



# BROOKS CROSSING

## OWNER-OCCUPANT INVESTMENT FOR SALE



5048 E. 57th St,  
Sioux Falls, SD 57110



Building Size: 4,974 SF +/-  
Lot Size: 28,971 SF +/-



\$1,350,000

### LOCATION

Located along East 57th Street in Minnehaha County, showcasing excellent visibility with daily traffic counts of 10,600 vehicles. Conveniently situated between the intersections of Sycamore Avenue/57th Street and Veterans Parkway/57th Street.

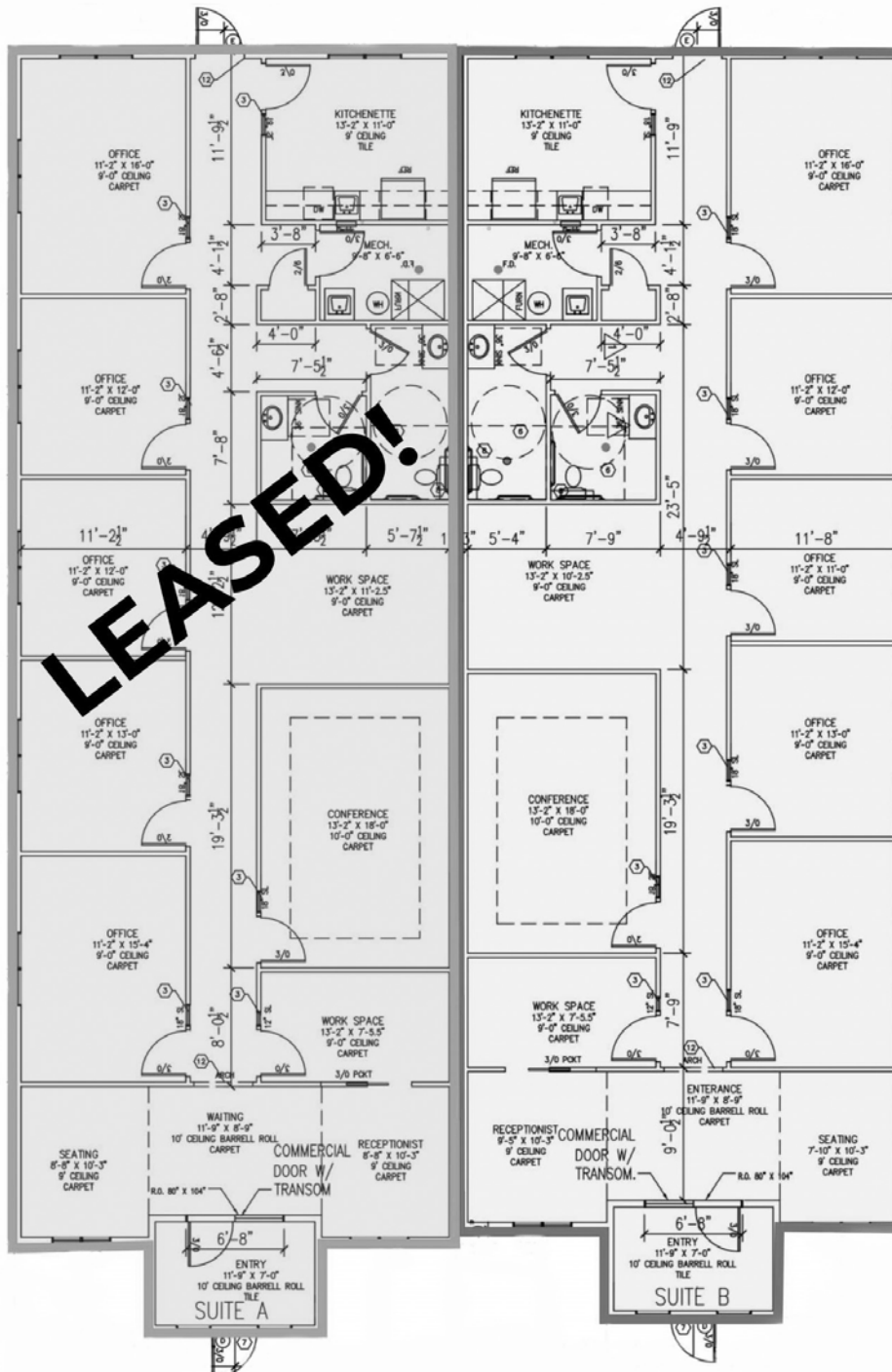
### DESCRIPTION

- Taxes due in 2024: \$14,700.88
- Zoning: O-Office; Form BCF1
- Suite A is currently leased to ChiroFamily through June of 2026, plus option terms
- Suite B is currently leased but available for lease; contact Broker for details
- Suite B floor plan includes five private offices, conference room, reception and waiting area, work room, cubicle/flex area, en-suite restrooms, and kitchenette
