

2223 W 12TH STREET

RETAIL BUILDING FOR LEASE



2223 W 12th Street,
Sioux Falls, SD 57104



Building: 3,000 SF +/-
Lot: 0.55 Acres +/-



\$14.00 / SF NNN
Est NNN: \$6.32 / SF

LOCATION

Located on a major thoroughfare that links I-29 and downtown, this building is highly visible and positioned at the corner of W 12th Street and S Elmwood Avenue. Excellent pylon signage and exposure to high traffic counts.

DESCRIPTION

- Floor plan includes a shop complete with a floor drain and overhead garage door, 3 potential offices, restrooms, showroom, reception area, break room, mechanical room, and a fenced in outdoor storage area
- Zoning: C-2 Commercial
- Nationally recognized users located nearby include Walgreens, Scooters, Caribou Coffee, Burger King, Ace Hardware, McDonald's, etc.
- Pylon sign facing W 12th Street and building signage
- Built in 1995; Updated in 2018
- Near Sherman Park (ten softball diamonds), the Great Plains Zoo, USS South Dakota Battleship Memorial, The Country Club of Sioux Falls, and Minnehaha Country Club
- ~2 miles from Downtown Sioux Falls
- 15' 10" x 8' 10" overhead garage door that leads to shop area
- Direct access to I-29
- Available 7/1/24
- This listing is also available for sale

Professionally managed by:



Envision More
www.cresten.com | 605.271.7893

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

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

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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.
3,000 SF	\$14.00/SF NNN	\$6.32/SF	\$20.32/SF	\$60,960.00	\$5,080.00

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.70*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.12*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.50*
Total	-	\$6.32

UTILITY INFORMATION

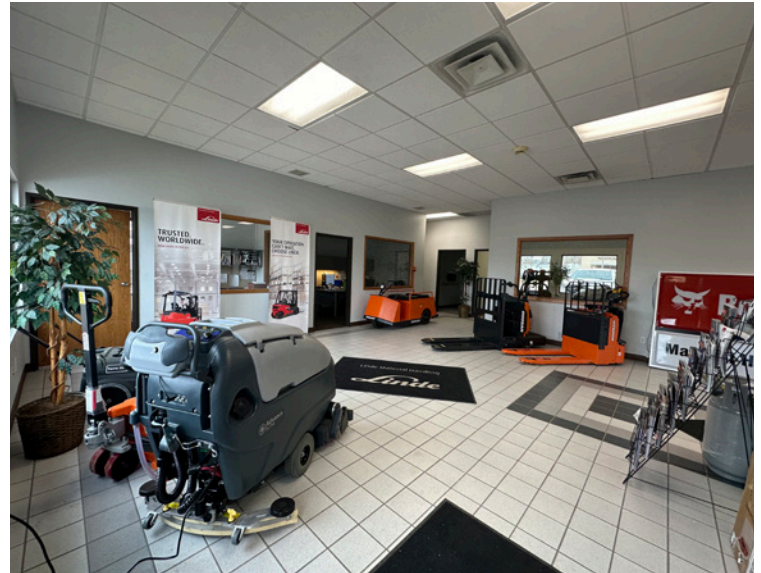
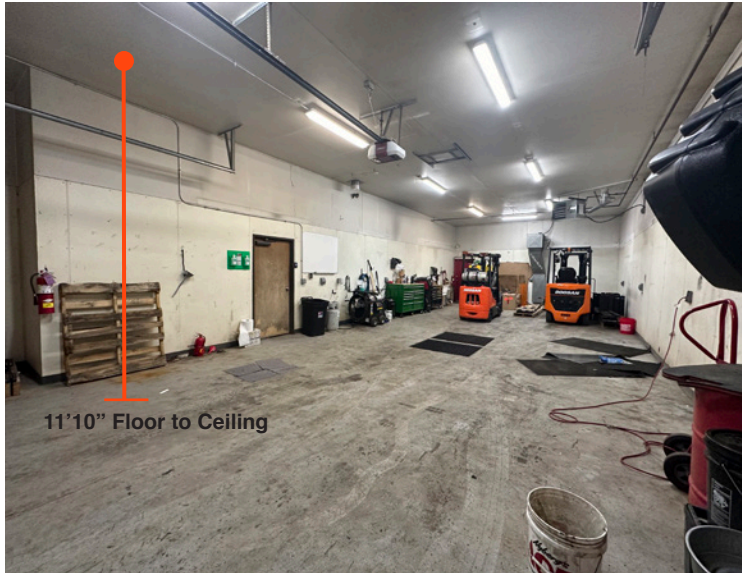
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	No
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	No
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	No	No
Trash	Paid by Tenant directly to Provider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

