

4209 W 57TH ST

retail/office space for lease



RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

4209 W 57TH ST



Description

- Space is in shell condition ready for tenant's build out
- Floor to ceiling storefront glass allowing for ample natural light
- Strategically placed windows on backside of suite(s)
- 2,338 SF available
- Rent: \$24.00 / SF NNN
- TIA: \$40.00 / SF
- **1 Month Free Rent**
- Zoning C-3
- Easy access to I-29 and I-229
- Located off W 57th St with traffic counts of ~19,163 vehicles per day
- Neighborhood tenants include: Great Life, McDonald's, Panera, Noodles & Company, Juice Stop, Casey's, Waxing the City, and more
- Co-tenants: Highest Health Chiropractic and Papa Murphy's
- Building signage available

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

BUILDING COSTS



Unit	Space Con- dition	Usable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
#4209	Shell Space	2,338 SF	\$24.00/SF NNN	\$6.25/SF	\$30.25SF	\$70,724.50	\$5,893.71	\$40/SF

2025 Estimated NNN Information

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reim- bursed by Tenant	\$4.60
Property Insurance	Paid by LL, Reim- bursed by Tenant	\$0.51
Common Area Maintenance	Paid by LL, Reim- bursed by Tenant	\$1.14
Total	-	\$6.25
CAM includes the following utilities: Water & Sewer, Trash, and Common Area Utilities		

