



FORMER CHILD CARE SUITE

FOR LEASE



4800 S Southeastern Ave,
Sioux Falls, SD 57103



Up to 8,200 SF +/-
(ability to subdivide - contact Broker)



\$14.00 / SF Gross
(including most utilities)

LOCATION

Rare opportunity to secure a desirable former child care space located at 57th & Southeastern near thriving residential communities.

DESCRIPTION

- Spacious classrooms, director's office, kitchen area, laundry hook-ups, and a large indoor open area with access to a playground
- Each classroom features a convenient kitchenette area and access to restrooms
- Excellent opportunity for an early childhood learning center
- Adjacent to Good Shepherd Church and School
- Suite offers a homey and welcoming feel
- Neighborhood tenants include American Red Cross, Hy-Vee, Domino's, Kwik Star, The Barrel House, GreatLIFE, Starbucks, and Sioux Falls Elementary
- Abundant parking with 179 parking spaces available for the convenience of staff and families
- Facility was previously licensed for 135 children
- FF&E negotiable

ALEXIS MAHLEN | 605.321.4861 | alexis@lloydcompanies.com

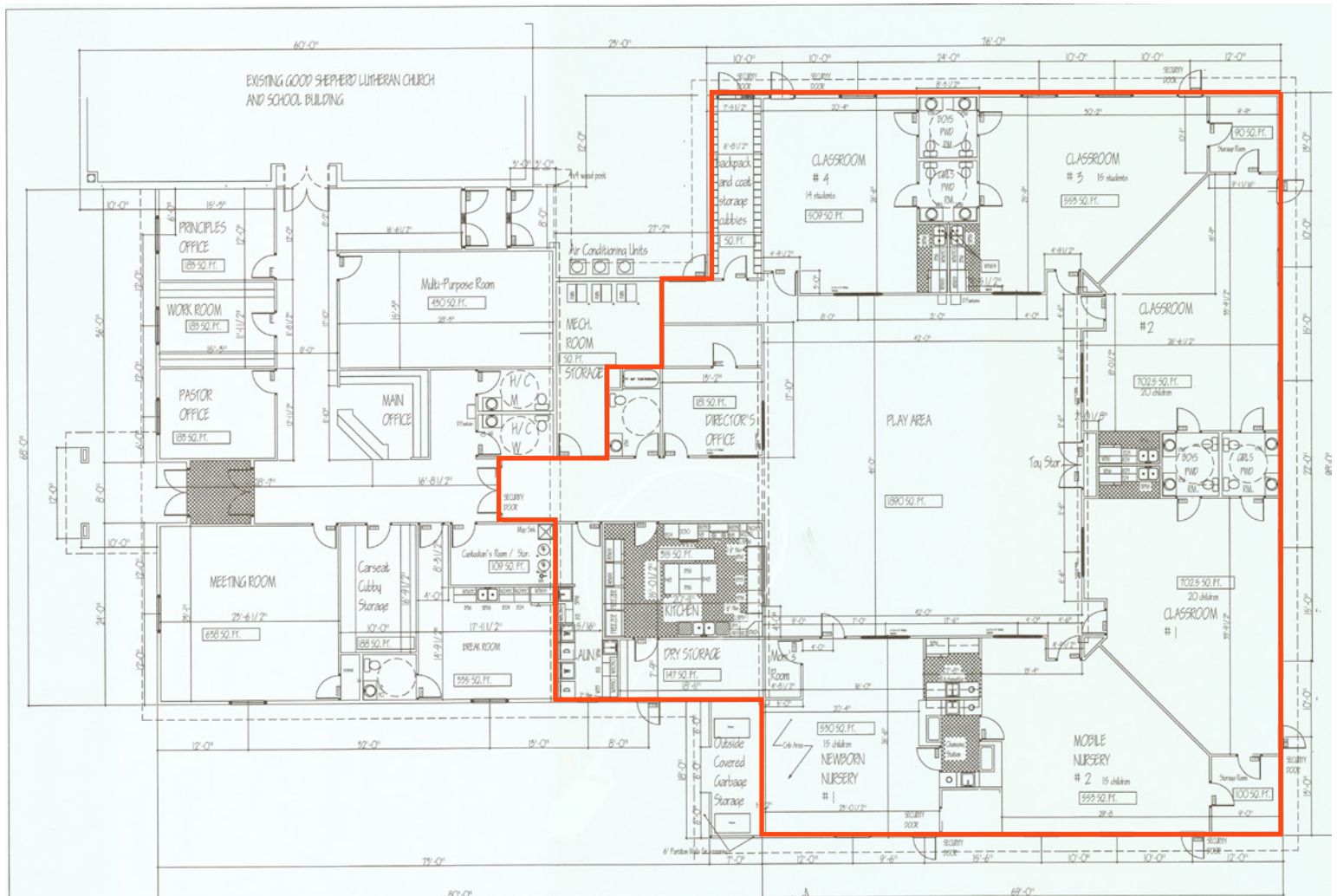
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FLOOR PLAN

