

5010 S MINNESOTA

EXECUTIVE OFFICE SUITE FOR LEASE



5010 S Minnesota Ave,
Sioux Falls, SD 57108



258 SF +/-



\$500 / Month Gross

LOCATION

Lower level office space along S Minnesota Avenue, just south of I-229 and 57th St. Near many attractive destinations like Prairie Green Golf Course, Look's Marketplace, USF Sports Complex, and much more.

DESCRIPTION

- Executive office suite with space for at least two large desks
- Access to common break area with cabinets and restrooms
- Tenant access through the back door
- Charming lot surrounded by trees, complete with a cozy back patio
- 12 parking spaces on-site for entire building
- Ample lighting in front and back parking lots
- Dense residential area with 3,128 housing units in a 1-mile radius
- Built in 2006; interior remodeled in 2014
- Tenants nearby include Keez Property Management, Dakota Dermatology, Hoy Law, Farm Bureau, Heritage Funeral Home, and First National Bank

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

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

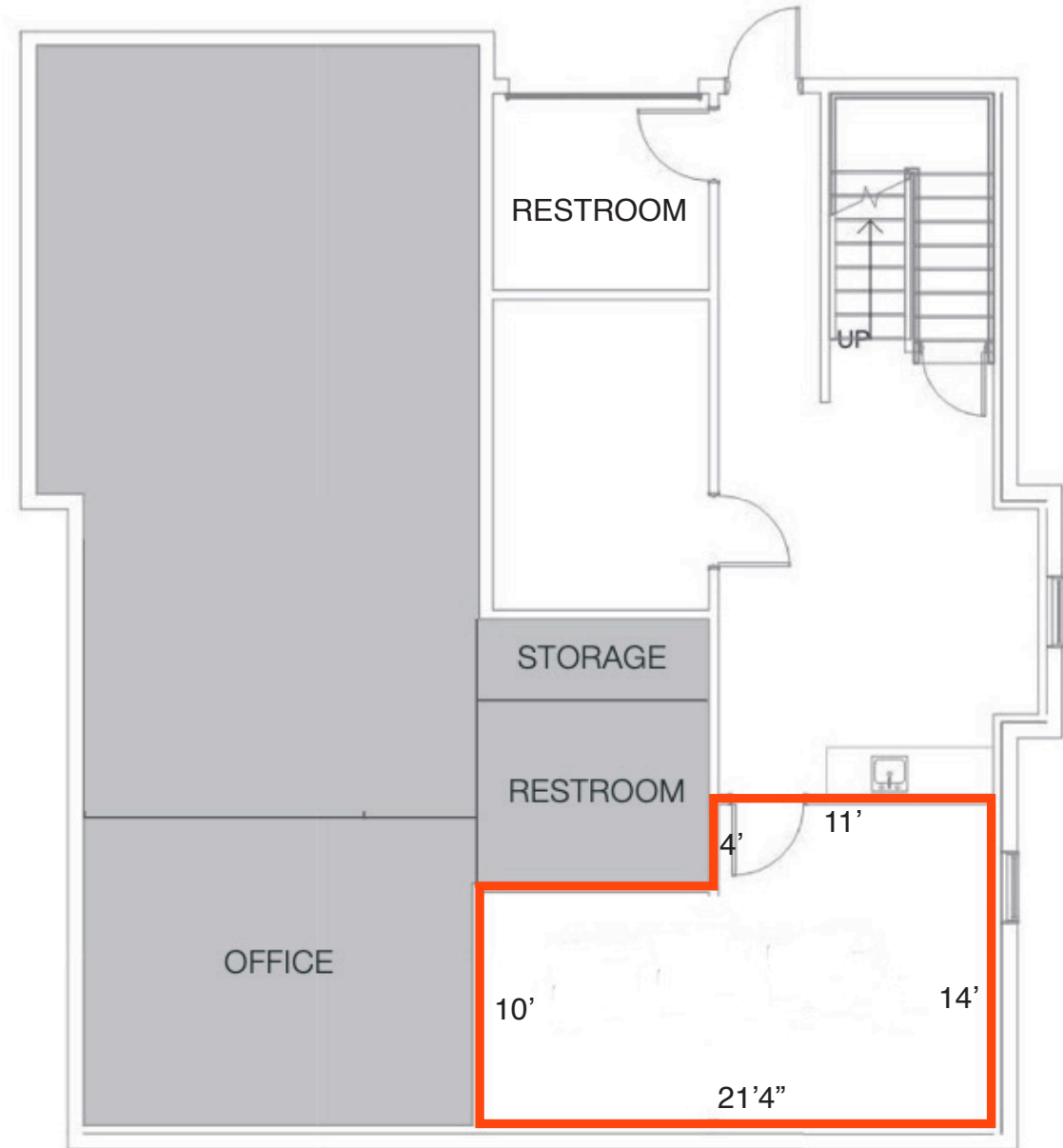
Size	Base Rent	Yearly Total Est.
236 SF	\$500 / Month Gross	\$6,000.00

