



57TH & LOUISE RETAIL

RETAIL SPACE FOR LEASE



3511 W. 57th St,
Sioux Falls, SD 57108



2,400 SF +/-



\$19.00 / SF NNN
Estimated NNN: \$7.02 / SF
\$40 / SF TIA

LOCATION

Located at the intersection of 57th Street and Louise Avenue, this space offers excellent access to I-29 & I-229. Less than 1-mile from The Empire Mall and Empire Place, which are anchored by Dillards, Dick's Sporting Goods, Chick-Fil-A, and much more.

DESCRIPTION

- Space in shell condition ready for tenant's build out
- \$40 Tenant Improvement Allowance available
- Building and monument signage opportunity
- 787 SF of storage space available for lease adjacent to space
- Co-tenants include Great Western Bank, Healing Touch, Honeybaked Ham Cafe, Botanical Gardens, Power Plate Meals, and Advanced Dental
- Neighborhood tenants include Qdoba, Jersey Mike's, Panera Bread, McDonald's, Noodles & Company, Verne Eide, Waxing the City, and more
- Traffic count of 18,500 VPD on 57th St and 31,300 VPD on Louise Ave
- Zoned C-3: Community Commercial
- Available Now

RAQUEL BLOUNT, SIOR

605.728.9092 | raquel@lloydcompanies.com

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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.	TIA
2,400 SF	\$19.00/SF NNN	\$7.02/SF	\$26.02/SF	\$62,448.00	\$5,204.00	\$40.00/SF

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.97*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.35*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.70*
Total	-	\$7.02

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



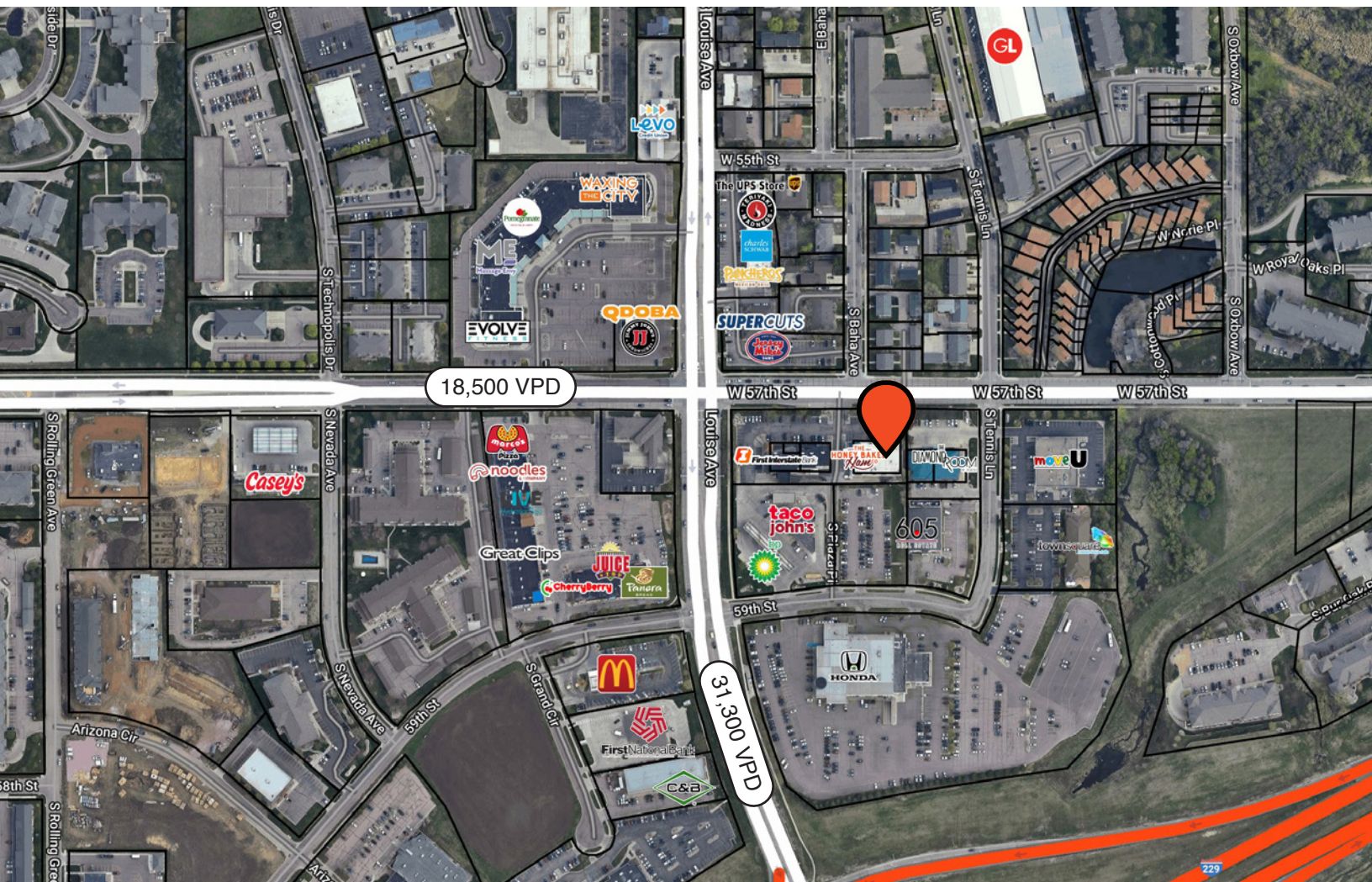
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SITE MAP