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

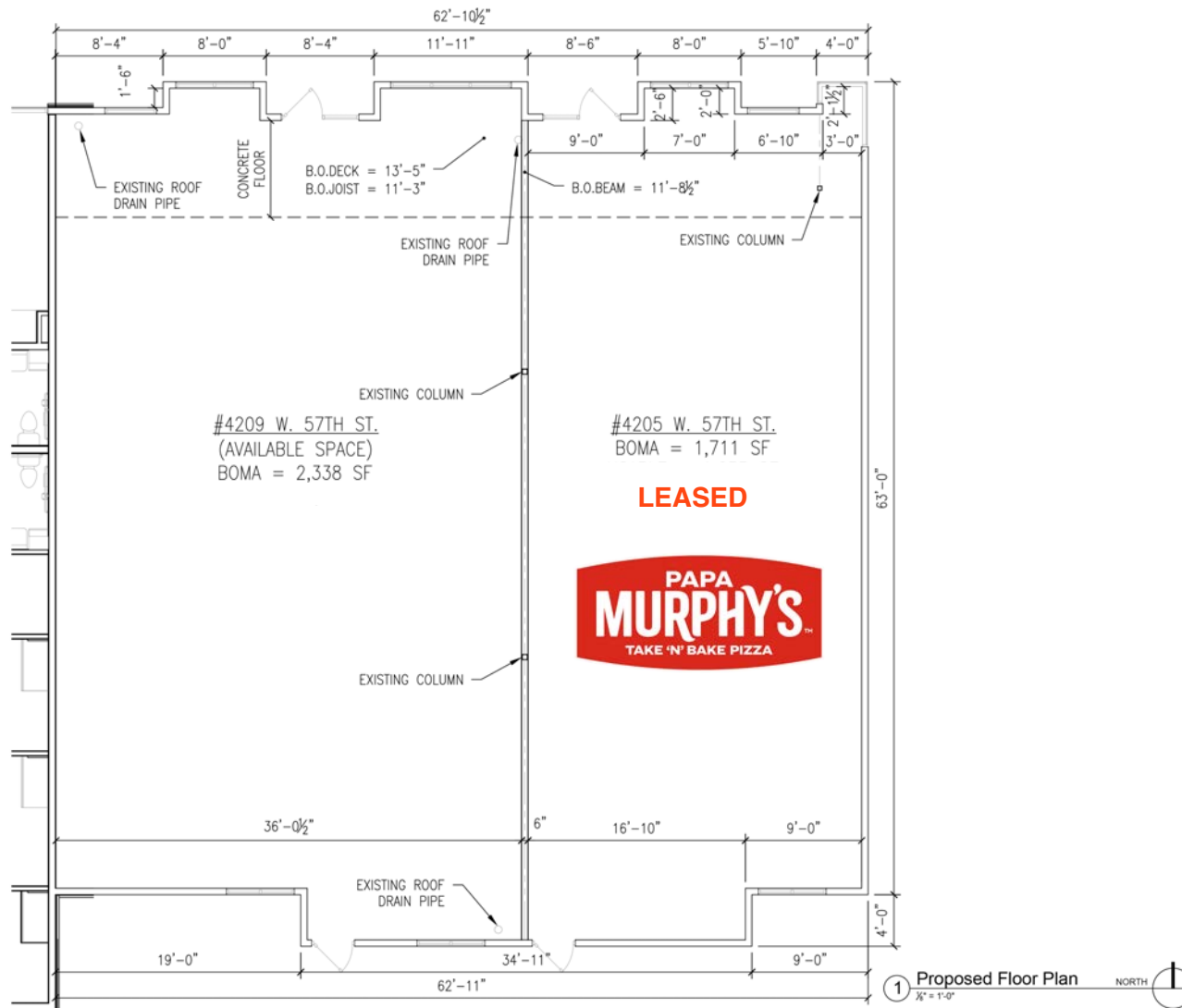
Utility Information

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to provider	Mid-American Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Electricity	Paid by Tenant directly to provider	Xcel Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Trash	Paid by Tenant through CAM	Novak	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Common Area Utilities	Paid by Tenant through CAM	Providers listed above	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Phone/Ca- ble/Internet	Paid by Tenant directly to provider	N/A	N/A	N/A	N/A

RAQUEL BLOUNT SIOB | 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

FLOOR PLAN



Concept Only. Information herein is deemed reliable, but not guaranteed.