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INTERIOR



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EXTERIOR



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OVERHEAD DOOR

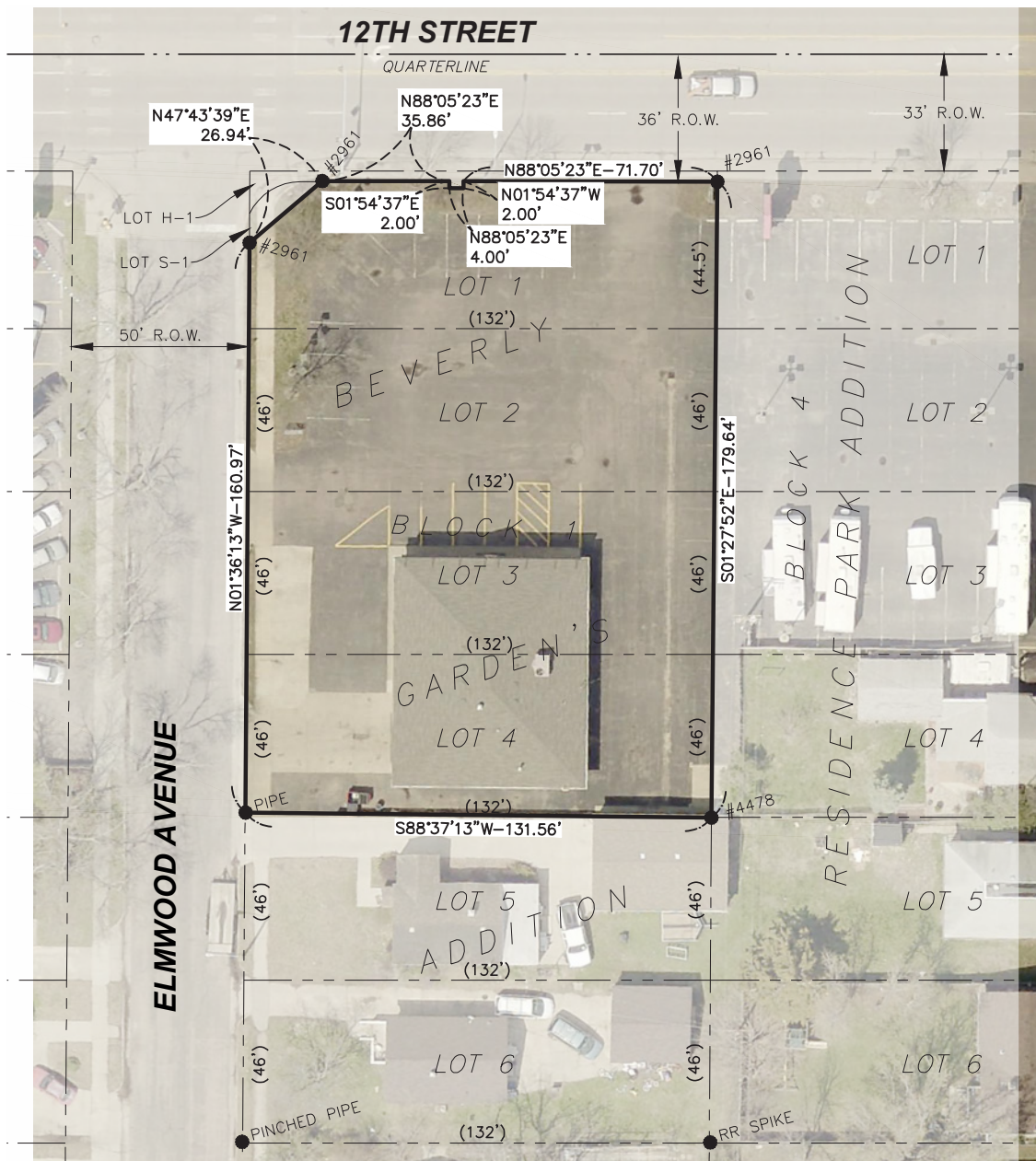


