

# BUR OAK OFFICE CONDO

5009 S BUR OAK | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT - OFFICE CONDO END CAP UNIT





Lloyd Companies is excited to offer a valuable opportunity for an owner occupant or investor to acquire a prime office property located in south Sioux Falls, South Dakota. This property boasts an exceptional location and a range of attractive features that make it an excellent investment opportunity. This development is a sought-after location for businesses, in one of the fastest-growing areas of Sioux Falls. The area is known for its thriving business community and a strong economy, making it an ideal location for office users. This property is conveniently located near shopping, dining, and other amenities. It also offers easy access to both I-229 and I-29.

## QUICK FACTS

- **Address:**  
5009 S Bur Oak, Sioux Falls, SD 57108
- **Pricing:**  
\$475,000
- **Year Built:**  
2005
- **Total Condo Unit Size:**  
2,088 SF +/-
- **Site Size:**  
45,156 SF +/- - shared amongst owners
- **Price / SF:**  
\$227.49
- **Parking:**  
40 +/- total spaces on site - shared amongst owners
- **Zoning:**  
Office
- **Real Estate Taxes:**  
\$6,290.42 (2023 Taxes payable in 2024)
- **Annual 2024 Est. Operating Expenses:**  
\$5,850.00 (Annual Est.)  
Includes: Common Area Expenses, Bur Oak Road Association, Insurance, Etc.  
Contact Broker for additional details

