



# GREENWAY MALL

RETAIL FOR LEASE



3508 W 41st St,  
Sioux Falls, SD 57106



2,248 USF +/-  
2,346 RSF +/-



\$14.00 / SF NNN  
Estimated NNN: \$5.97 / SF

## LOCATION

Located along 41st Street, just east of the 41st Street/Louise Avenue intersection, this site offers easy access to I-29 and major roadways such as Western Avenue and Minnesota Avenue for maximum connectivity across the MSA. The suite is part of Greenway Mall, a retail strip anchored by Firehouse Subs.

## DESCRIPTION

- Floor plan offers a large open area with restrooms and a private room
- Shared rear entrance and utility room with suite 3508-100; potential to lease both suites
- Available now
- Pylon & building signage available
- Co-tenants include Firehouse Subs, The Cell Phone Guy, DXL Big + Tall, and Chasing Clouds
- Within a well-established retail corridor, near major destinations like The Empire Shopping District, Meadows on the River, Western Mall, & 41st Street Plaza
- Near O'Gorman High School (1,637 students; 2024-2025)
- Supportive demographics with a daytime population of 120,459 and AHHI of \$71,969 within a 3-mile radius

**SCOTT BLOUNT**

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BUILDING COSTS

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

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,346 RSF +/-	\$14.00/SF NNN	\$5.97/SF	\$19.97/SF	\$48,849.62	\$3,904.14

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.59*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.08*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.30*
Total	-	\$5.97
CAM includes the following utilities: Water & Sewer, and Trash		

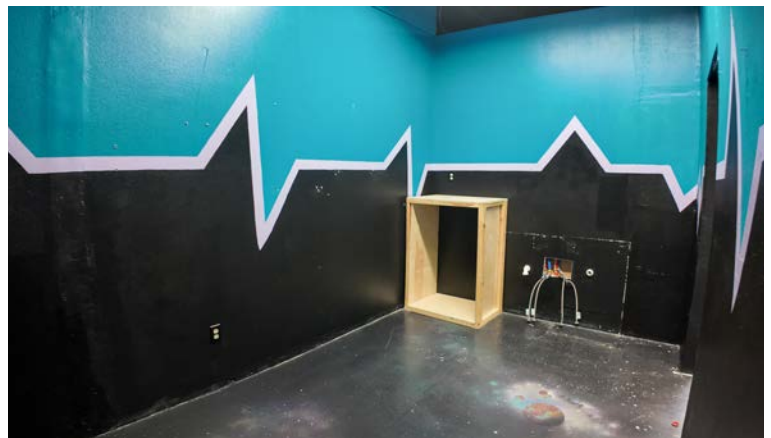
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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## INTERIOR PHOTOS

