



## 3024 W 57TH ST

RETAIL/OFFICE SPACE FOR SUBLEASE



3024 W 57th St,  
Sioux Falls, SD 57108



205 - 1,155 SF +/-



\$925 - \$975 / Month Gross  
\$825 / Month Gross (no water)

### LOCATION

Situated on the South side of Sioux Falls, between Western Avenue and Louise Avenue, this property enjoys excellent accessibility and visibility.

### DESCRIPTION

- Suites boast contemporary designs, providing a professional and aesthetically pleasing workspace
- Two offices come equipped with in-suite plumbing, offering added convenience for business purposes
- Shared amenities include on-site washer and dryer facilities, an open concept waiting room, and restrooms
- Equipped with a sprinkler system, ensuring safety and compliance with fire regulations
- Convenient access to I-229 and I-29
- Co-tenants include Elegant Nail Bar & Spa, JJ's Axes and Ales, JJ's Wine, Spirits & Cigars, Kind Find Jewelry & Piercing, and Creative Surfaces Counter Tops
- Large parking lot with ~197 shared parking spaces
- Signage opportunities available on building, suite doors, and suite windows
- West 57th Street attracts ~18,500 VPD
- Sublease through 7/26/2026 - contact Broker for more details

**WAYNE HUBER**

605.261.5566 | wayne.huber@lloydcompanies.com

### BUILDING COSTS

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

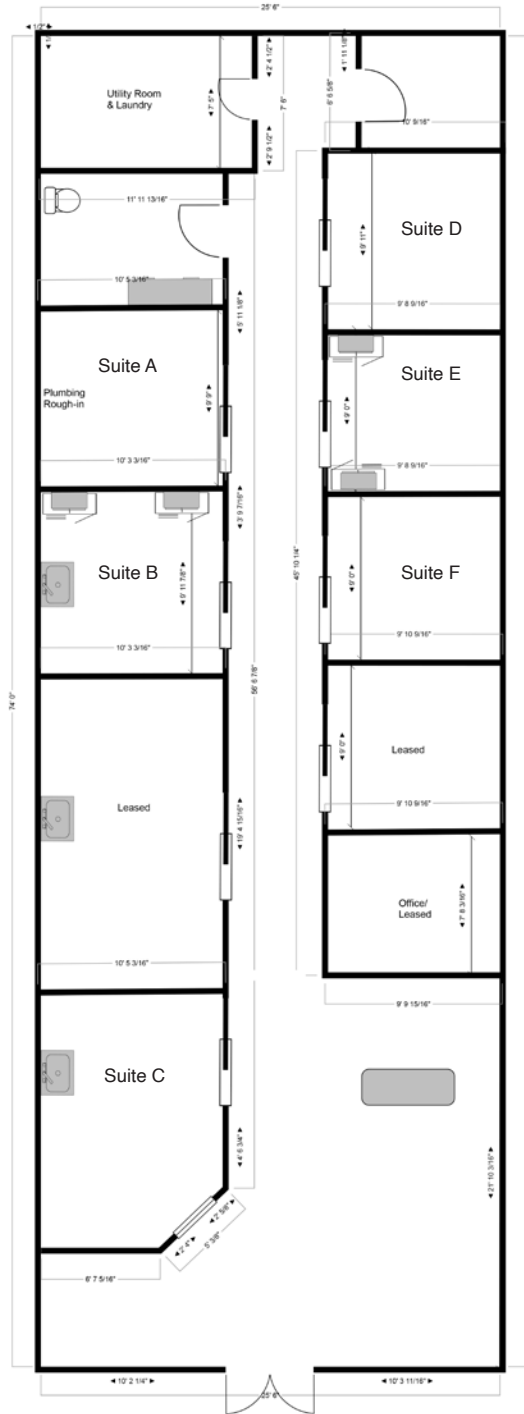
Suite	Water	Base Rent	Yearly Total Est.
A	Yes	\$925.00 / Month	\$11,100.00
B	Yes	\$925.00 / Month	\$11,100.00
C	Yes	\$975.00 / Month	\$11,700.00
D	Yes	\$925.00 / Month	\$11,100.00
E	No	\$825.00 / Month	\$9,900.00
F	No	\$825.00 / Month	\$9,900.00