### RAQUEL BLOUNT

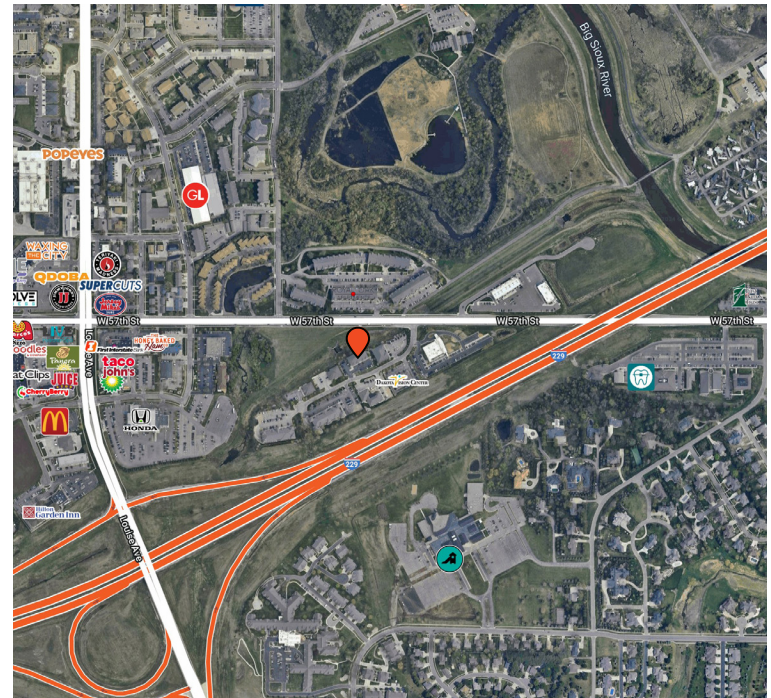
VP of Commercial Real Estate

605.728.9092 | 150 E. 4th Place, Suite 600, Sioux Falls, SD 57103

### JORDAN RIEFFENBERGER

Director of Commercial Real Estate  
and Responsible Broker

605.275.4258 | 150 E. 4th Place, Suite 600, Sioux Falls, SD 57103

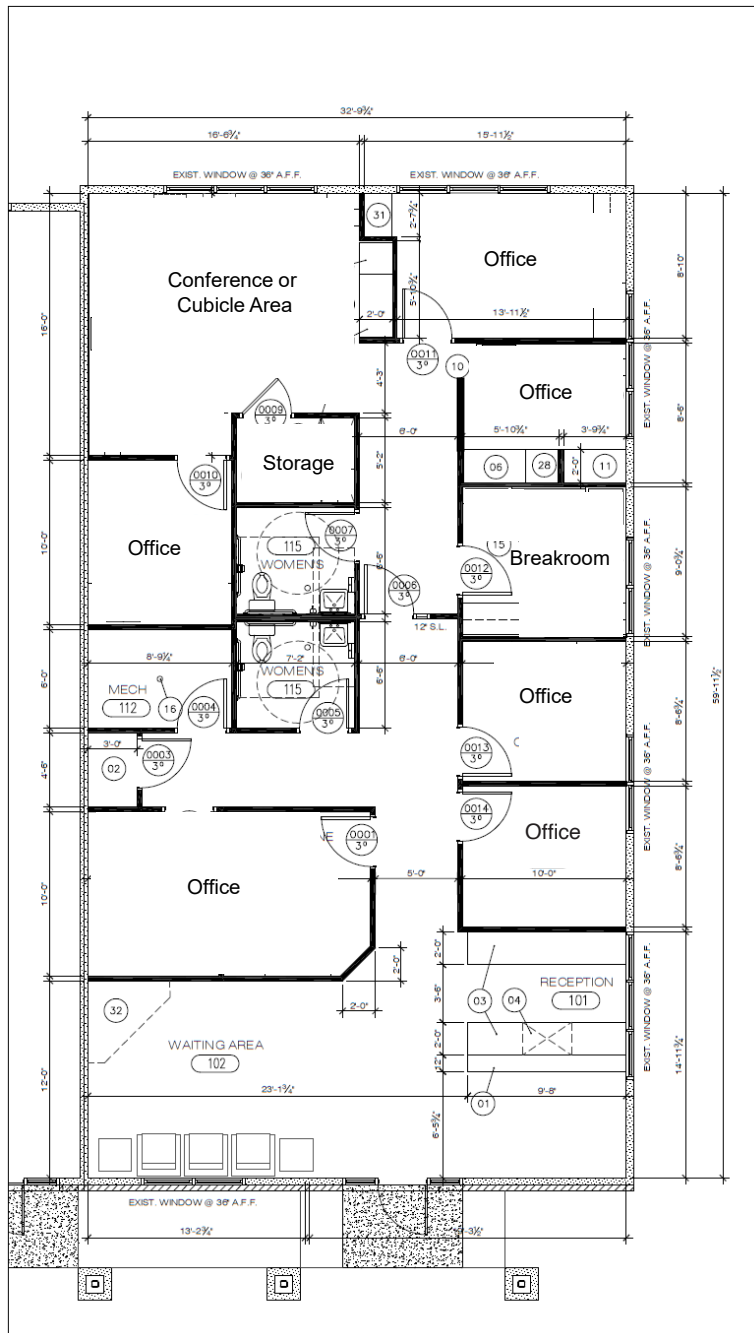


## SUMMARY



OWNER/OCCUPANT INVESTMENT - OFFICE CONDO END CAP UNIT FOR SALE | 5009 S BUR OAK | SIOUX FALLS, SD

*Information herein is deemed reliable, but not guaranteed.*



## DESCRIPTION

- Floor plan includes 5 offices, storage room, breakroom, 2 conference rooms, 2 bathrooms, mechanical room, and reception/waiting area
- Great opportunity for an office or medical purpose
- Suite currently offers washer and dryer hookups
- Building and monument signage opportunities
- This opportunity is also available for lease



# FLOOR PLAN









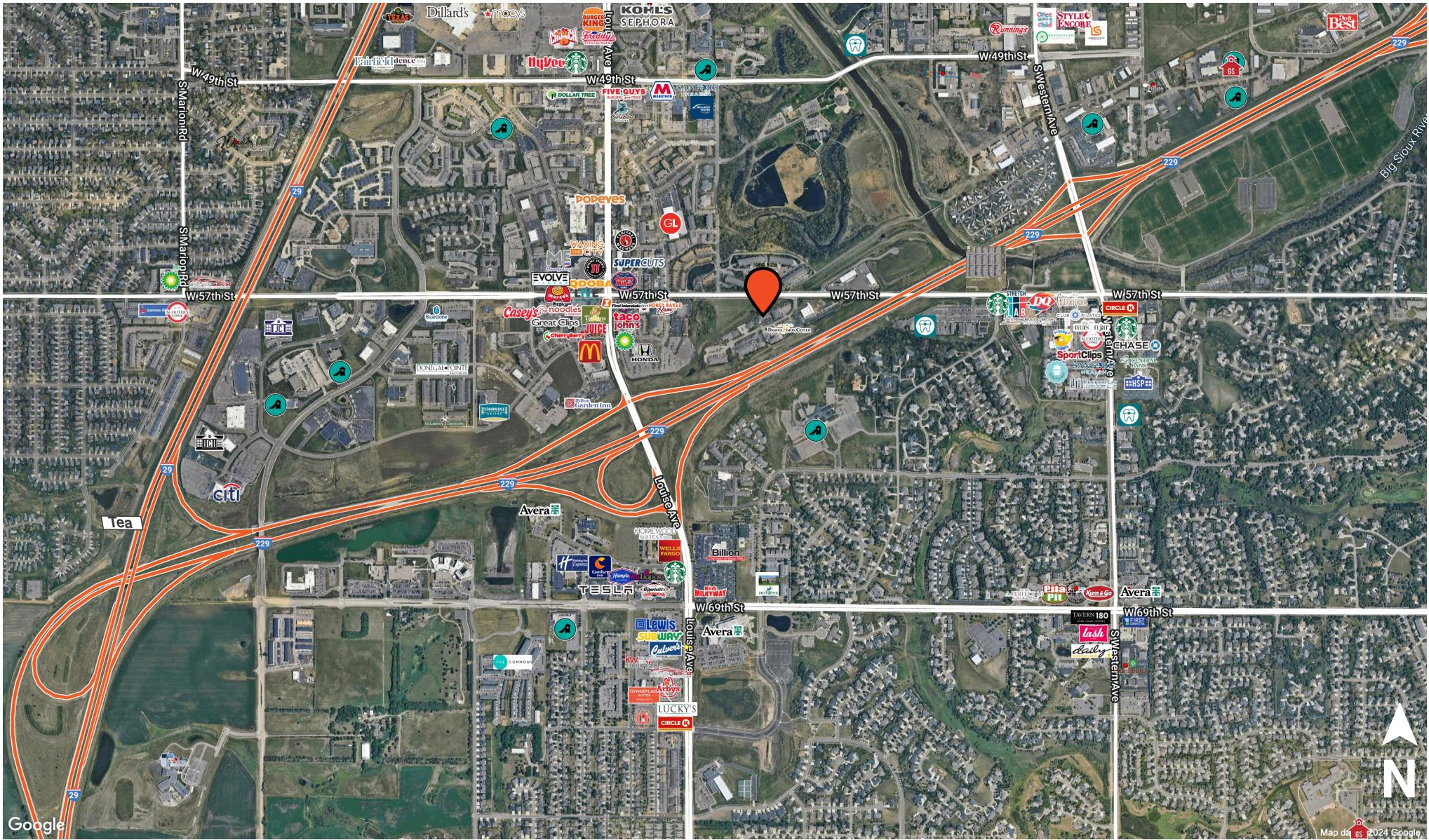
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**INTERIOR**











