

2600 S LOUISE AVE

RETAIL SPACE FOR LEASE



2600 S Louise Ave,
Sioux Falls, SD 57106



12,050 SF +/-



\$14.00 / SF NNN
Estimated NNN: \$7.35 / SF

LOCATION

Established strip mall in a highly trafficked corridor with excellent access to I-29. Positioned along S Louise Avenue with direct access to 41st Street, one of Sioux Falls' busiest roads.

DESCRIPTION

- Large open retail area offering potential for a variety of business plans
- Two entrance points
- Zoning: C-4 Commercial
- Building and monument signage available
- River Market Complex has over 256 parking spaces on-site
- Louise Avenue brings in ~27,500 VPD and 41st Street attracts ~35,600 VPD
- Co-tenants include Nature's Way Juice Bar, Sicking's Garage, Aria Salon Studios, and L.A. Nails
- Part of the Meadows on the River Development, which is anchored by The Home Depot, Buffalo Wild Wings, Sam's Club, Slumberland, and more
- Just down the road from The Empire Mall, Empire Place, and Empire East
- Available 4/1/24

SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

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.

BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
12,050 SF	\$14.00/SF NNN	\$7.35/SF	\$21.35/SF	\$257,267.50	\$21,438.96

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.45*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.26*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.64*
Total	-	\$7.35

