

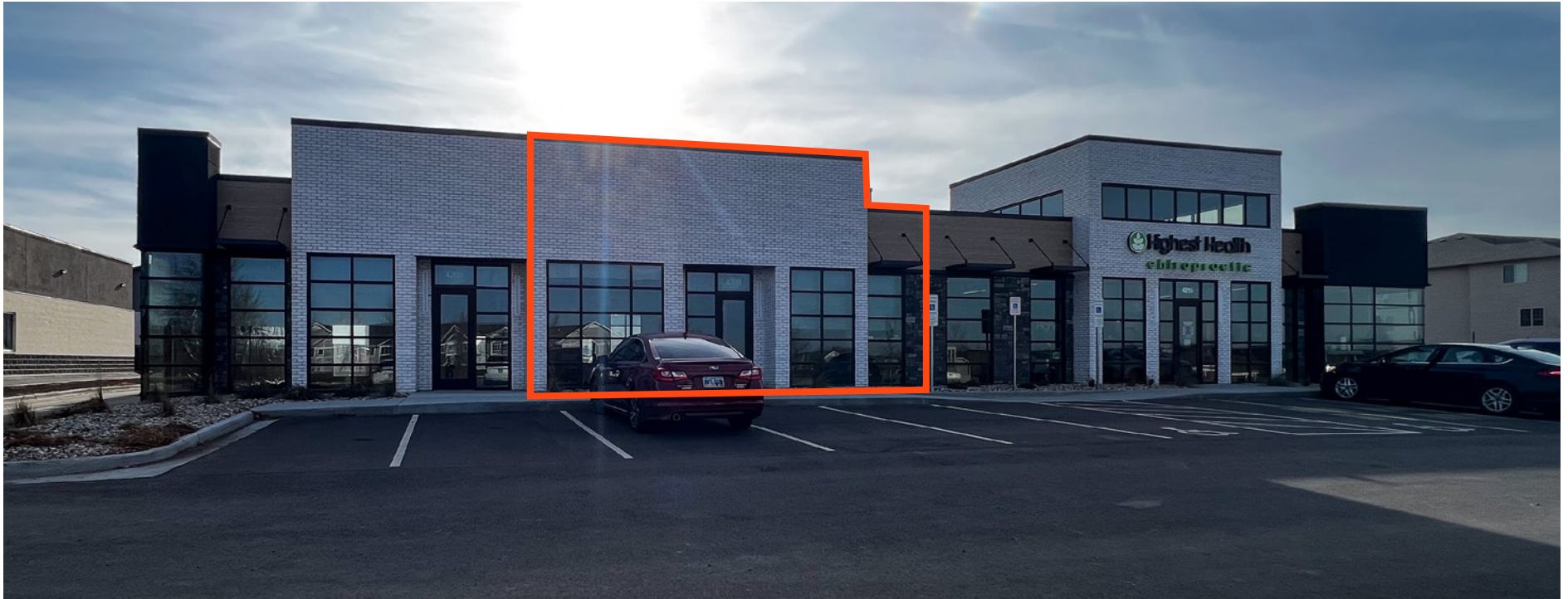
4209 W 57TH ST

retail/office space for lease



RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

Co-listed with Jon Fick of 605 Real Estate



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: \$25.00 / SF
- Zoning C-3
- Easy access to I-29 and I-229
- Located off W 57th St with traffic counts of ~23,600 vehicles per day
- Neighborhood tenants include: Great Life, McDonald's, Panera, Noodles & Company, Juice Stop, Casey's, Waxing the City, and more
- Cotenant: Highest Health Chiropractic
- Building signage available

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BUILDING COSTS



Unit	Space Condition	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	\$25/SF

2023 Estimated NNN Information

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$4.60
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.51
Common Area Maintenance	Paid by LL, Reimbursed 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.