UTILITY INFORMATION

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

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
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AERIEL



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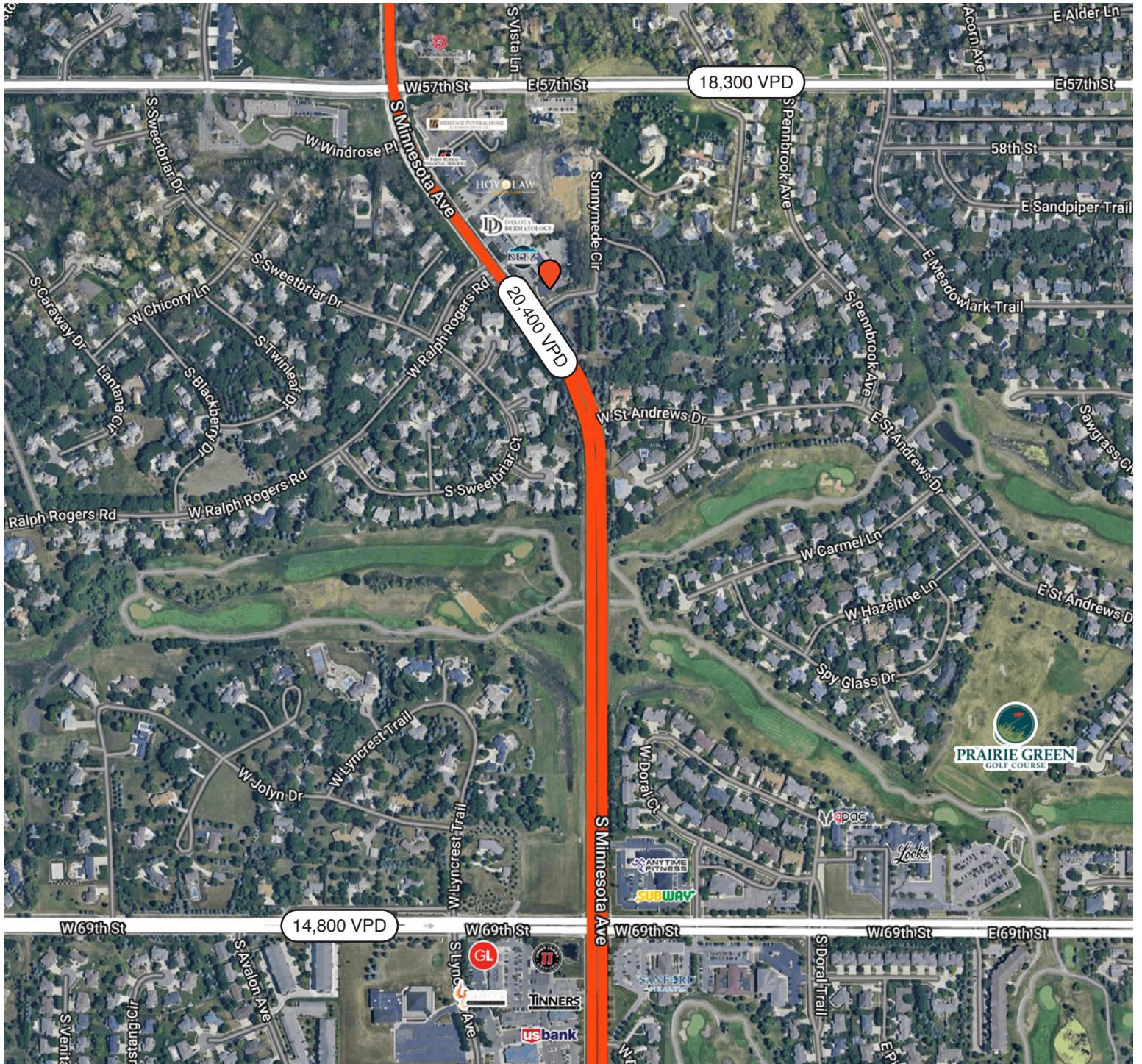
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SITE MAP



