

SYCAMORE SQUARE

RETAIL SPACE FOR LEASE



 4712 E 41st St
Sioux Falls, SD 57110

 1,415 SF +/-

 \$18.00 / SF NNN
Estimated NNN: \$7.56 / SF

LOCATION

Join the booming east side of Sioux Falls in an attractive strip mall along E 41st Street & S Sycamore Avenue. Located near the neighborhood grocer, Fareway, and just west of Harmodon Baseball Complex, which features 15 baseball and softball fields, and attracts 340,700 annual visitors.

DESCRIPTION

- Floorplan includes open retail area, kitchen space, 2 bathrooms, and a maintenance area
- 67 shared onsite parking stalls
- Co-tenants include Starbucks, Anytime Fitness, and Candylicious Allure (Hair Salon)
- Nearby users include Fareway, Scooters, Goodwill, Casey's, The Attic, Marco's Pizza, Circle K, and B&G Milkyway
- Available June 1st, 2024
- Dense residential area with 5,550 housing units in a 1-mile radius, and 29,744 units in a 3-mile radius
- <2 miles from Harvey Dunn Elementary, Inspiration Elementary, Rosa Parks Elementary, and Ben Reifel Middle School, with a combined total of ~2,434 students (2023-2024)
- In proximity to Dawley Farm Village, which brings in 2.3 million visitors annually

RAQUEL BLOUNT sior 605.728.9092 | raquel@lloydcompanies.com

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.
1,415 SF	\$18.00/SF NNN	\$7.56/SF	\$25.56/SF	\$36,167.40	\$3,013.95

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.76*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.31*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.49*
Total	-	\$7.56
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

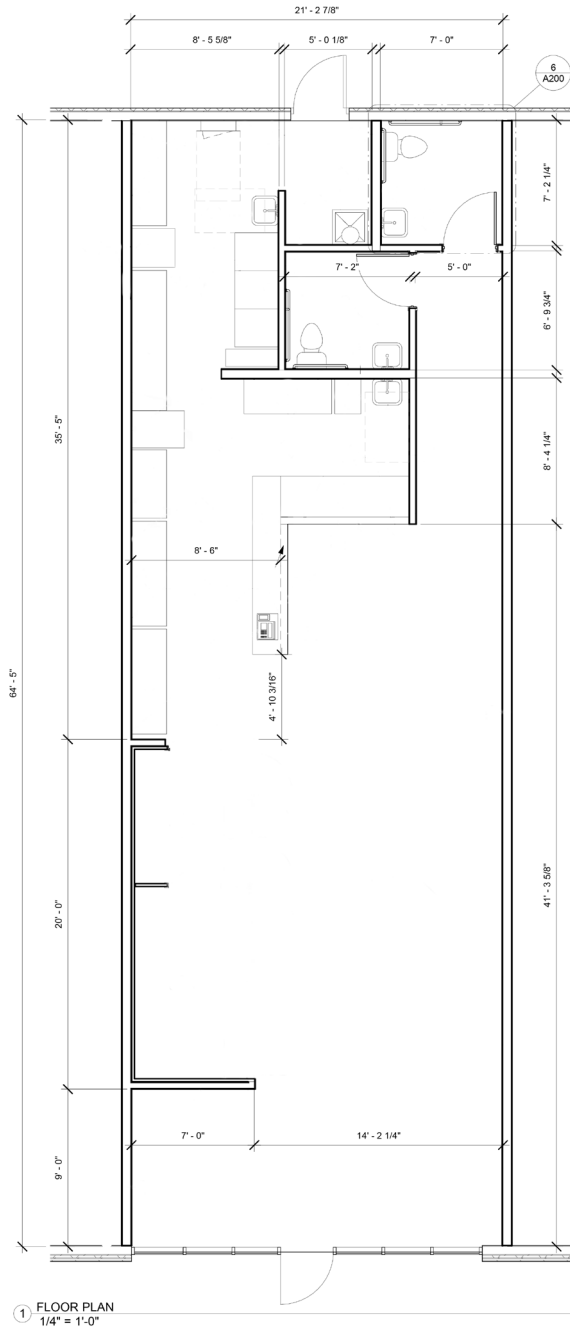
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

SYCAMORE SQUARE

RETAIL SPACE FOR LEASE



FLOOR PLAN



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@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.

INTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@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.

SYCAMORE SQUARE

RETAIL SPACE FOR LEASE



EXTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@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.

SIGNAGE PHOTOS



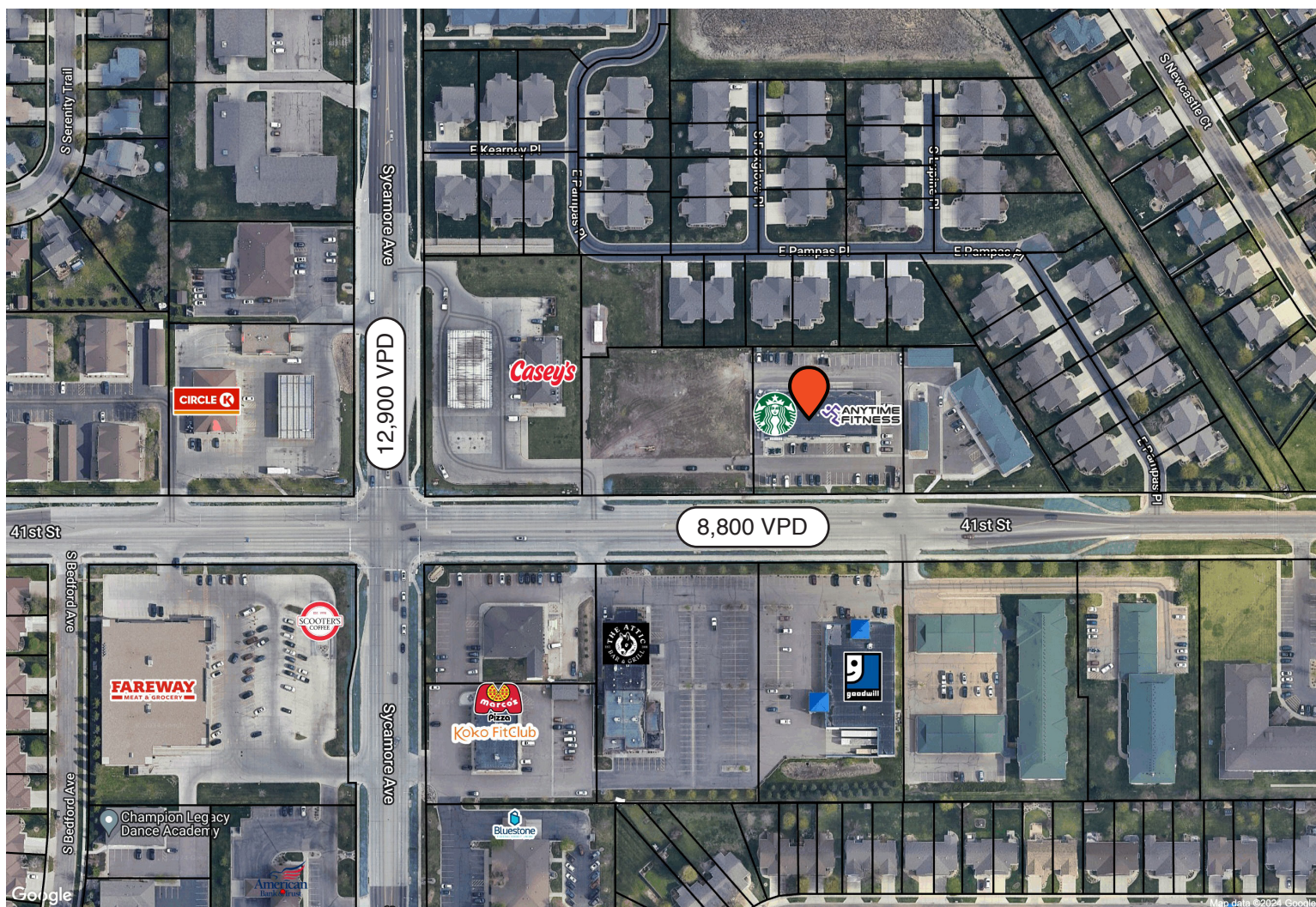
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

SYCAMORE SQUARE

RETAIL SPACE FOR LEASE



SITE MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@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.