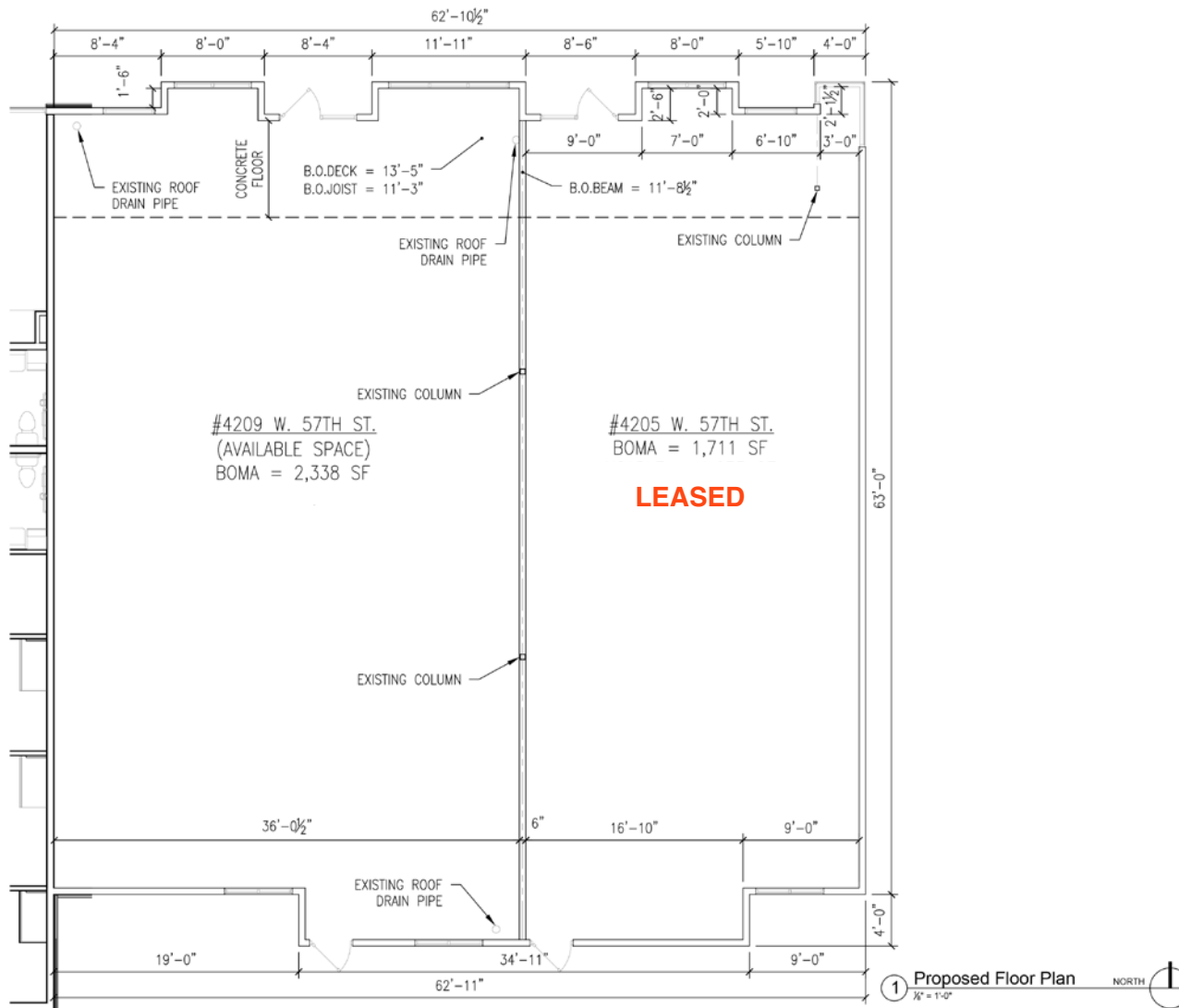
Utility Information

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/Cable/Internet	Paid by Tenant directly to provider	N/A	N/A	N/A	N/A