- Monument signage along 57th Street, as well as suite windows and door signage
- Front and rear entrances; front and rear parking with a ratio of 1 space per 155 SF
- Neighboring businesses include Flyboy Donuts, Plains Commerce Bank, Barrel House, Silverstar Carwash, Ziggi's Coffee, First State Bank, Get N Go, Kwik Star, and Truks-N-Trykes Nursery
- Contact Broker for rent roll

**ALEXIS MAHLEN** | 605.321.4861 | alexis@lloydcompanies.com

## FLOOR PLAN

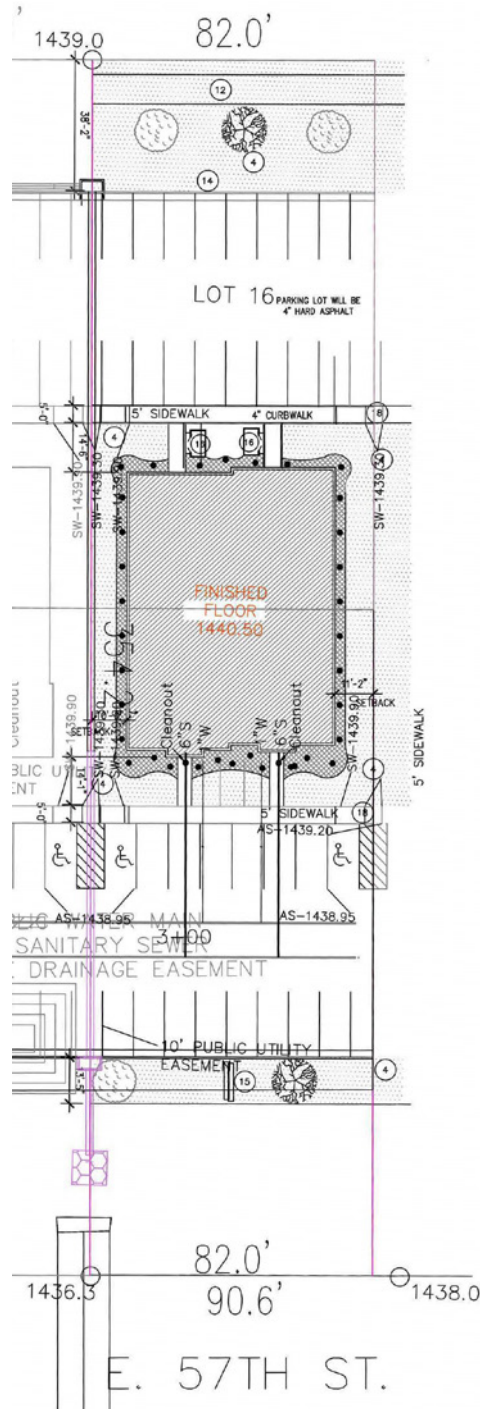
Concept only; subject to change



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## SITE PLAN

Concept only; subject to change



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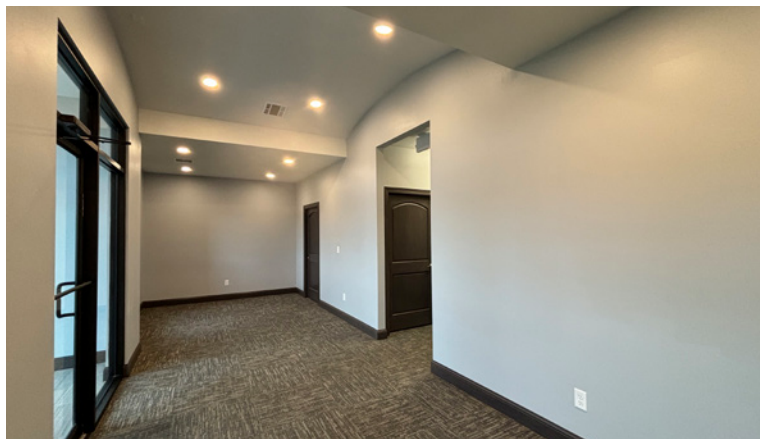
## AERIAL VIEW