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LAND SURVEY



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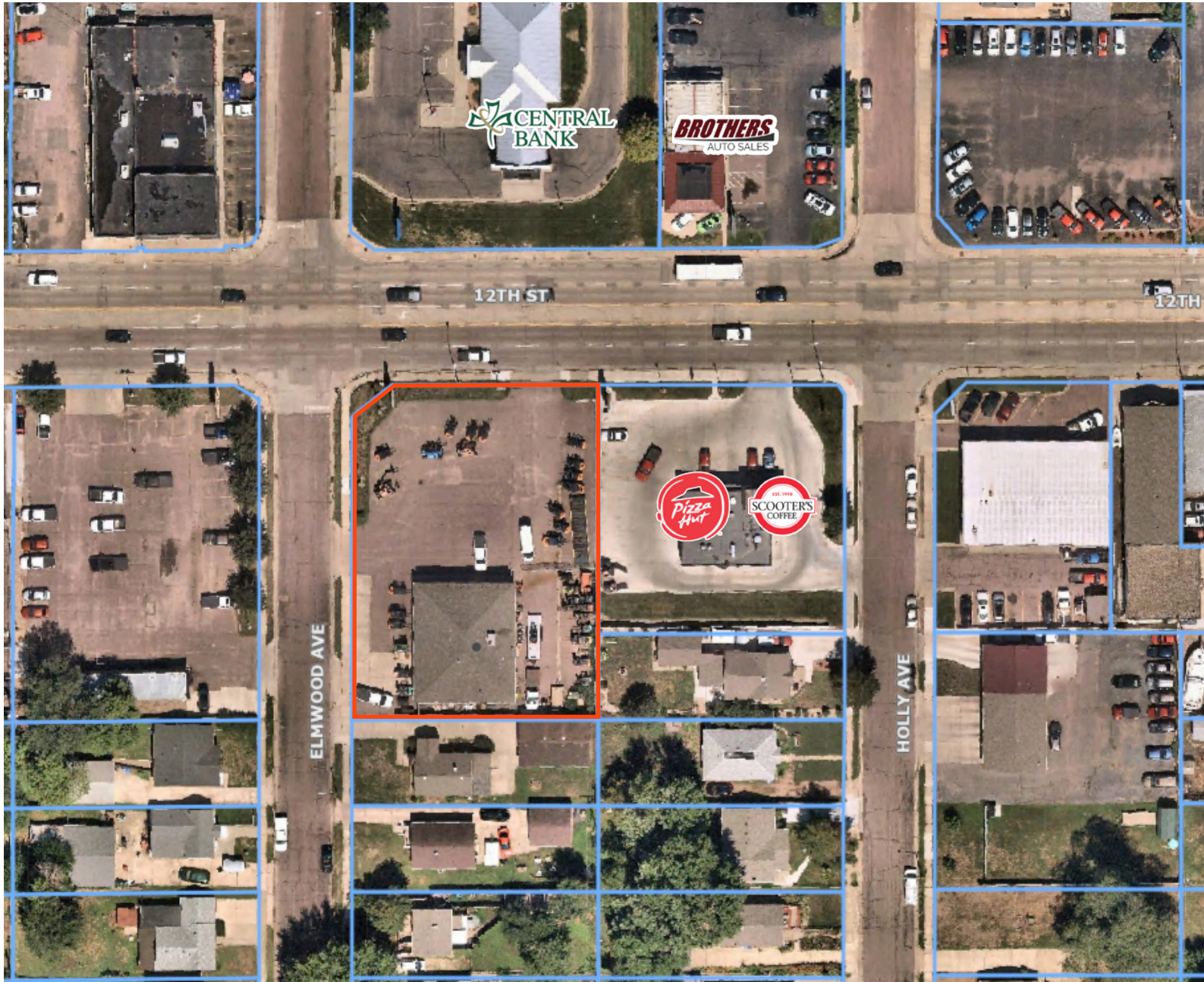
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SITE AERIAL