Utility	Paid By	Separately Metered
Gas	Paid by Landlord	No
Electricity	Paid by Landlord	No
Water & Sewer	Paid by Landlord	No
Trash	Paid by Landlord	No
Phone/Cable/Internet	Paid by Tenant	N/A

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# FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



**WAYNE HUBER** 605.261.5566 | [wayne.huber@lloydcompanies.com](mailto:wayne.huber@lloydcompanies.com)

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## EXTERIOR PHOTOS



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## SITE MAP



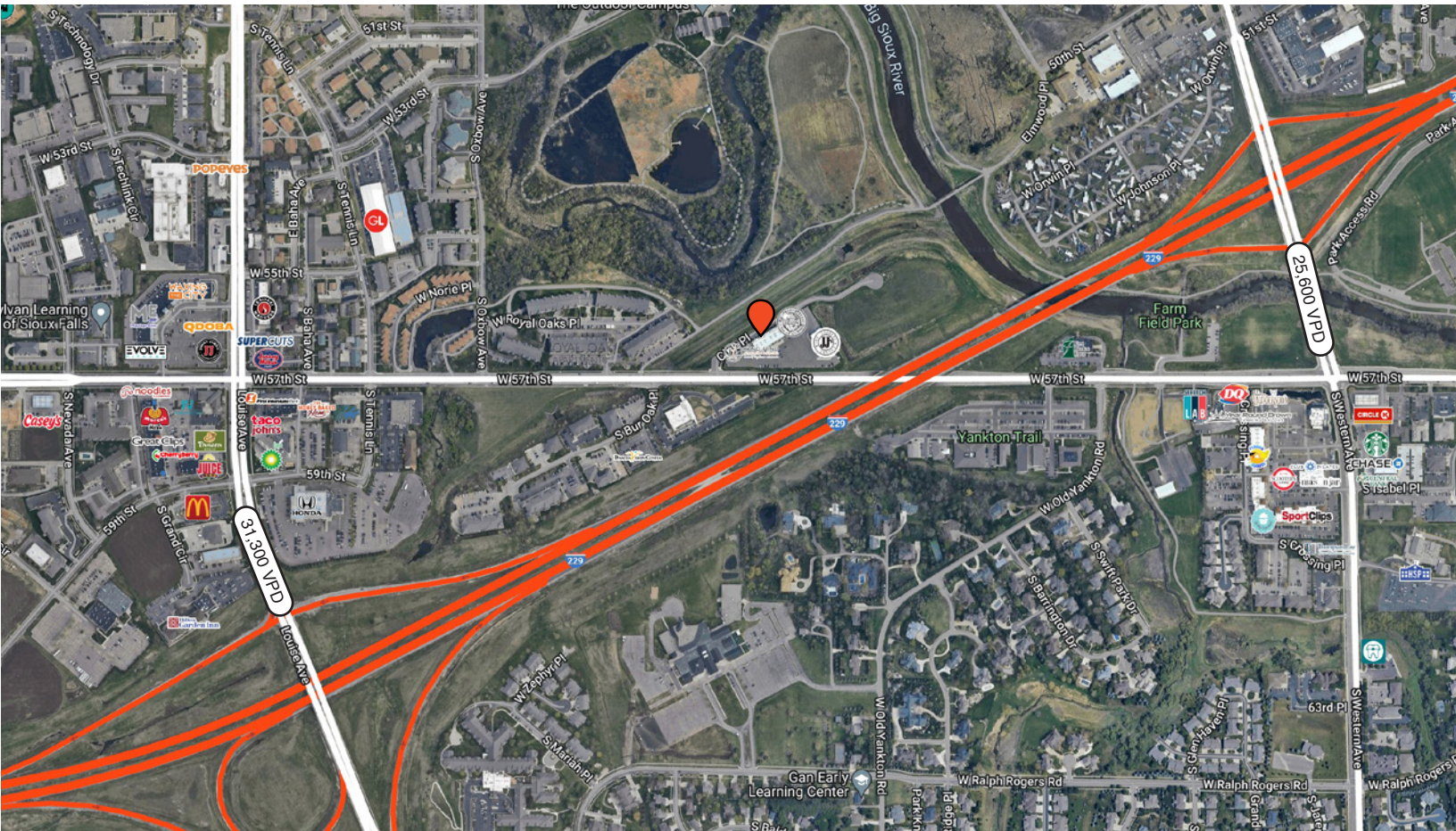
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## AREA MAP