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## INTERIOR PHOTOS SUITE B



**ALEXIS MAHLEN** 605.321.4861 | [alexis@lloydcompanies.com](mailto:alexis@lloydcompanies.com)



## EXTERIOR PHOTOS



**ALEXIS MAHLEN** 605.321.4861 | [alexis@lloydcompanies.com](mailto:alexis@lloydcompanies.com)

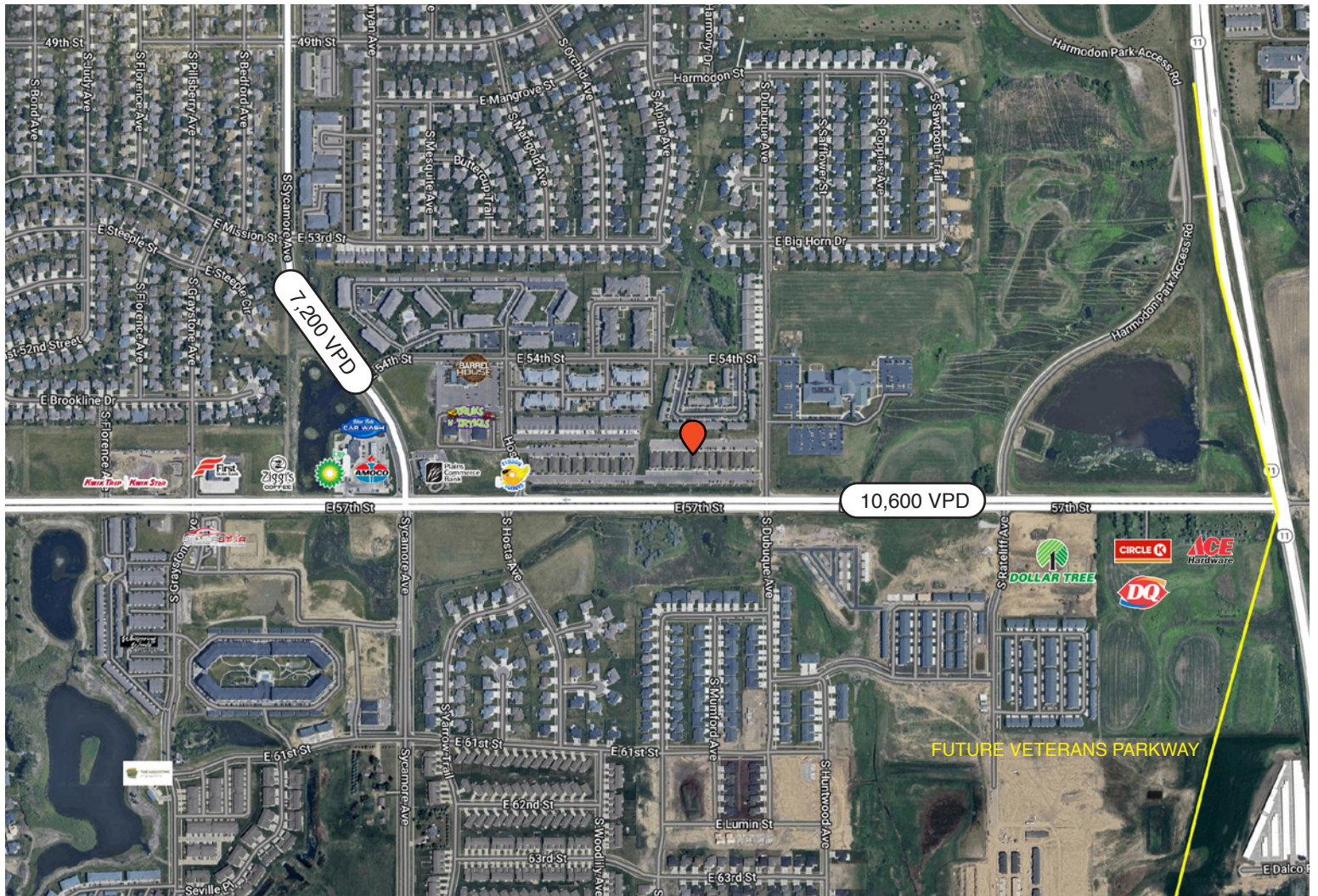


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## SITE MAP



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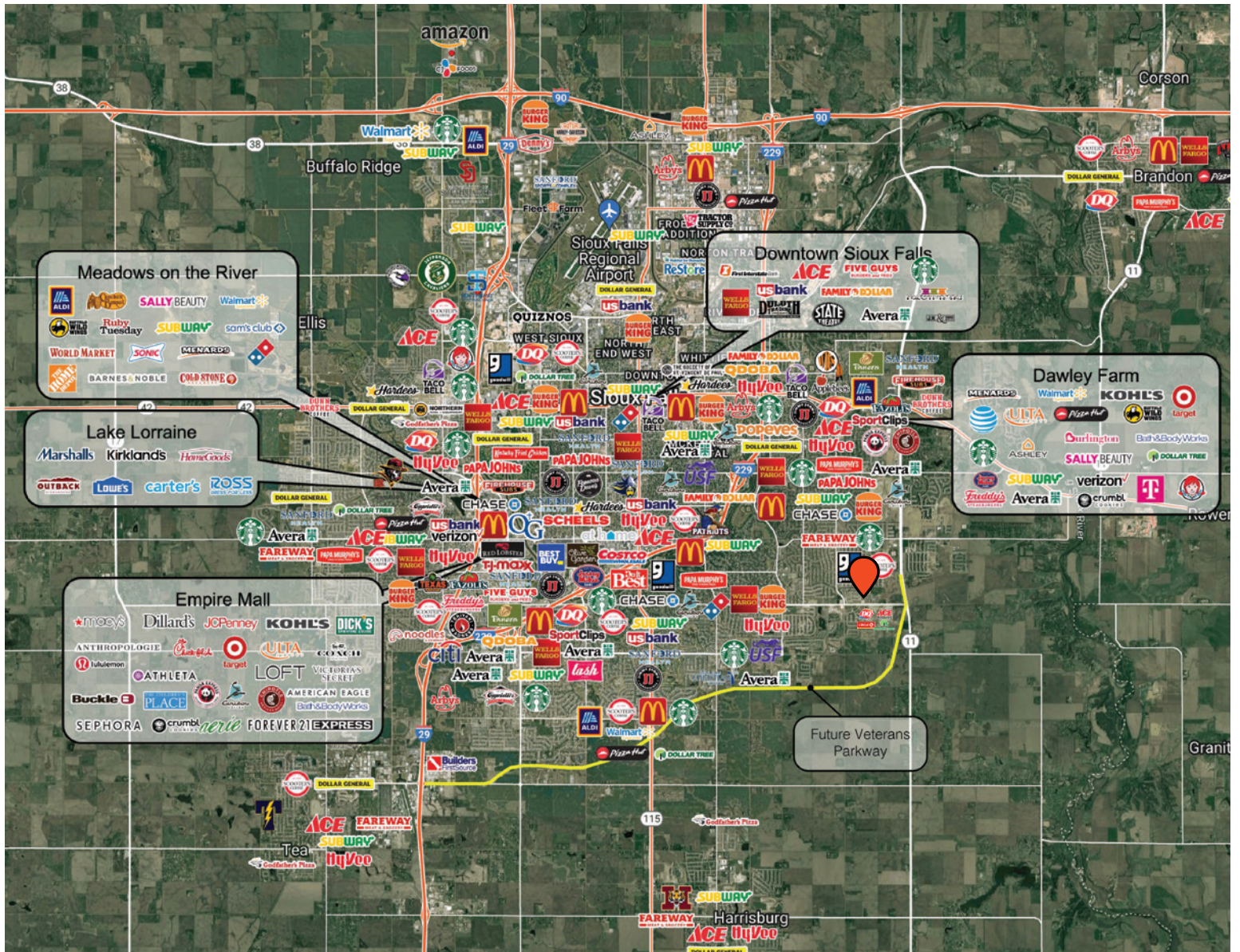