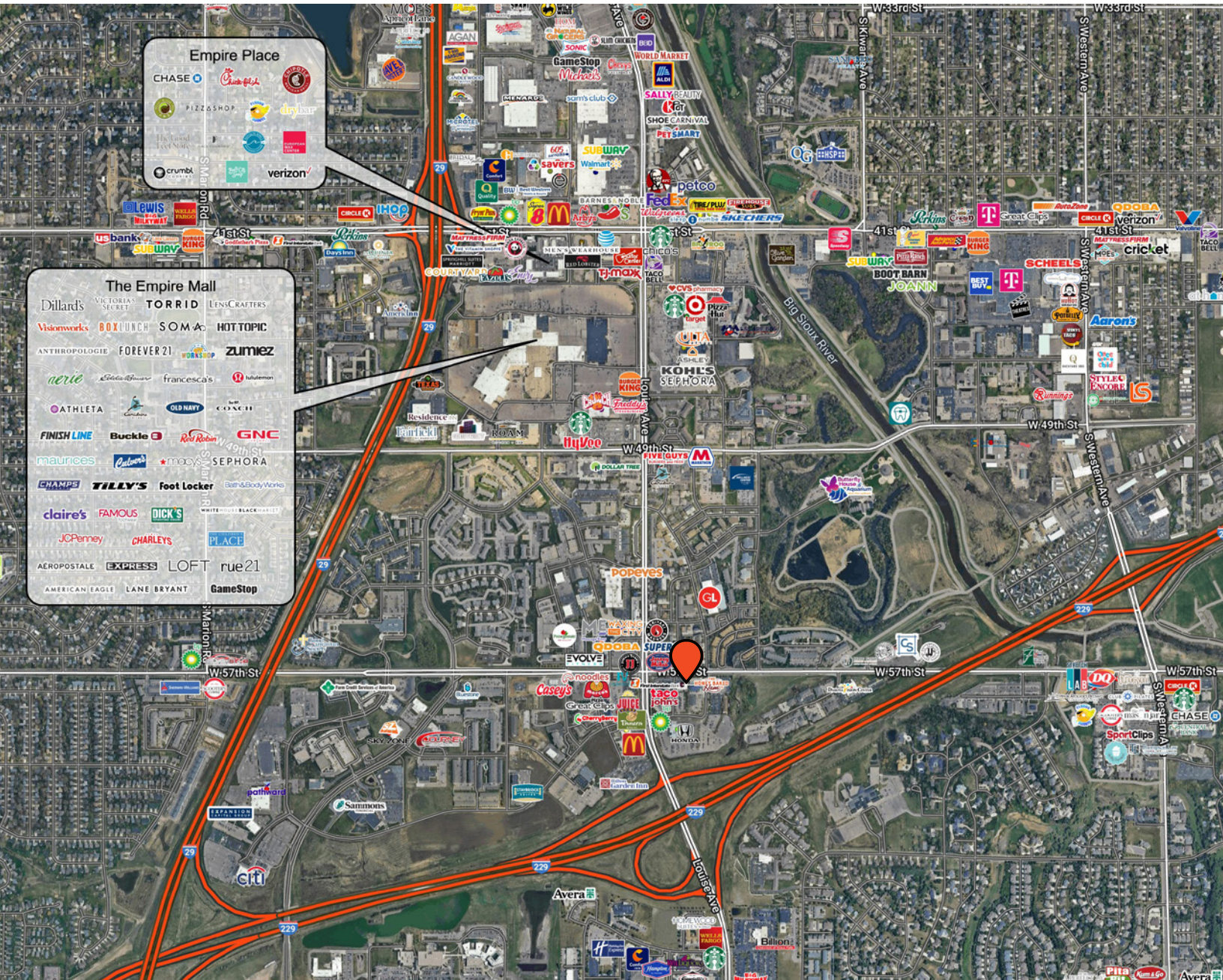
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AREA MAP