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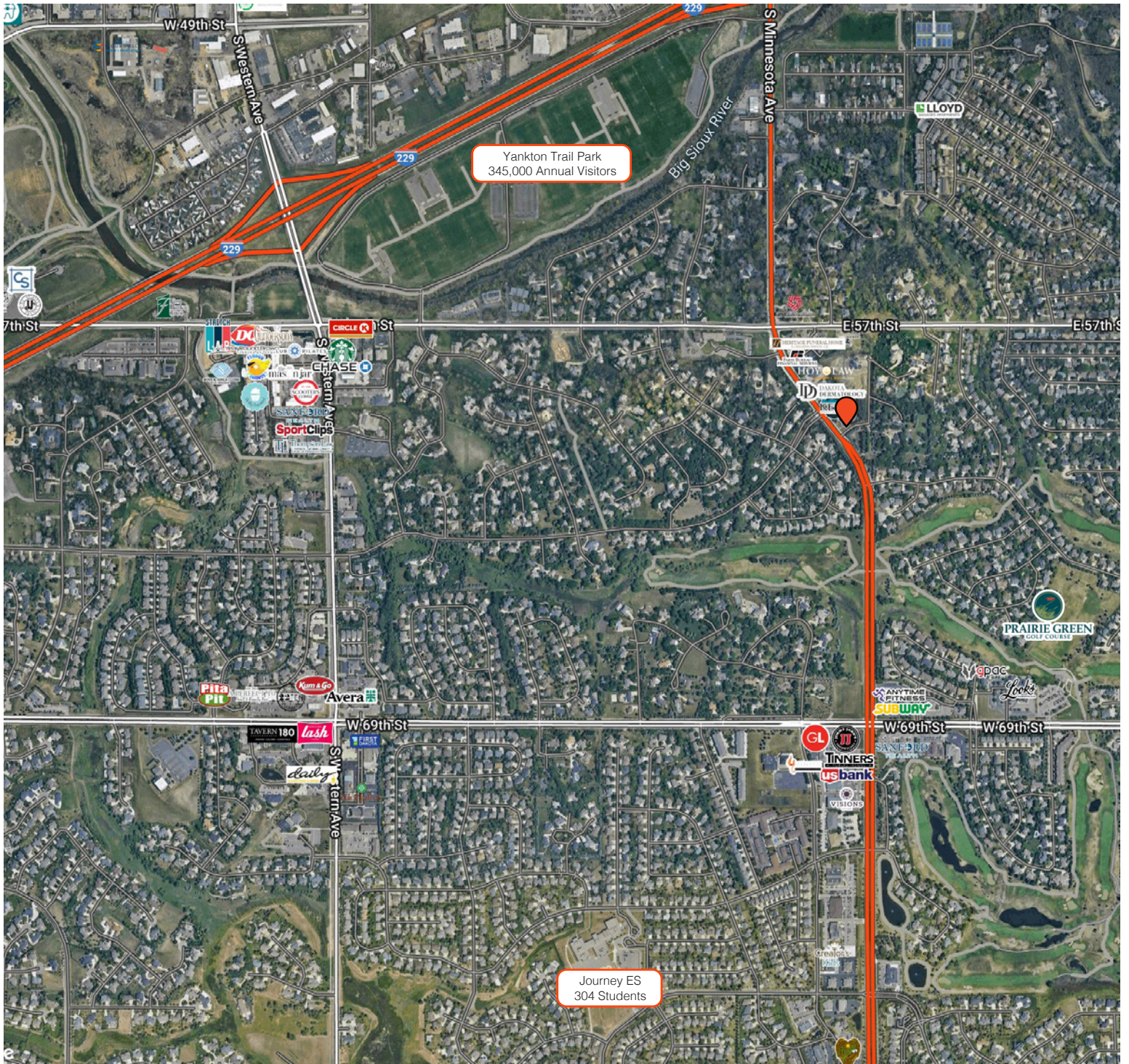
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AREA MAP