SYCAMORE SQUARE

RETAIL SPACE FOR LEASE



AREA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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

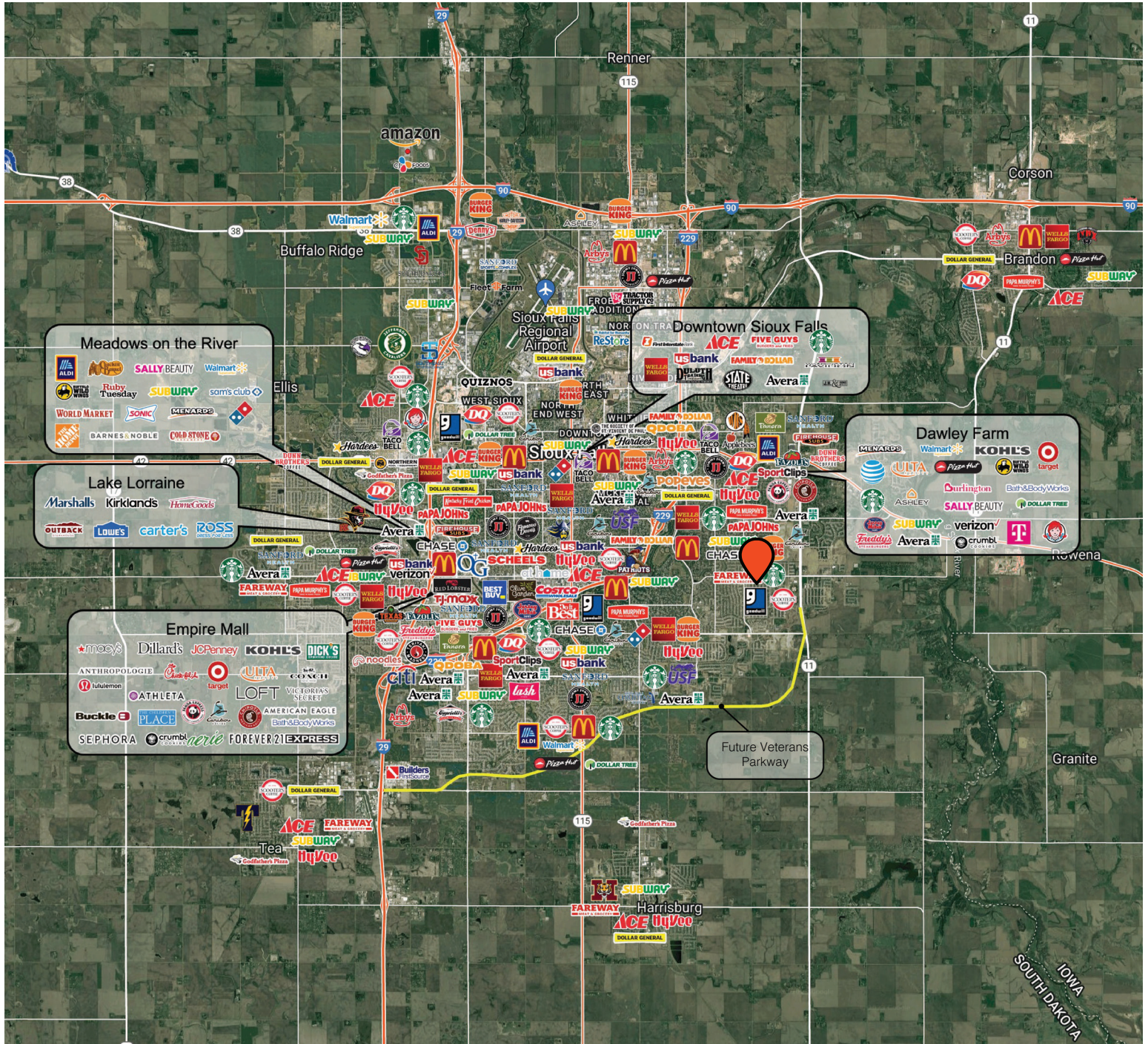
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SYCAMORE SQUARE

RETAIL SPACE FOR LEASE



CITY MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@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.

SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

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 Millennial
Buyers
(SmartAsset 2020)



Third City in Eco-
nomic Strength
(Policom 2023)



Second Best City to
Start a Career
(Zippia 2020)



Top Eight Happiest
Cities in America
(WalletHub 2023)

TOP EMPLOYERS



9,885



7,221



3,699



3,262



2,613



2,505

RAQUEL BLOUNT, SIOR | 605.728.9092 | raquel@lloydcompanies.com

SYCAMORE PLAZA

RETAIL SPACE FOR LEASE



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,369	49,066	104,241
2020 Total Population	13,567	63,859	124,843
2020 Group Quarters	45	455	4,148
2023 Total Population	13,957	69,142	133,580
2023 Group Quarters	45	455	4,148
2028 Total Population	14,854	75,436	142,115
2023-2028 Annual Rate	1.25%	1.76%	1.25%
2023 Total Daytime Population	8,455	53,473	145,915
Workers	2,550	23,441	87,072
Residents	5,905	30,032	58,843
Household Summary			
2010 Households	3,728	19,343	41,162
2010 Average Household Size	2.78	2.53	2.40
2020 Total Households	5,199	25,603	50,592
2020 Average Household Size	2.60	2.48	2.39
2023 Households	5,371	27,770	54,403
2023 Average Household Size	2.59	2.47	2.38
2028 Households	5,718	30,328	57,890
2028 Average Household Size	2.59	2.47	2.38
2023-2028 Annual Rate	1.26%	1.78%	1.25%
2010 Families	2,867	13,258	25,206
2010 Average Family Size	3.20	3.04	3.03
2023 Families	3,926	18,523	32,431
2023 Average Family Size	3.09	3.03	3.06
2028 Families	4,137	20,210	34,507
2028 Average Family Size	3.10	3.03	3.07
2023-2028 Annual Rate	1.05%	1.76%	1.25%
Housing Unit Summary			
2000 Housing Units	2,433	17,045	39,008
Owner Occupied Housing Units	86.3%	71.5%	59.4%
Renter Occupied Housing Units	11.9%	26.0%	36.6%
Vacant Housing Units	1.8%	2.5%	4.0%
2010 Housing Units	3,846	20,355	44,136
Owner Occupied Housing Units	80.5%	68.1%	59.1%
Renter Occupied Housing Units	16.4%	26.9%	34.2%
Vacant Housing Units	3.1%	5.0%	6.7%
2020 Housing Units	5,355	27,124	54,286
Owner Occupied Housing Units	71.5%	62.6%	56.4%
Renter Occupied Housing Units	25.6%	31.8%	36.8%
Vacant Housing Units	3.4%	5.7%	6.8%
2023 Housing Units	5,550	29,744	58,696
Owner Occupied Housing Units	71.1%	62.5%	57.1%
Renter Occupied Housing Units	25.7%	30.8%	35.6%
Vacant Housing Units	3.2%	6.6%	7.3%
2028 Housing Units	5,915	32,365	62,250
Owner Occupied Housing Units	69.1%	60.6%	56.9%
Renter Occupied Housing Units	27.6%	33.1%	36.1%
Vacant Housing Units	3.3%	6.3%	7.0%
Median Household Income			
2023	\$94,136	\$82,189	\$75,197
2028	\$105,689	\$92,066	\$83,785
Median Home Value			
2023	\$293,088	\$291,741	\$277,031
2028	\$303,046	\$305,754	\$290,505
Per Capita Income			
2023	\$46,913	\$45,120	\$44,054
2028	\$53,447	\$51,337	\$50,348
Median Age			
2010	37.5	37.1	35.7
2020	38.1	36.5	36.5
2023	40.3	39.5	38.5
2028	40.9	40.2	39.3