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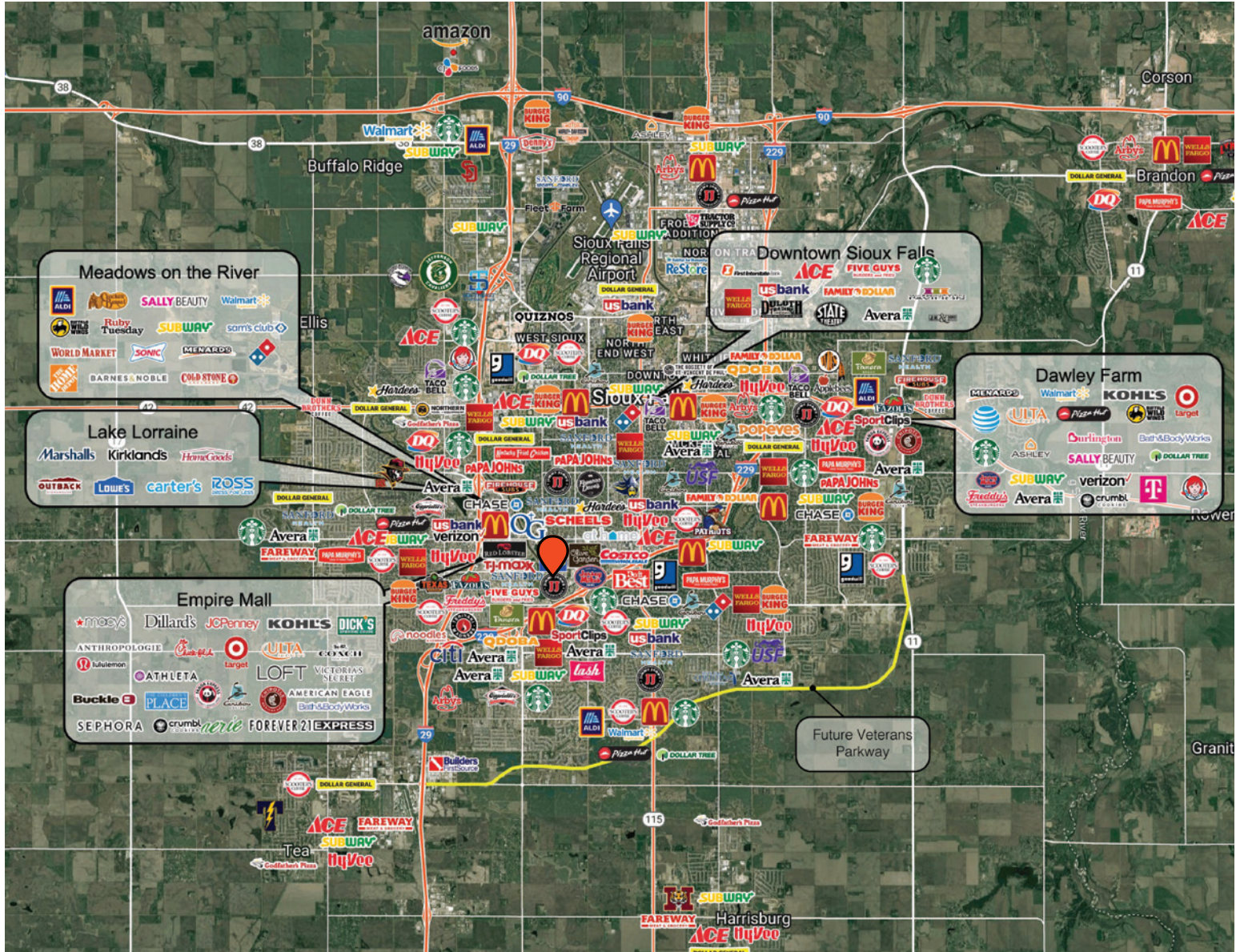
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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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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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,296	64,362	128,604
2020 Total Population	7,633	75,415	154,918
2020 Group Quarters	103	1,653	3,184
2023 Total Population	8,347	79,762	165,331
2023 Group Quarters	103	1,653	3,154
2028 Total Population	8,830	83,188	174,733
2023-2028 Annual Rate	1.13%	0.84%	1.11%
2023 Total Daytime Population	19,506	92,972	181,001
Workers	15,668	57,464	108,300
Residents	3,838	35,508	72,701
Household Summary			
2010 Households	3,388	26,408	52,500
2010 Average Household Size	1.85	2.34	2.37
2020 Total Households	4,127	31,228	63,975
2020 Average Household Size	1.82	2.36	2.37
2023 Households	4,381	33,043	68,516
2023 Average Household Size	1.88	2.36	2.37
2028 Households	4,618	34,442	72,531
2028 Average Household Size	1.89	2.37	2.37
2023-2028 Annual Rate	1.06%	0.83%	1.15%