RAQUEL BLOUNT SIOB 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

INTERIOR



RAQUEL BLOUNT SIOB | 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

AREA NEIGHBORS



RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

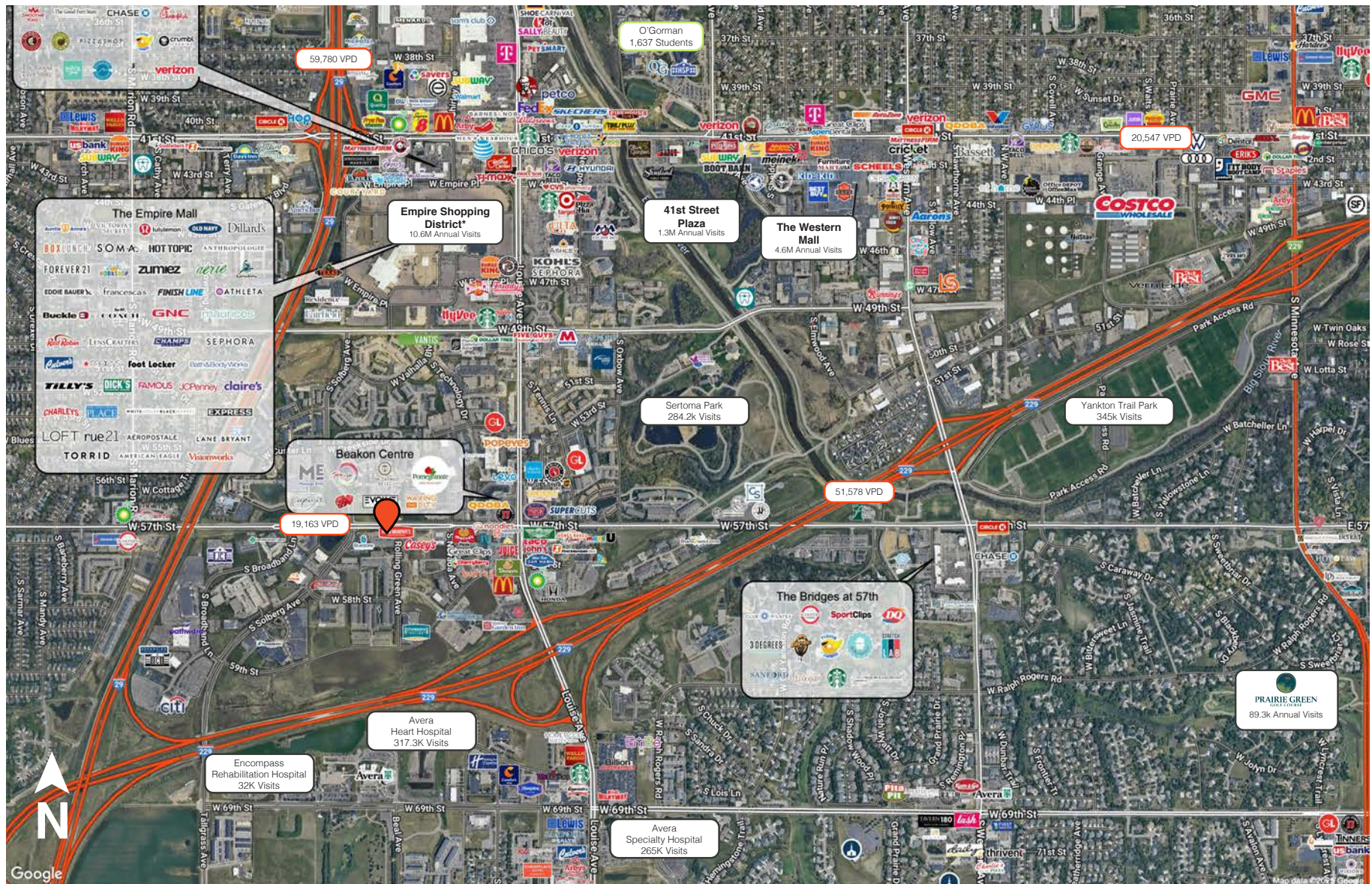
SITE MAP



RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

AREA MAP

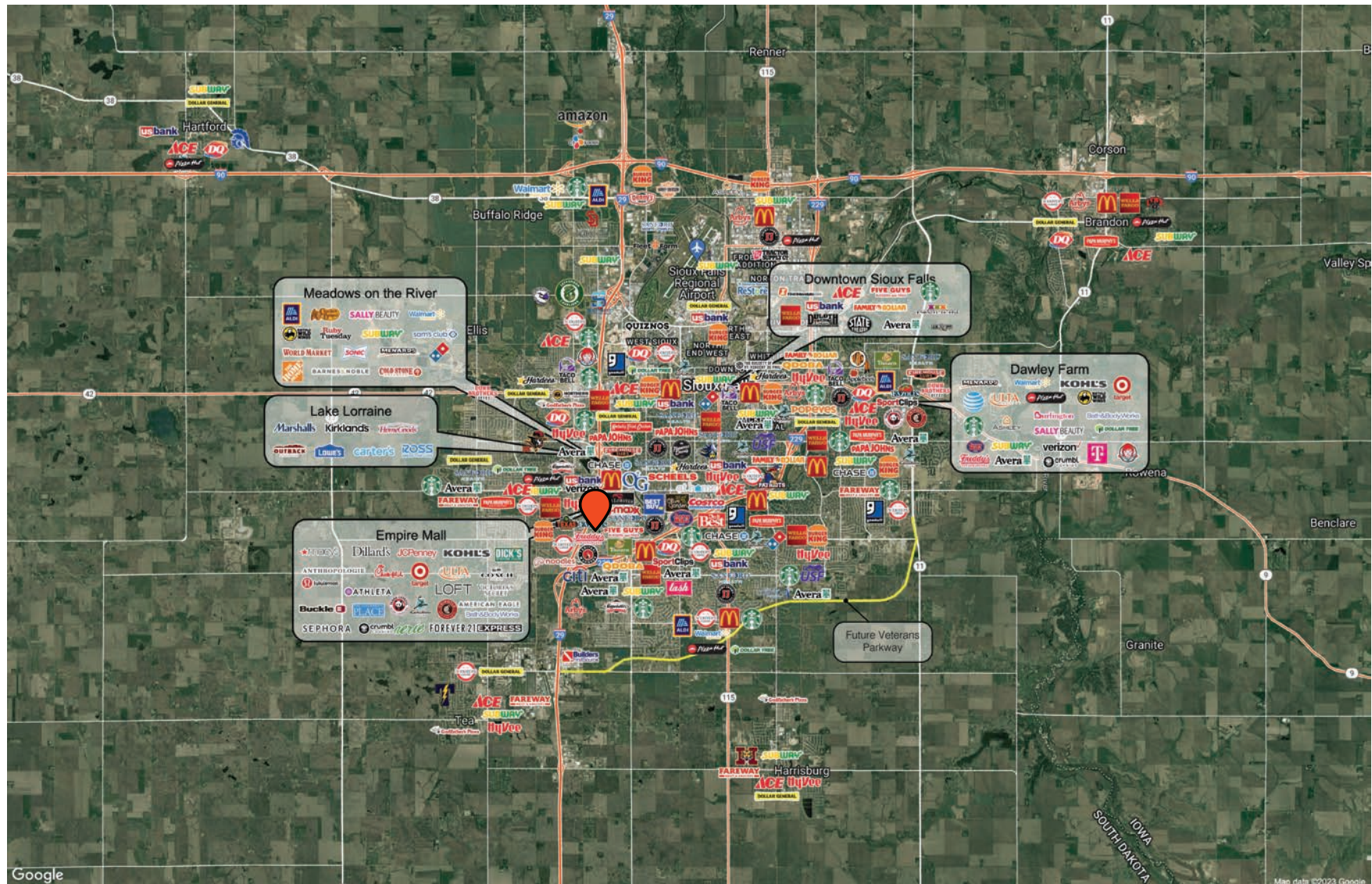


*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

SIOUX FALLS MAP



RAQUEL BLOUNT SIOF 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate

DEMOGRAPHICS



Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

**Source: The City of Sioux Falls*

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Smithfield
3,239

Avera
8,200

HyVee
EMPLOYEE OWNED
2,390



3,627

amazon
1,600

Retail/Office Space for Lease

4209 W 57TH AVE



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

Co-listed with Jon Fick of 605 Real Estate

150 4th Place | Suite 600 | Sioux Falls, SD 57104 | 605.3231.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All interested parties are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.