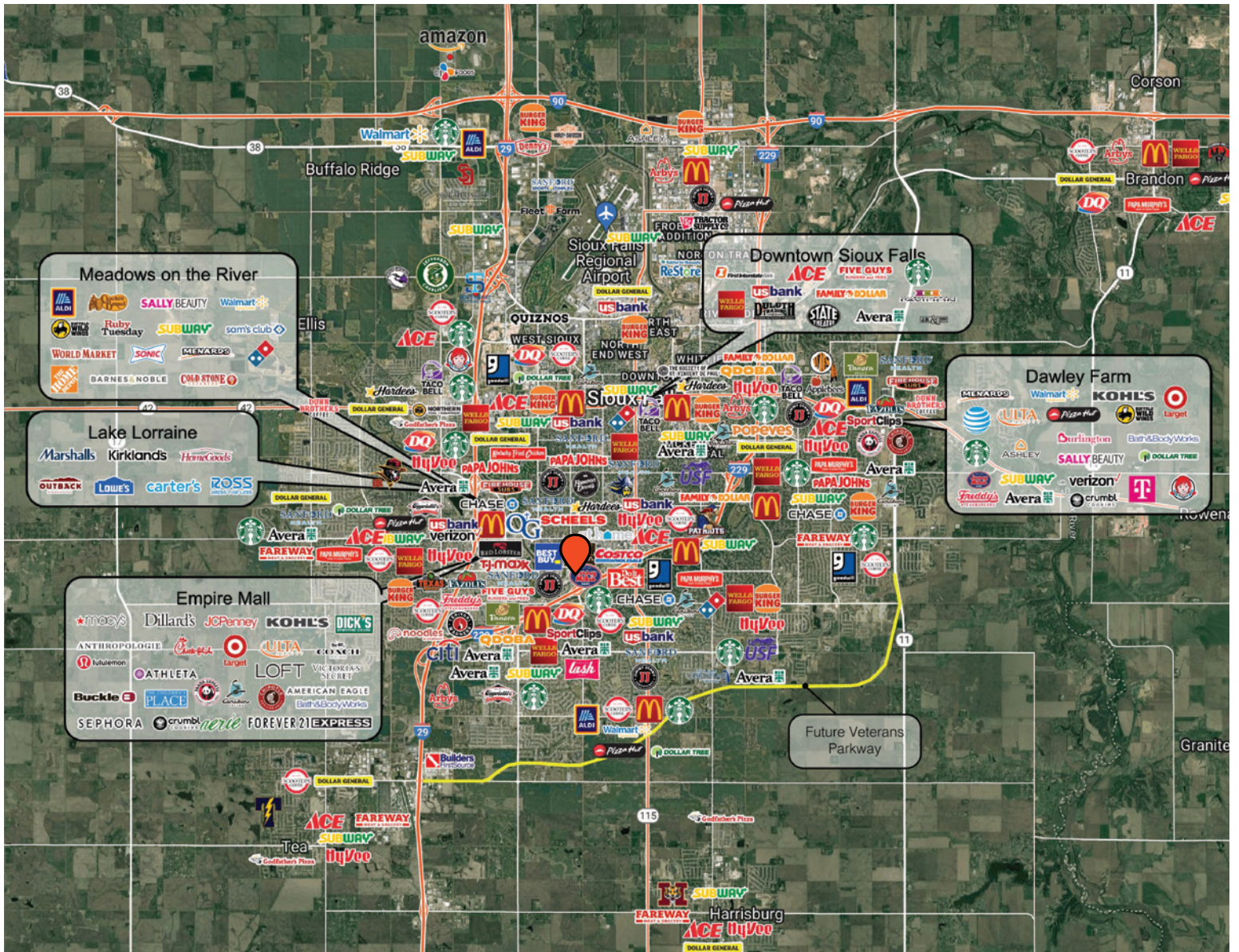
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## CITY MAP