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FLOOR PLAN



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

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INTERIOR



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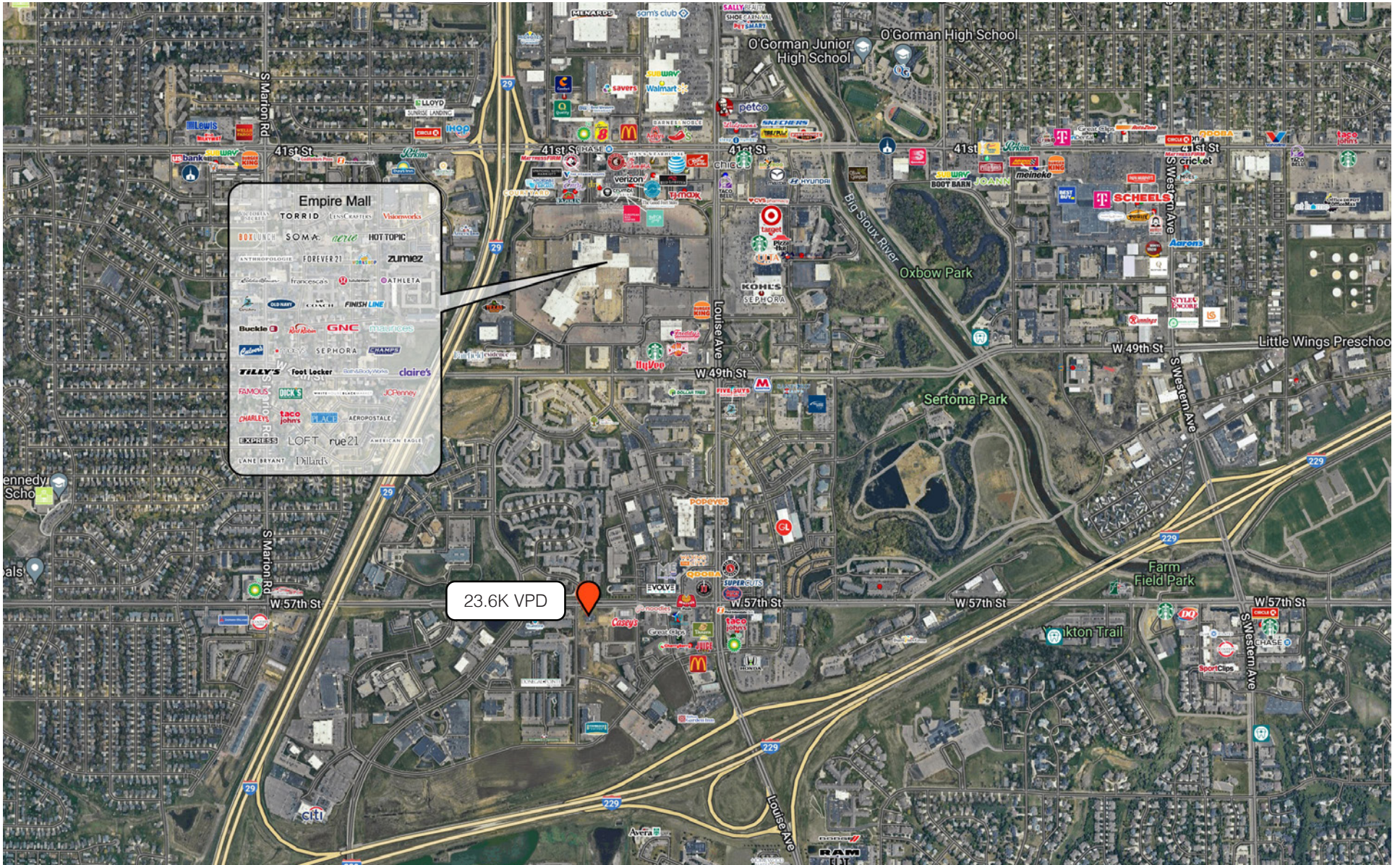
SITE PLAN