	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	5,672	65,669	135,375
2020 Total Population	6,671	76,753	163,253
2020 Group Quarters	91	1,661	3,248
2023 Total Population	7,369	81,182	174,206
2023 Group Quarters	91	1,661	3,201
2028 Total Population	7,783	84,877	183,715
2023-2028 Annual Rate	1.10%	0.89%	1.07%
2023 Total Daytime Population	16,725	94,114	186,687
Workers	13,290	57,698	110,296
Residents	3,435	36,416	76,391
<b>Household Summary</b>			
2010 Households	3,040	27,179	55,352
2010 Average Household Size	1.86	2.32	2.37
2020 Total Households	3,582	32,153	67,646
2020 Average Household Size	1.84	2.34	2.37
2023 Households	3,796	34,039	72,442
2023 Average Household Size	1.92	2.34	2.36
2028 Households	3,990	35,581	76,535
2028 Average Household Size	1.93	2.34	2.36
2023-2028 Annual Rate	1.00%	0.89%	1.11%
2010 Families	1,178	16,265	33,387
2010 Average Family Size	2.68	2.93	2.99
2023 Families	1,351	19,408	42,112
2023 Average Family Size	2.89	3.05	3.06
2028 Families	1,412	20,161	44,274
2028 Average Family Size	2.92	3.06	3.06
2023-2028 Annual Rate	0.89%	0.76%	1.01%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,476	21,745	46,759
Owner Occupied Housing Units	18.1%	60.5%	58.9%
Renter Occupied Housing Units	76.5%	36.4%	37.4%
Vacant Housing Units	5.5%	3.1%	3.7%
2010 Housing Units	3,421	29,199	59,352
Owner Occupied Housing Units	20.5%	57.9%	58.5%
Renter Occupied Housing Units	68.3%	35.2%	34.7%
Vacant Housing Units	11.1%	6.9%	6.7%
2020 Housing Units	3,871	33,838	71,784
Owner Occupied Housing Units	23.2%	56.6%	56.6%
Renter Occupied Housing Units	69.3%	38.4%	37.6%
Vacant Housing Units	7.5%	5.1%	5.8%
2023 Housing Units	4,076	35,665	77,051
Owner Occupied Housing Units	25.3%	60.3%	58.5%
Renter Occupied Housing Units	67.8%	35.1%	35.5%
Vacant Housing Units	6.9%	4.6%	6.0%
2028 Housing Units	4,281	37,187	81,123
Owner Occupied Housing Units	26.5%	62.1%	59.2%
Renter Occupied Housing Units	66.7%	33.5%	35.2%
Vacant Housing Units	6.8%	4.3%	5.7%
<b>Median Household Income</b>			
2023	\$52,807	\$77,131	\$75,250
2028	\$57,736	\$85,470	\$83,011
<b>Median Home Value</b>			
2023	\$309,091	\$262,590	\$259,900
2028	\$329,452	\$276,523	\$272,821
<b>Per Capita Income</b>			
2023	\$45,393	\$46,582	\$43,136
2028	\$50,516	\$53,140	\$49,579

# MARKET PROFILE



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**RAQUEL BLOUNT, SIOR**  
**VP of Commercial Real Estate**

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## CONTACT INFO



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