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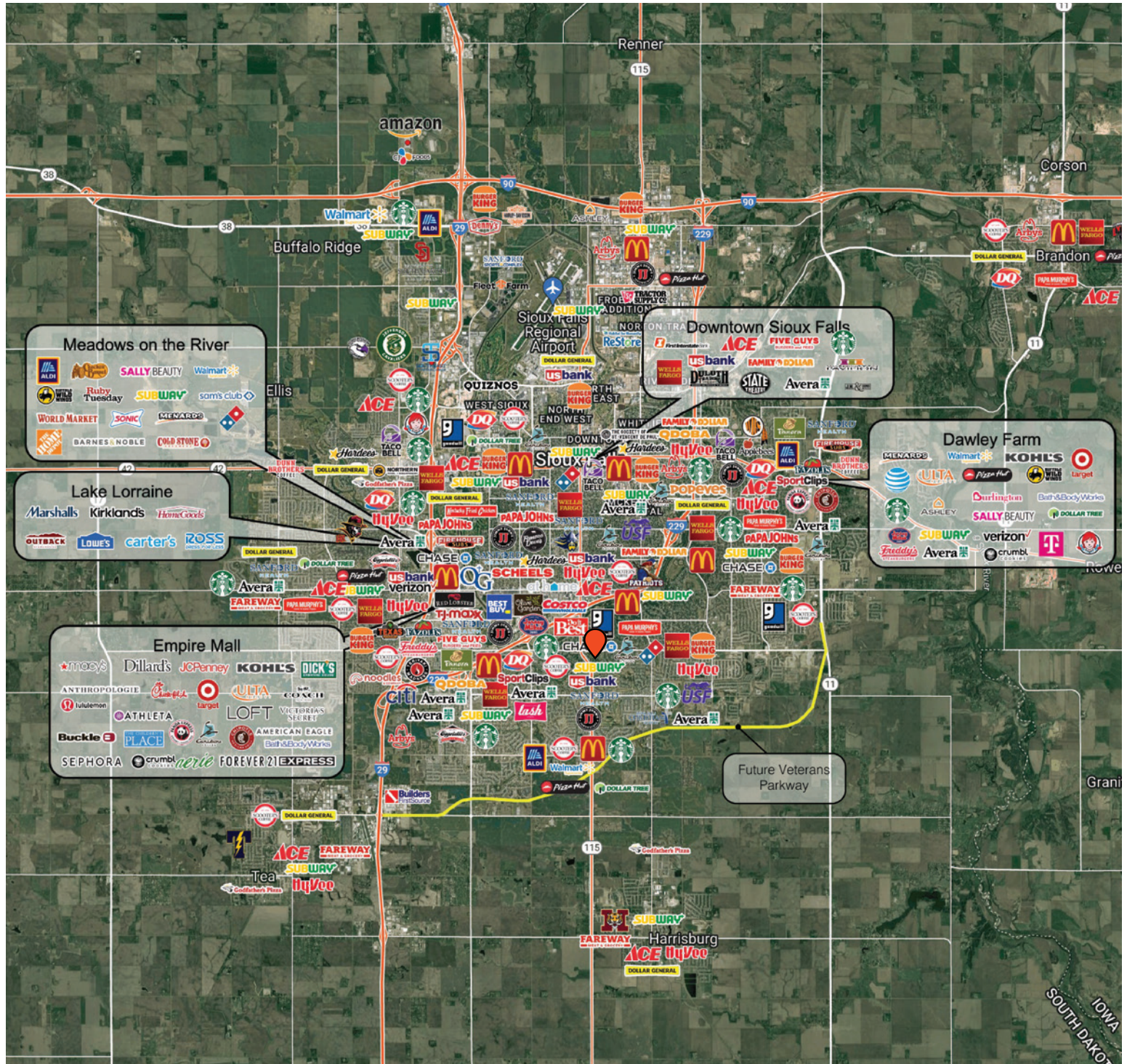
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CITY MAP



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SIoux FALLS 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.