CAM includes the following utilities: Water & Sewer, and Trash

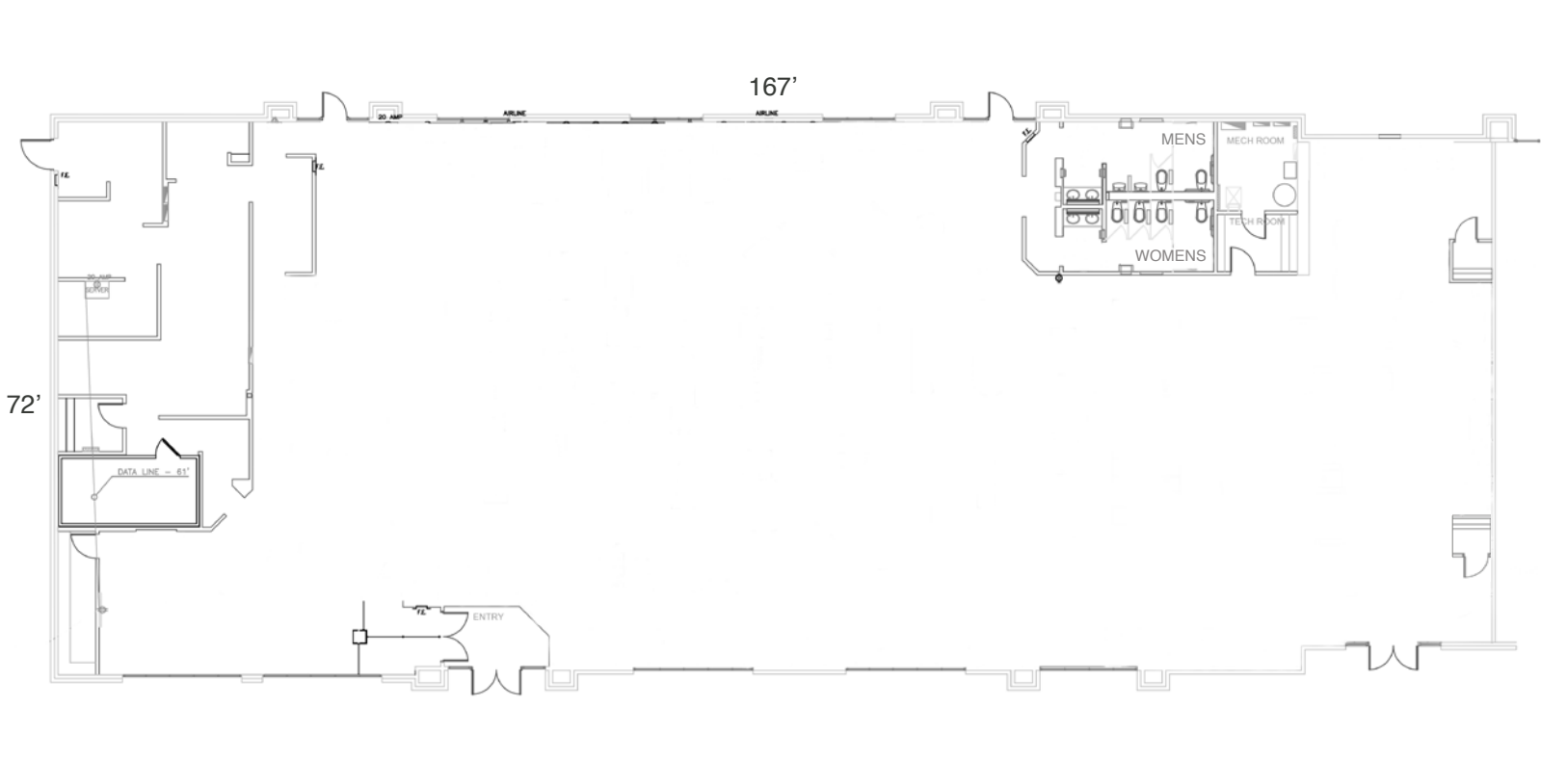
UTILITY INFORMATION

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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FLOOR PLAN