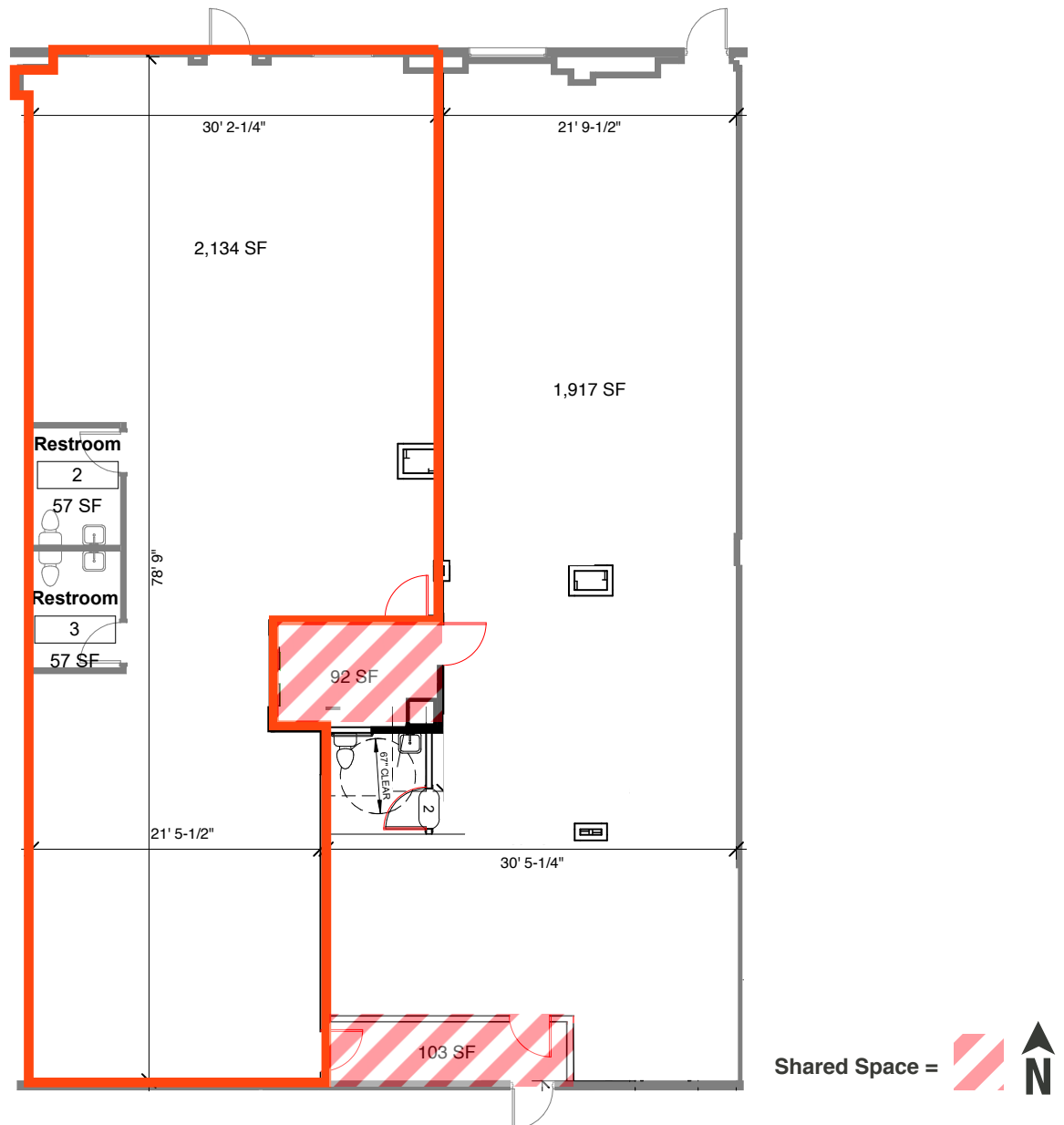
Concept only; subject to change



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