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
2023	213,891	304,555
2028	219,756	312,586

FAST FACTS



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



Best City for Young Professionals
(SmartAsset 2023)



#1 Most Affordable City in America
(Reader's Digest 2023)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top City for Millennials Buying Homes
(SmartAsset 2020)



Third City in Economic Strength
(Policom 2023)



Second Best City to Start a Career
(Zippia 2020)



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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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,220	58,052	142,144
2020 Total Population	7,150	71,922	170,434
2020 Group Quarters	27	1,692	4,659
2023 Total Population	7,467	76,648	181,535
2023 Group Quarters	27	1,690	4,661
2028 Total Population	7,868	81,304	191,836
2023-2028 Annual Rate	1.05%	1.19%	1.11%
2023 Total Daytime Population	7,214	94,679	197,354
Workers	3,698	60,071	117,761
Residents	3,516	34,608	79,593
Household Summary			
2010 Households	2,482	23,945	57,568
2010 Average Household Size	2.50	2.32	2.37
2020 Total Households	2,993	30,269	69,966
2020 Average Household Size	2.38	2.32	2.37
2023 Households	3,128	32,467	74,705
2023 Average Household Size	2.38	2.31	2.37
2028 Households	3,305	34,541	78,990
2028 Average Household Size	2.37	2.30	2.37
2023-2028 Annual Rate	1.11%	1.25%	1.12%
2010 Families	1,830	14,379	34,716
2010 Average Family Size	2.91	2.94	3.00
2023 Families	2,164	19,056	43,524
2023 Average Family Size	2.88	2.98	3.07
2028 Families	2,265	20,221	45,915
2028 Average Family Size	2.88	2.98	3.08
2023-2028 Annual Rate	0.92%	1.19%	1.08%
Housing Unit Summary			
2000 Housing Units	1,875	20,864	49,893
Owner Occupied Housing Units	75.0%	59.3%	58.4%
Renter Occupied Housing Units	22.9%	36.8%	37.9%
Vacant Housing Units	2.1%	3.8%	3.7%
2010 Housing Units	2,620	25,758	61,772
Owner Occupied Housing Units	76.0%	58.3%	57.3%
Renter Occupied Housing Units	18.7%	34.7%	35.9%
Vacant Housing Units	5.3%	7.0%	6.8%
2020 Housing Units	3,087	32,150	74,526
Owner Occupied Housing Units	73.6%	56.4%	55.3%
Renter Occupied Housing Units	23.4%	37.7%	38.6%
Vacant Housing Units	3.5%	5.9%	6.2%
2023 Housing Units	3,209	34,605	79,639
Owner Occupied Housing Units	76.8%	58.1%	57.2%
Renter Occupied Housing Units	20.7%	35.7%	36.6%
Vacant Housing Units	2.5%	6.2%	6.2%
2028 Housing Units	3,381	36,697	83,944
Owner Occupied Housing Units	78.7%	58.5%	57.8%
Renter Occupied Housing Units	19.0%	35.6%	36.3%
Vacant Housing Units	2.2%	5.9%	5.9%
Median Household Income			
2023	\$133,192	\$80,257	\$74,214
2028	\$158,506	\$89,670	\$82,116
Median Home Value			
2023	\$429,573	\$298,207	\$257,357
2028	\$447,531	\$319,512	\$269,512
Per Capita Income			
2023	\$78,014	\$50,452	\$42,291
2028	\$87,951	\$57,624	\$48,333
Median Age			
2010	44.1	35.9	34.0
2020	46.5	37.0	35.6
2023	45.9	38.4	36.7
2028	46.4	39.0	37.4

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