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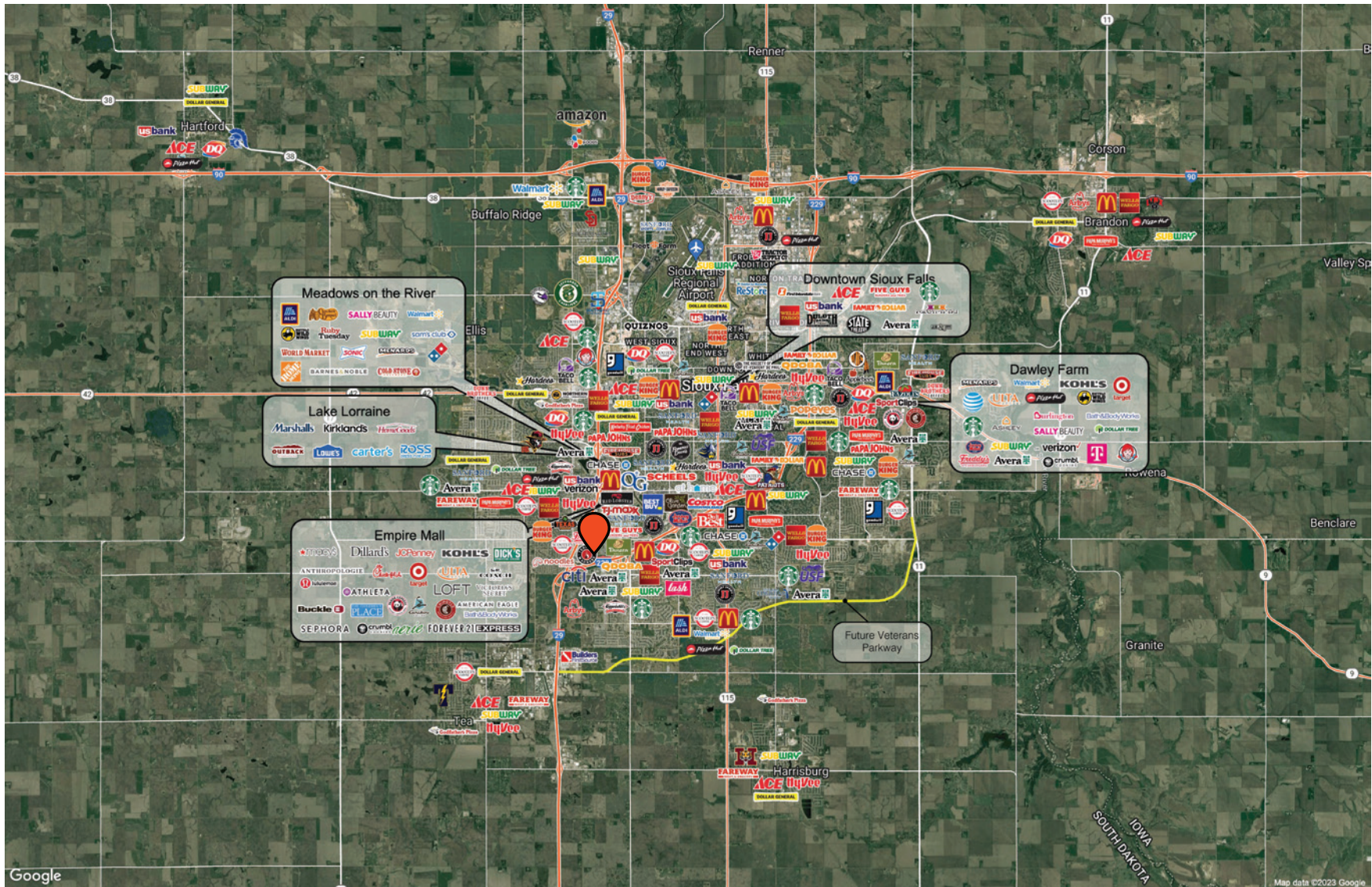
AREA MAP