Concept only; subject to change



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

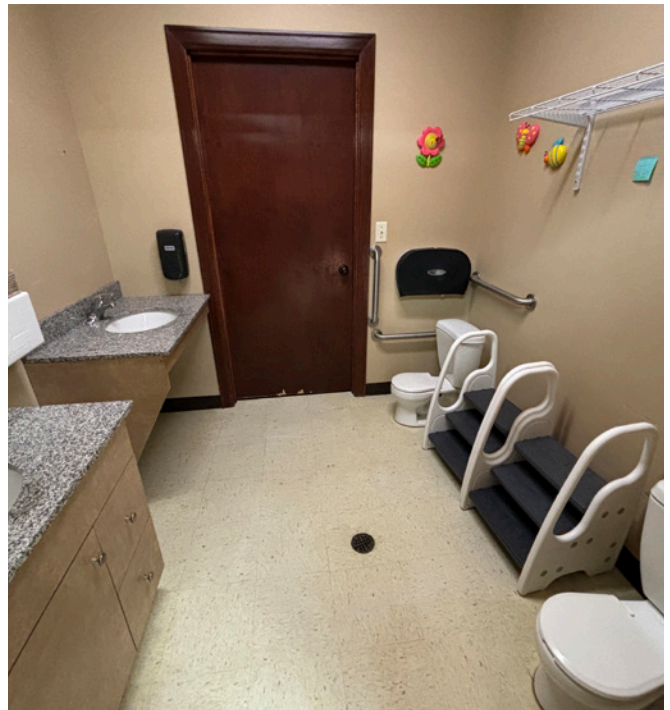
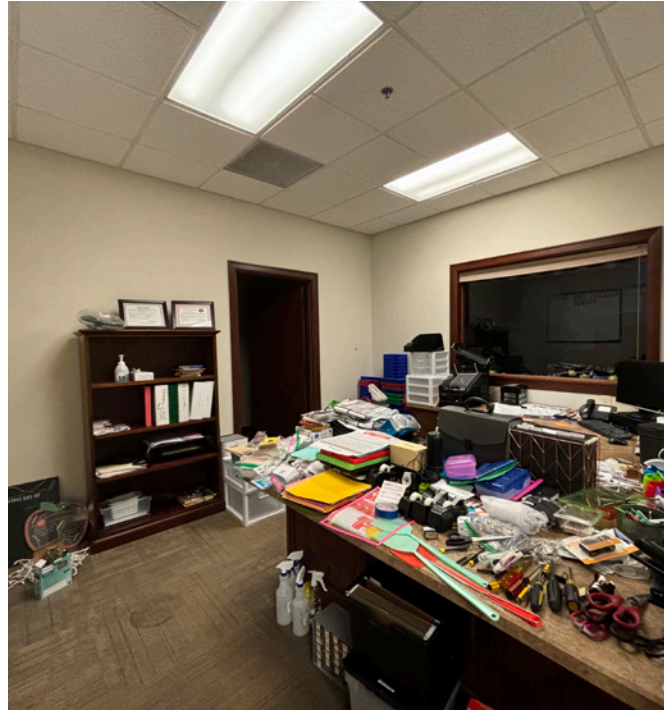
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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EXTERIOR PHOTOS