### FLOOR PLAN

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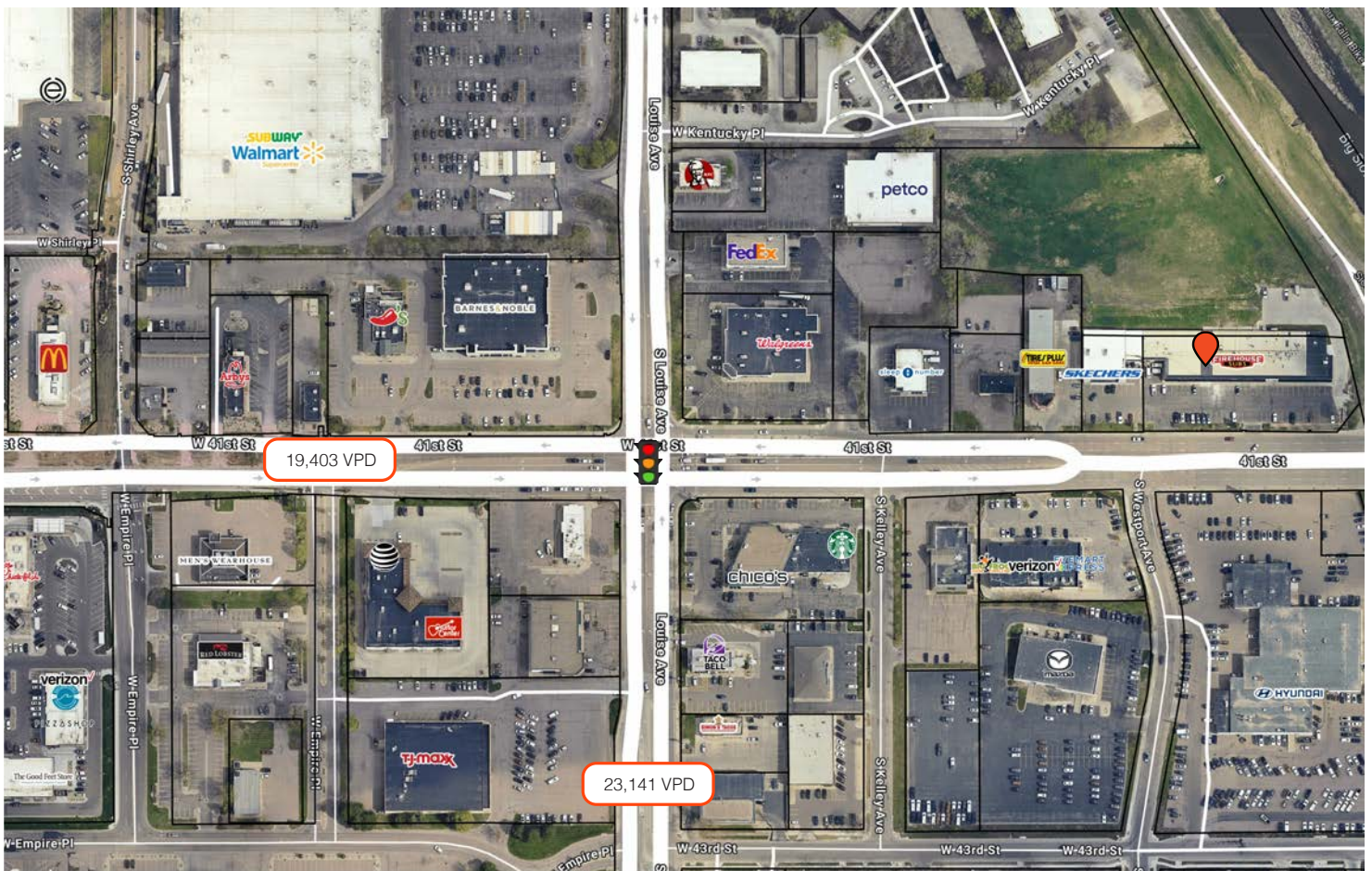


