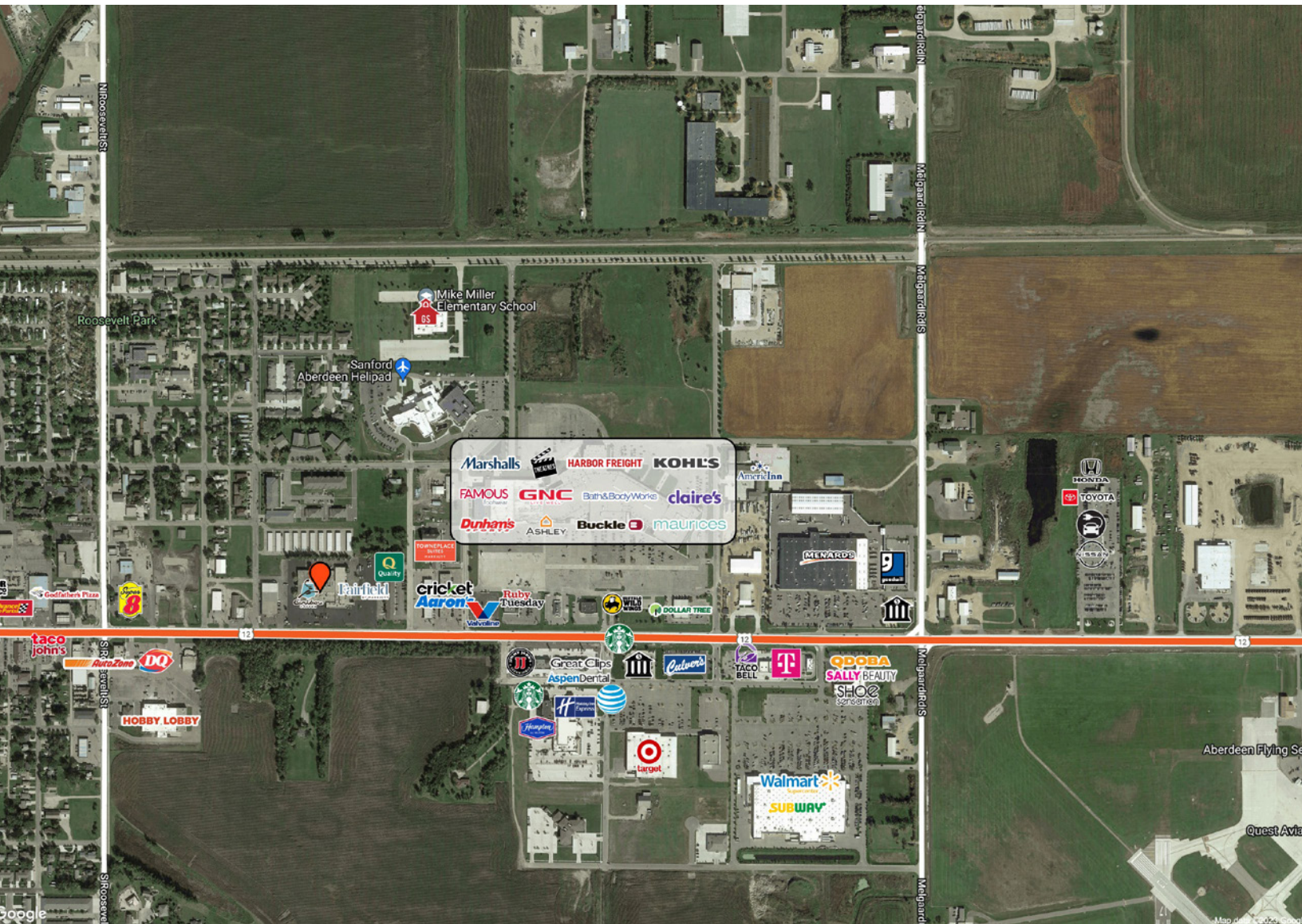
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## AREA MAP



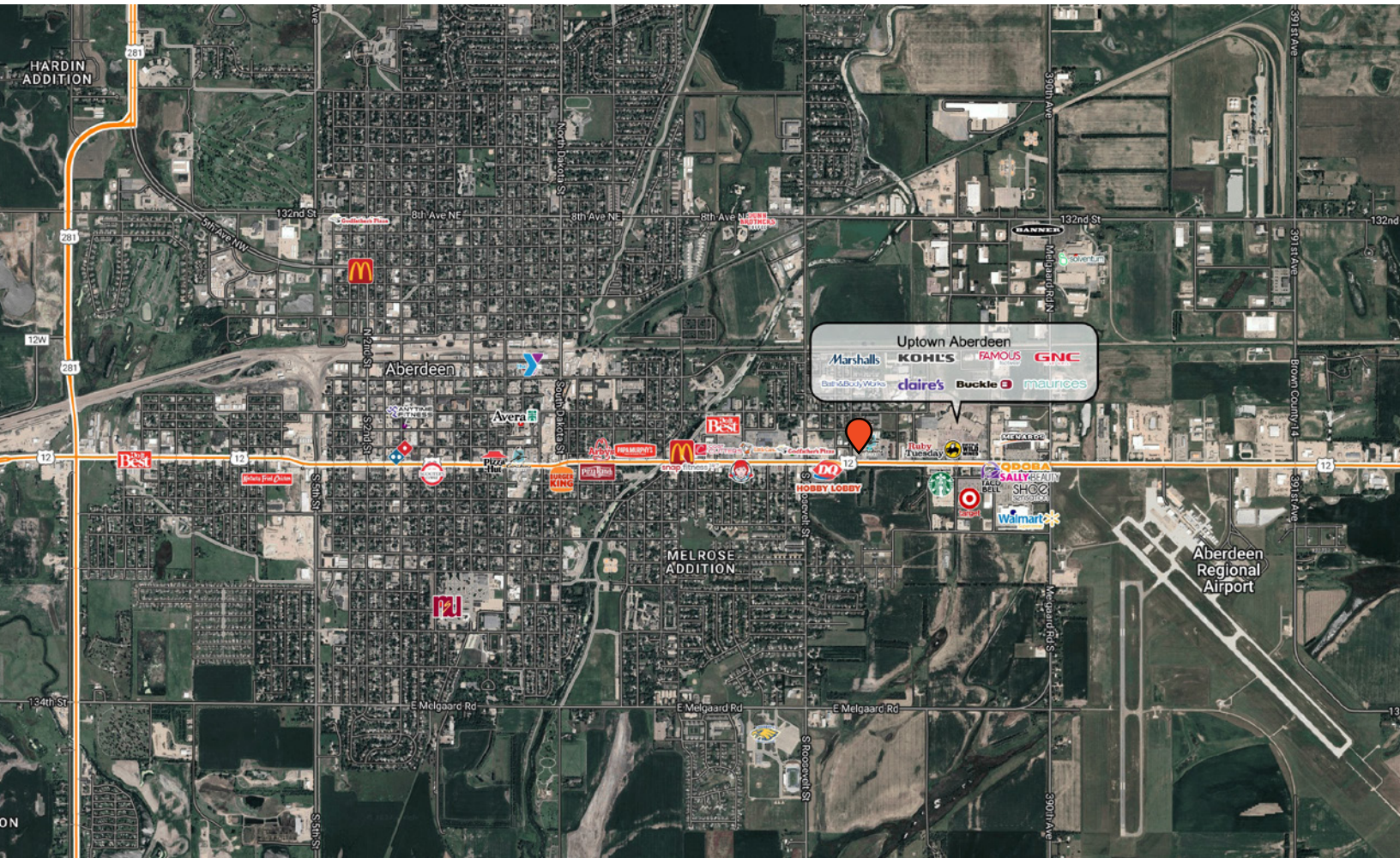
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# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	11,632	27,078	28,460
2020 Total Population	11,650	29,051	30,693
2020 Group Quarters	659	1,117	1,145
2023 Total Population	11,398	29,059	30,683
2023 Group Quarters	659	1,117	1,145
2028 Total Population	11,237	29,265	30,926
2023-2028 Annual Rate	-0.28%	0.14%	0.16%
2023 Total Daytime Population	12,822	30,879	33,879
Workers	7,742	16,992	19,260
Residents	5,080	13,887	14,619
<b>Household Summary</b>			
2010 Households	5,056	11,834	12,339
2010 Average Household Size	2.16	2.19	2.21
2020 Total Households	5,000	12,472	13,091
2020 Average Household Size	2.20	2.24	2.26
2023 Households	4,926	12,519	13,150
2023 Average Household Size	2.18	2.23	2.25
2028 Households	4,860	12,622	13,270
2028 Average Household Size	2.18	2.23	2.24
2023-2028 Annual Rate	-0.27%	0.16%	0.18%
2010 Families	2,581	6,724	7,102
2010 Average Family Size	2.92	2.85	2.86