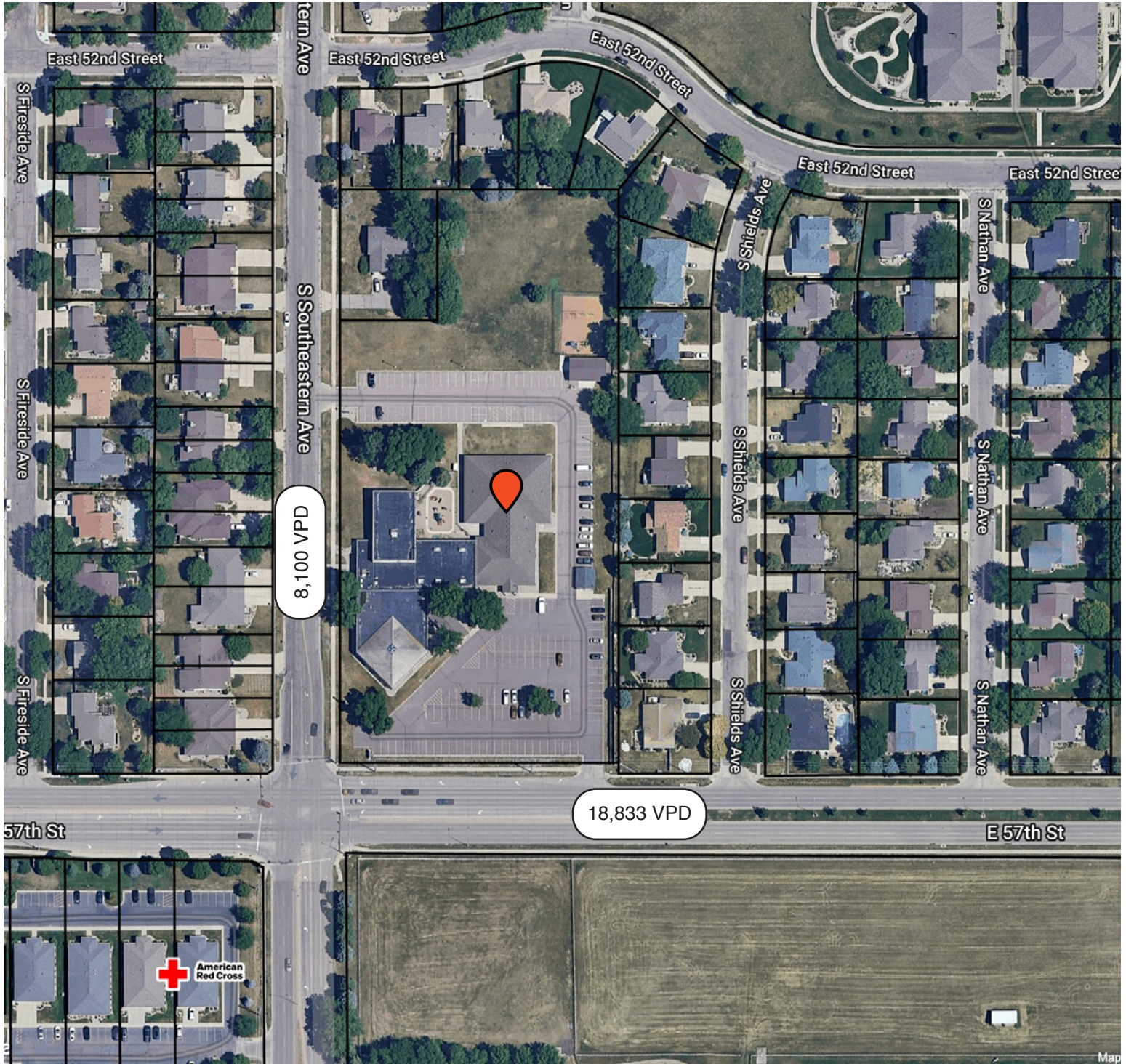
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SITE MAP