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## SITE MAP



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## AREA MAP

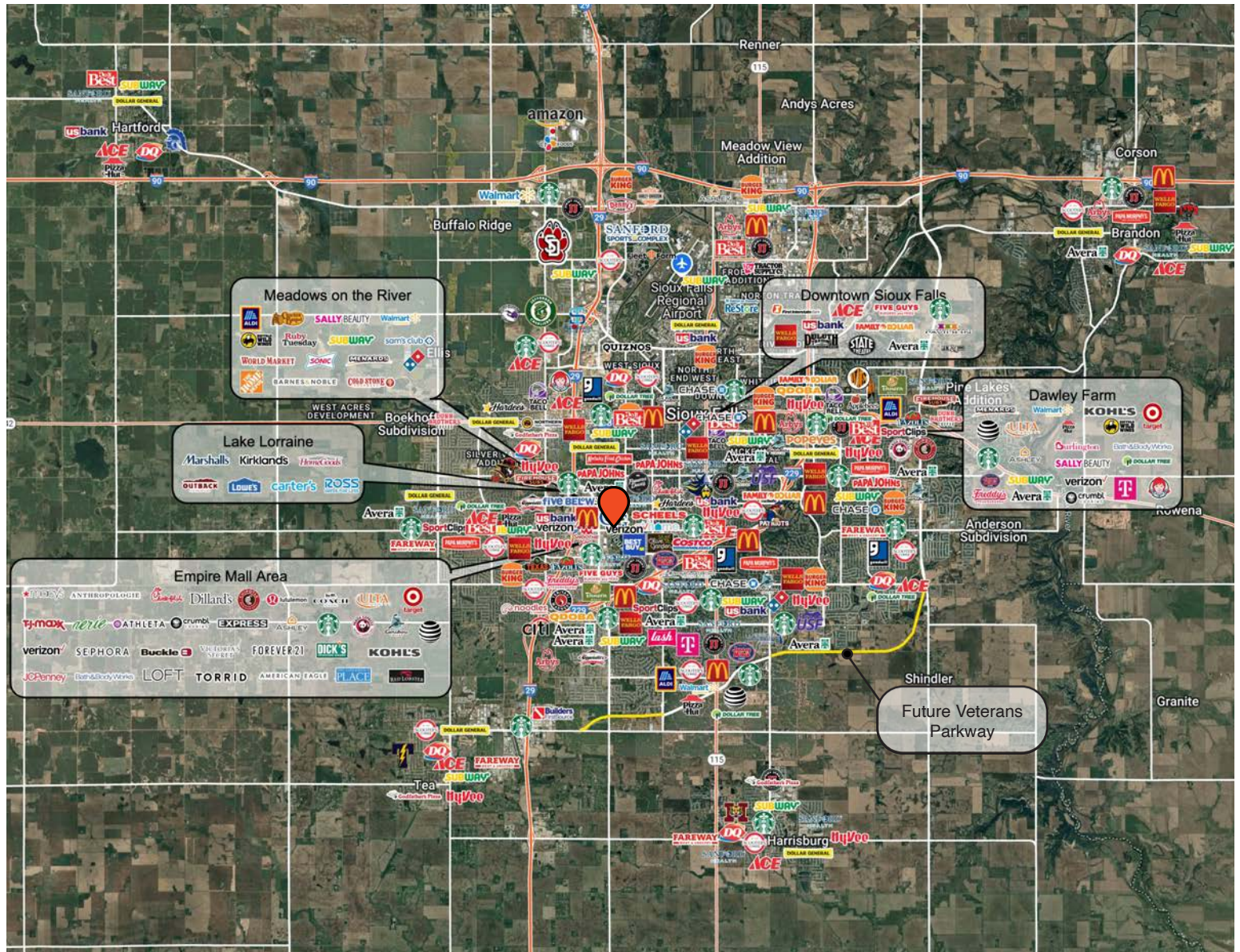


\*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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### CITY MAP



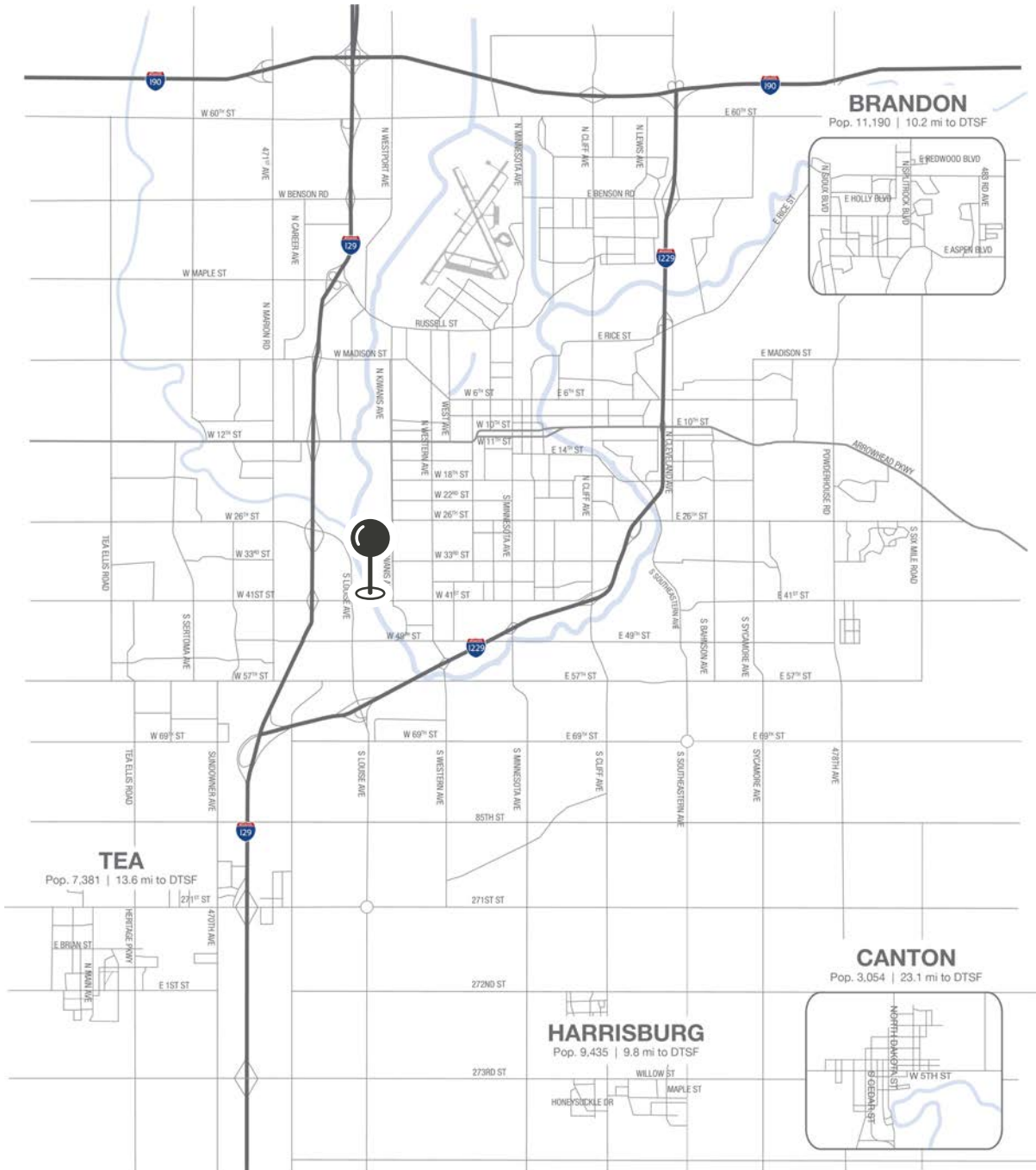
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## MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