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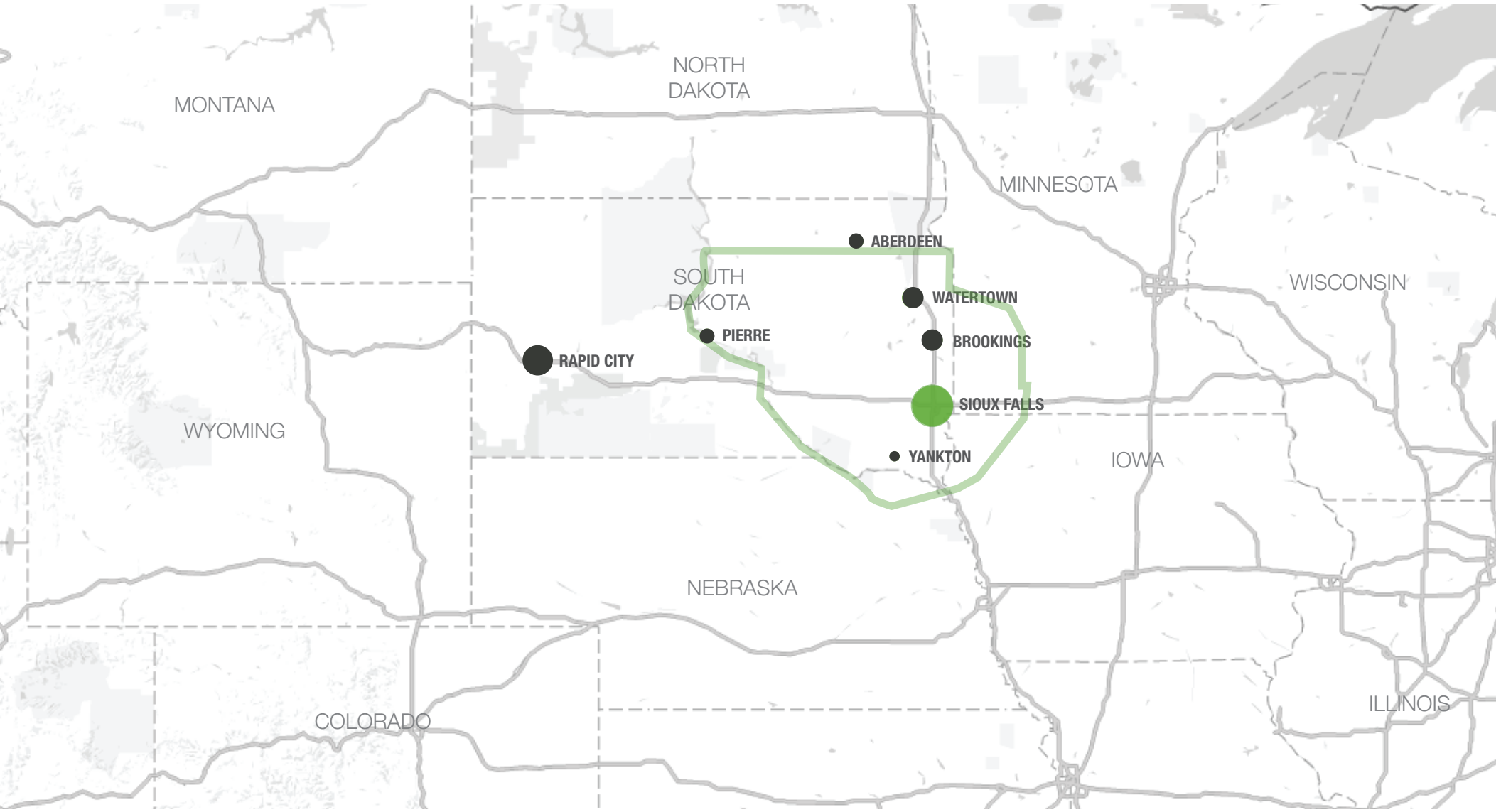
SIOUX FALLS MAP



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TRADE AREA MAP



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DEMOGRAPHICS



Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

2023	1-mile	3-mile	5-mile	MSA
Population	10,228	78,133	156,484	294,592
Daytime Population	18,816	89,951	175,919	294,887
Median Household Income	\$77,077	\$112,796	\$105,317	\$78,317

Source: Esri forecasts for 2023. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography. Information herein is deemed reliable, but not guaranteed.

FAST FACTS



Lincoln County - One of the Fastest Growing Counties in U.S. (City of SF 2020)



Best City for Young Professionals (SmartAsset 2021)



Top Ten for Financial Independence (Choose FI 2021)



Top Five Hottest Job Market (ZipRecruiter 2020)



Top City for Millennials Buying Homes (SmartAsset 2020)



High Economic Strength Rankings (Policom 2020)



Second Best City to Start a Career (Zippia 2020)



Top Six Happiest Cities in America (WalletHub 2020)

TOP EMPLOYERS



11,239



7,888



3,700



3,688



3,050



2,364

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Retail/Office Space for Lease

4209 W 57TH AVE



RAQUEL BLOUNT, SIOR

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