2023 Families	2,338	6,735	7,193
2023 Average Family Size	3.09	3.01	3.01
2028 Families	2,281	6,737	7,204
2028 Average Family Size	3.10	3.02	3.02
2023-2028 Annual Rate	-0.49%	0.01%	0.03%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,636	11,915	12,383
Owner Occupied Housing Units	49.0%	57.6%	58.2%
Renter Occupied Housing Units	42.3%	36.3%	35.6%
Vacant Housing Units	8.7%	6.0%	6.2%
2010 Housing Units	5,479	12,553	13,112
Owner Occupied Housing Units	50.3%	57.9%	58.6%
Renter Occupied Housing Units	42.0%	36.4%	35.5%
Vacant Housing Units	7.7%	5.7%	5.9%
2020 Housing Units	5,677	13,647	14,333
Owner Occupied Housing Units	46.0%	53.6%	54.5%
Renter Occupied Housing Units	42.1%	37.8%	36.8%
Vacant Housing Units	11.4%	8.9%	8.7%
2023 Housing Units	5,638	13,815	14,515
Owner Occupied Housing Units	47.8%	56.3%	57.0%
Renter Occupied Housing Units	39.6%	34.3%	33.6%
Vacant Housing Units	12.6%	9.4%	9.4%
2028 Housing Units	5,638	13,901	14,611
Owner Occupied Housing Units	48.5%	58.0%	58.8%
Renter Occupied Housing Units	37.7%	32.8%	32.1%
Vacant Housing Units	13.8%	9.2%	9.2%

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