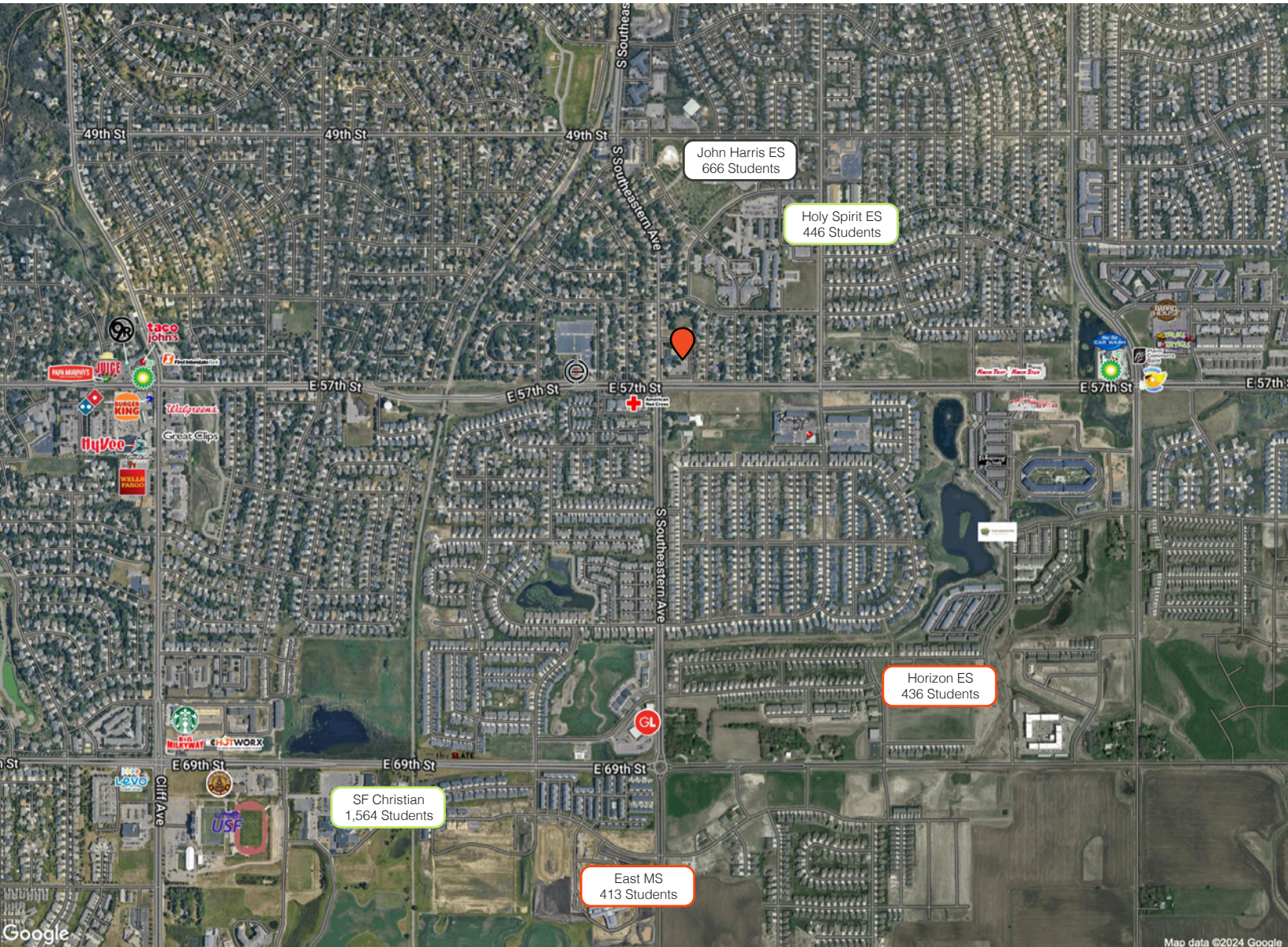
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AREA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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.

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.

FAST FACTS



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



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,023	48,163	113,105
2020 Total Population	13,097	63,655	139,685
2020 Group Quarters	170	653	2,953
2023 Total Population	14,594	68,108	150,290
2023 Group Quarters	170	650	2,905
2028 Total Population	16,439	73,771	160,221
2023-2028 Annual Rate	2.41%	1.61%	1.29%
2023 Total Daytime Population	8,664	56,942	168,888
Workers	2,030	27,003	101,858
Residents	6,634	29,939	67,030
Household Summary			
2010 Households	2,992	18,897	46,291
2010 Average Household Size	2.67	2.52	2.36
2020 Total Households	5,302	25,679	57,977
2020 Average Household Size	2.44	2.45	2.36
2023 Households	6,061	27,687	62,386
2023 Average Household Size	2.38	2.44	2.36
2028 Households	6,889	30,068	66,449
2028 Average Household Size	2.36	2.43	2.37
2023-2028 Annual Rate	2.59%	1.66%	1.27%
2010 Families	2,322	13,004	27,616
2010 Average Family Size	3.07	3.02	3.00
2023 Families	4,445	18,447	36,394
2023 Average Family Size	2.80	2.98	3.07
2028 Families	5,006	19,973	38,771
2028 Average Family Size	2.78	2.98	3.08
2023-2028 Annual Rate	2.41%	1.60%	1.27%
Housing Unit Summary			
2000 Housing Units	2,280	16,449	41,967
Owner Occupied Housing Units	83.1%	72.5%	56.5%
Renter Occupied Housing Units	14.3%	25.1%	39.5%
Vacant Housing Units	2.6%	2.5%	4.0%
2010 Housing Units	3,097	19,878	49,870
Owner Occupied Housing Units	82.8%	71.0%	55.7%
Renter Occupied Housing Units	13.8%	24.1%	37.1%
Vacant Housing Units	3.4%	4.9%	7.2%
2020 Housing Units	5,517	27,132	62,171
Owner Occupied Housing Units	69.7%	64.3%	53.9%
Renter Occupied Housing Units	26.4%	30.4%	39.4%
Vacant Housing Units	4.3%	5.4%	6.7%
2023 Housing Units	6,450	29,437	67,213
Owner Occupied Housing Units	65.7%	65.1%	55.4%
Renter Occupied Housing Units	28.3%	28.9%	37.4%
Vacant Housing Units	6.0%	5.9%	7.2%
2028 Housing Units	7,293	31,887	71,346
Owner Occupied Housing Units	61.9%	63.4%	55.5%
Renter Occupied Housing Units	32.6%	30.9%	37.6%
Vacant Housing Units	5.5%	5.7%	6.9%