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## CITY MAP



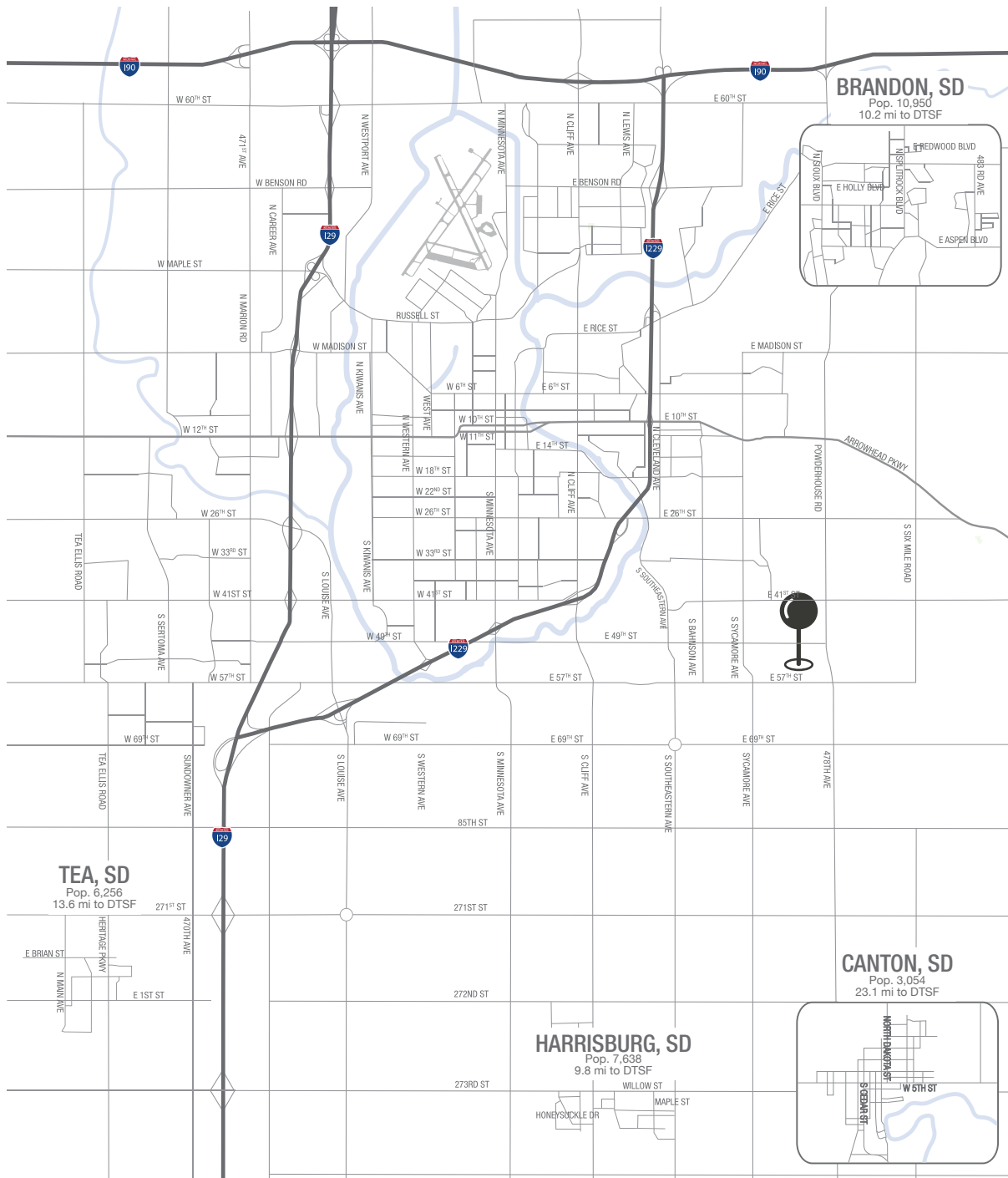
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## MSA MAP



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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