2010 Families	1,356	15,831	31,537
2010 Average Family Size	2.60	2.95	2.99
2023 Families	1,655	18,959	39,671
2023 Average Family Size	2.75	3.07	3.07
2028 Families	1,740	19,651	41,833
2028 Average Family Size	2.77	3.09	3.07
2023-2028 Annual Rate	1.01%	0.72%	1.07%
Housing Unit Summary			
2000 Housing Units	2,805	20,304	44,525
Owner Occupied Housing Units	18.3%	60.1%	58.4%
Renter Occupied Housing Units	76.6%	37.0%	37.8%
Vacant Housing Units	5.1%	2.9%	3.8%
2010 Housing Units	3,807	28,313	56,406
Owner Occupied Housing Units	21.0%	58.4%	58.1%
Renter Occupied Housing Units	68.1%	34.9%	35.0%
Vacant Housing Units	11.0%	6.7%	6.9%
2020 Housing Units	4,447	32,787	67,930
Owner Occupied Housing Units	22.6%	57.1%	56.6%
Renter Occupied Housing Units	70.2%	38.2%	37.6%
Vacant Housing Units	7.3%	4.9%	5.9%
2023 Housing Units	4,692	34,535	72,920
Owner Occupied Housing Units	28.4%	60.9%	58.3%
Renter Occupied Housing Units	64.9%	34.8%	35.6%
Vacant Housing Units	6.6%	4.3%	6.0%
2028 Housing Units	4,935	35,907	76,919
Owner Occupied Housing Units	30.1%	62.7%	58.9%
Renter Occupied Housing Units	63.5%	33.2%	35.4%
Vacant Housing Units	6.4%	4.1%	5.7%