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# SIoux FALLS DEMOGRAPHICS

## POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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.

## FAST FACTS



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



Best City for Young Professionals  
*(SmartAsset 2023)*

**2.1%**

Minnehaha Unemployment Rate  
*(January 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

**1.19M**

# of Visitors to Sioux Falls in 2022



Third City in Economic Strength  
*(Policom 2023)*



No Corporate Income Tax



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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## RETAIL/OFFICE SPACE FOR SUBLEASE



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	5,953	67,542	139,733
2020 Total Population	6,758	78,013	167,964
2020 Group Quarters	175	1,767	4,671
2023 Total Population	7,273	82,327	179,495
2023 Group Quarters	176	1,766	4,671
2028 Total Population	7,549	86,110	189,132
2023-2028 Annual Rate	0.75%	0.90%	1.05%
2023 Total Daytime Population	17,005	95,271	194,063
Workers	13,649	58,442	116,061
Residents	3,356	36,829	78,002
<b>Household Summary</b>			
2010 Households	3,175	28,002	56,561
2010 Average Household Size	1.85	2.32	2.37
2020 Total Households	3,575	32,744	68,904
2020 Average Household Size	1.84	2.33	2.37
2023 Households	3,737	34,629	73,882
2023 Average Household Size	1.90	2.33	2.37
2028 Households	3,864	36,201	78,018
2028 Average Household Size	1.91	2.33	2.36
2023-2028 Annual Rate	0.67%	0.89%	1.10%
2010 Families	1,222	16,539	34,131
2010 Average Family Size	2.68	2.94	2.99
2023 Families	1,282	19,467	42,949
2023 Average Family Size	2.93	3.06	3.06
2028 Families	1,311	20,229	45,125
2028 Average Family Size	2.96	3.07	3.07
2023-2028 Annual Rate	0.45%	0.77%	0.99%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,747	23,225	47,894
Owner Occupied Housing Units	19.3%	59.6%	59.1%
Renter Occupied Housing Units	74.9%	36.8%	37.3%
Vacant Housing Units	5.8%	3.6%	3.7%
2010 Housing Units	3,570	30,196	60,631
Owner Occupied Housing Units	20.9%	56.7%	58.6%
Renter Occupied Housing Units	68.1%	36.0%	34.7%
Vacant Housing Units	11.1%	7.3%	6.7%
2020 Housing Units	3,858	34,643	73,133
Owner Occupied Housing Units	23.8%	55.6%	56.7%
Renter Occupied Housing Units	68.9%	38.9%	37.5%
Vacant Housing Units	7.3%	5.4%	5.8%
2023 Housing Units	4,014	36,450	78,576
Owner Occupied Housing Units	22.7%	59.2%	58.5%
Renter Occupied Housing Units	70.4%	35.8%	35.5%
Vacant Housing Units	6.9%	5.0%	6.0%
2028 Housing Units	4,149	38,007	82,693
Owner Occupied Housing Units	23.8%	61.0%	59.2%
Renter Occupied Housing Units	69.3%	34.3%	35.2%
Vacant Housing Units	6.9%	4.8%	5.7%
<b>Median Household Income</b>			
2023	\$51,485	\$75,809	\$75,094
2028	\$56,173	\$84,074	\$82,844
<b>Median Home Value</b>			
2023	\$348,276	\$261,812	\$259,947
2028	\$369,058	\$275,663	\$272,856
<b>Per Capita Income</b>			
2023	\$45,996	\$46,330	\$42,721
2028	\$51,425	\$52,891	\$49,117
<b>Median Age</b>			
2010	35.3	33.8	33.9
2020	40.3	36.0	35.7
2023	37.6	36.7	36.5
2028	38.5	37.3	36.9