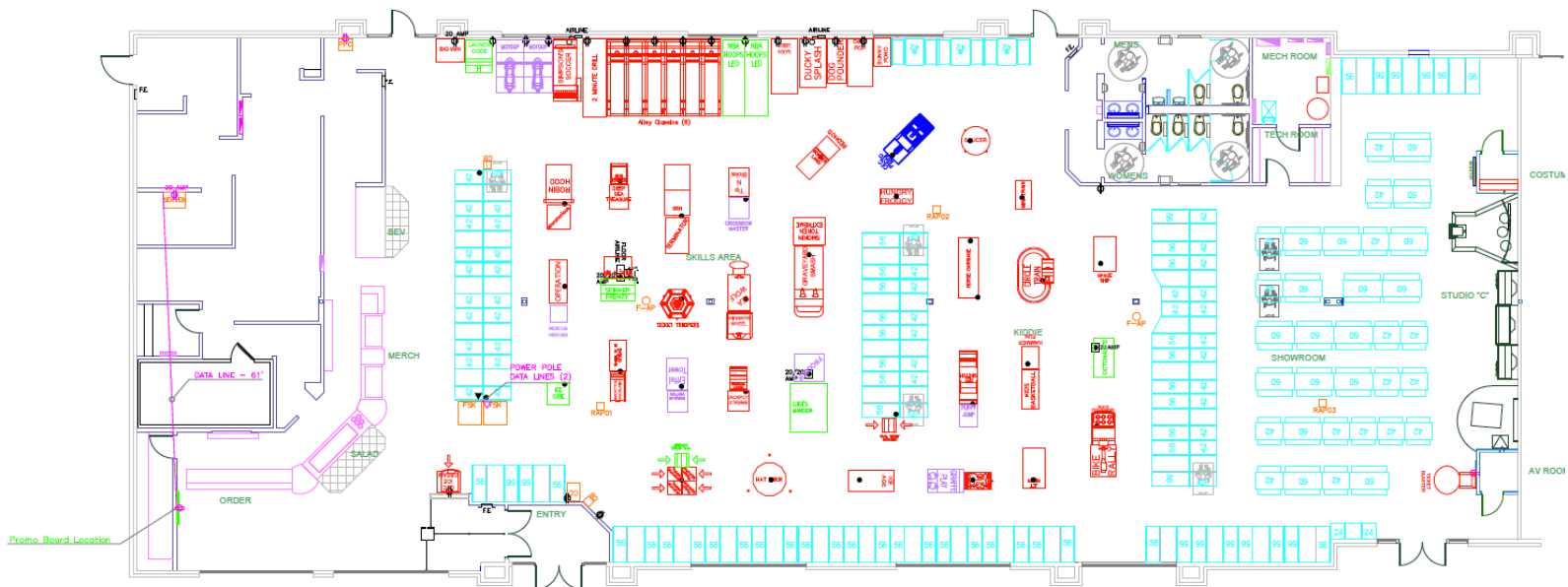
Concept only; subject to change



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EXTERIOR PHOTOS



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SIGNAGE PHOTOS



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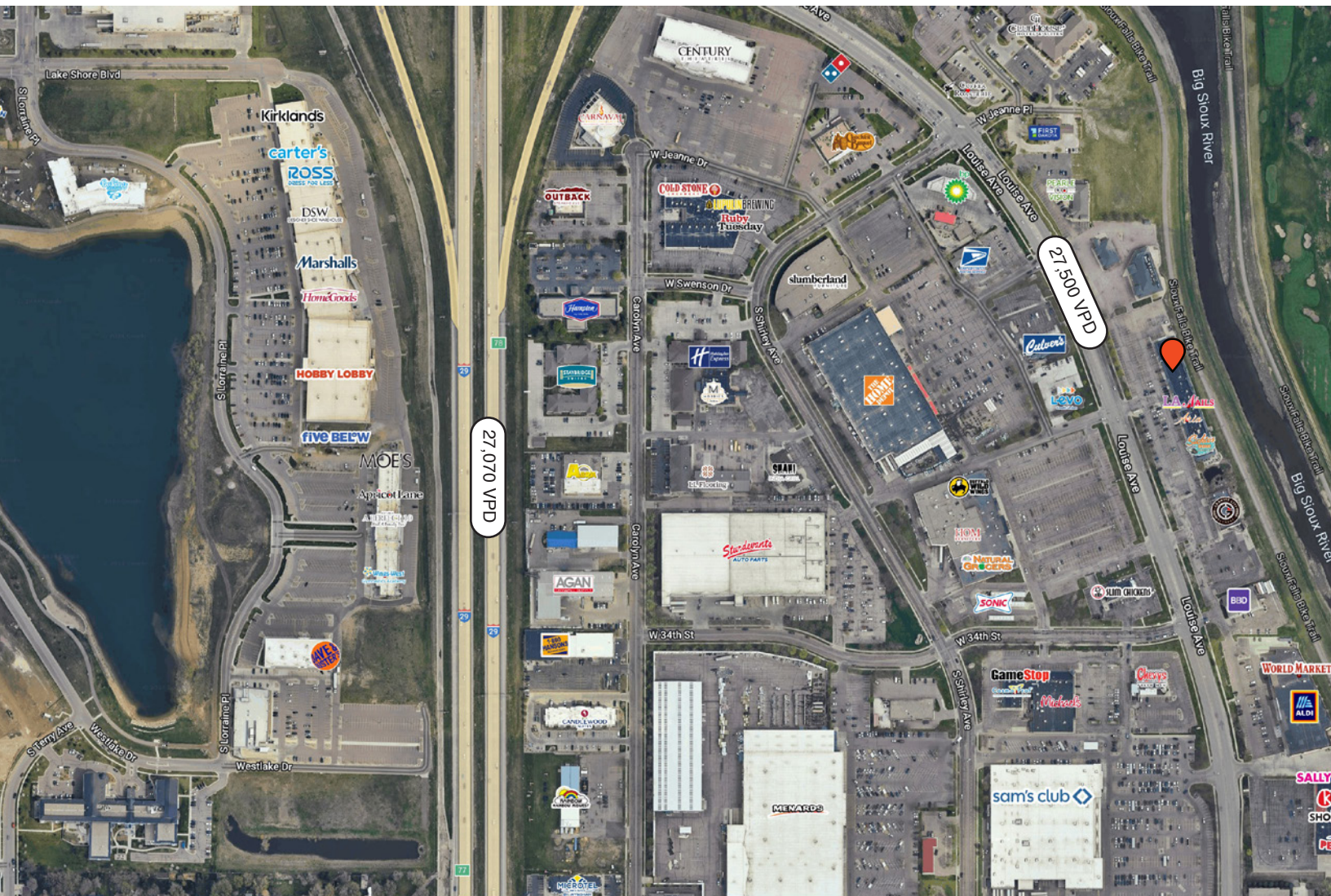
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SITE MAP



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AREA 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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