\*Source: The City of Sioux Falls

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.

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



#7 Best Run Cities in America  
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,245	81,146	140,341
2020 Total Population	7,707	89,275	167,090
2020 Group Quarters	226	2,027	4,743
2025 Total Population	8,000	95,469	182,543
2025 Group Quarters	221	2,034	4,755
2030 Total Population	8,316	102,447	198,051
2024-2029 Annual Rate	0.78%	1.42%	1.64%
2025 Total Daytime Population	17,697	119,806	203,410
Workers	13,954	78,333	123,502
Residents	3,743	41,473	79,908
Household Summary			
2010 Households	3,851	33,949	56,851
2010 Average Household Size	1.83	2.31	2.37
2020 Total Households	4,036	37,729	68,645
2020 Average Household Size	1.85	2.31	2.37
2025 Households	4,238	40,414	75,351
2025 Average Household Size	1.84	2.31	2.36
2030 Households	4,436	43,389	82,046
2030 Average Household Size	1.82	2.31	2.36
2024-2029 Annual Rate	0.92%	1.43%	1.72%
2010 Families	1,637	19,480	34,066
2010 Average Family Size	2.59	2.96	2.99
2025 Families	1,730	22,313	43,010
2025 Average Family Size	2.84	3.07	3.09
2030 Families	1,787	23,784	46,375
2030 Average Family Size	2.84	3.09	3.10
2024-2029 Annual Rate	0.65%	1.29%	1.52%
2025 Housing Units	4,503	43,100	80,350
Owner Occupied Housing Units	33.9%	53.2%	54.7%
Renter Occupied Housing Units	60.2%	40.5%	39.1%
Vacant Housing Units	5.9%	6.2%	6.2%
2025 Population 25+ by Educational Attainment			
Total	5,858	64,447	122,502
Less than 9th Grade	3.0%	1.4%	1.9%
9th - 12th Grade, No Diploma	4.1%	3.1%	3.3%
High School Graduate	21.4%	18.8%	19.4%
GED/Alternative Credential	4.4%	2.8%	3.5%
Some College, No Degree	18.6%	20.1%	18.8%
Associate Degree	13.7%	12.5%	12.3%
Bachelor's Degree	22.6%	27.8%	27.4%
Graduate/Professional Degree	12.2%	13.4%	13.3%
Median Household Income			
2025	\$50,159	\$74,914	\$76,545
2030	\$56,505	\$84,898	\$87,482
Median Age			
2010	41.8	33.5	33.8
2020	41.7	35.9	35.6
2025	41.5	37.0	36.6
2030	42.5	38.3	37.7
2025 Population by Sex			
Males	3,814	47,379	91,555
Females	4,186	48,090	90,988
2030 Population by Sex			
Males	3,958	50,615	98,782
Females	4,358	51,832	99,269
Data for all businesses in area			
Total Businesses:	1,110	5,200	8,116
Total Employees:	15,625	72,157	117,082