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AREA MAP



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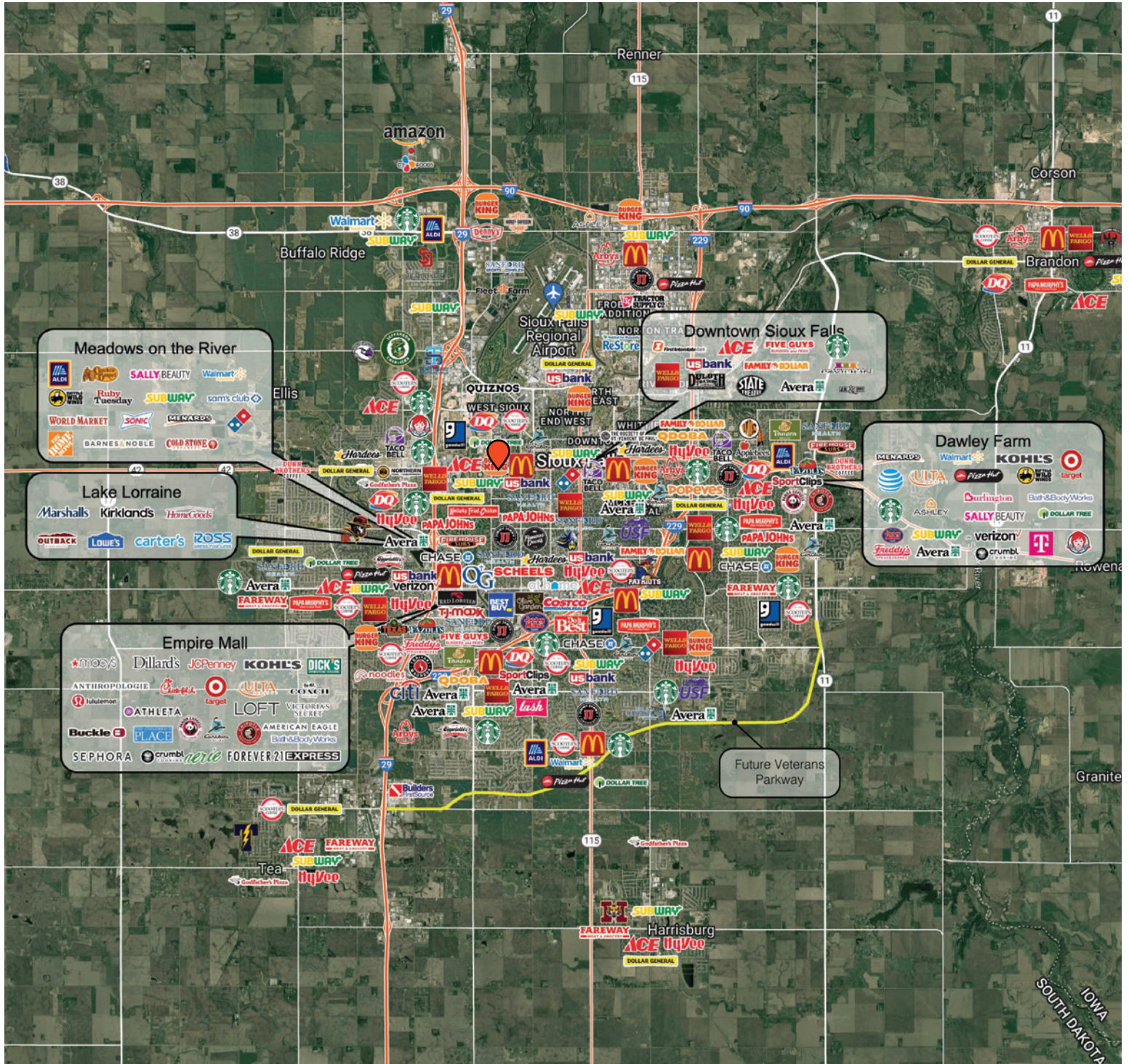
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CITY MAP



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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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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	11,679	73,404	151,565
2020 Total Population	11,384	76,002	177,705
2020 Group Quarters	78	4,265	4,863
2023 Total Population	11,777	78,861	188,941
2023 Group Quarters	78	4,267	4,864
2028 Total Population	11,835	80,756	198,710
2023-2028 Annual Rate	0.10%	0.48%	1.01%
2023 Total Daytime Population	18,819	127,886	217,595
Workers	14,180	94,195	135,200
Residents	4,639	33,691	82,395
Household Summary			
2010 Households	5,483	31,019	60,918
2010 Average Household Size	2.11	2.19	2.39
2020 Total Households	5,421	32,981	72,659
2020 Average Household Size	2.09	2.18	2.38
2023 Households	5,569	34,474	77,343
2023 Average Household Size	2.10	2.16	2.38
2028 Households	5,605	35,440	81,495
2028 Average Household Size	2.10	2.16	2.38
2023-2028 Annual Rate	0.13%	0.55%	1.05%
2010 Families	2,608	15,906	36,901
2010 Average Family Size	2.90	2.92	3.01
2023 Families	2,363	15,984	44,469
2023 Average Family Size	3.06	3.04	3.10
2028 Families	2,331	16,191	46,533
2028 Average Family Size	3.08	3.05	3.11
2023-2028 Annual Rate	-0.27%	0.26%	0.91%
Median Household Income			
2023	\$53,346	\$56,749	\$72,611
2028	\$57,111	\$63,667	\$81,355
Median Age			
2010	32.2	33.9	33.8
2020	34.9	35.8	35.9
2023	35.3	36.9	36.3
2028	36.3	37.7	36.8
2023 Population by Sex			
Males	5,994	39,965	93,773
Females	5,783	38,896	95,168
2028 Population by Sex			
Males	5,981	40,717	98,193
Females	5,854	40,039	100,517
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	603	5,316	8,194
Total Employees:	13,731	89,404	129,302

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