



BROOKS CROSSING

5048 E. 57TH STREET | SIOUX FALLS, SD



FOR SALE

Opportunity to acquire a 100% leased office investment at the Brooks Crossing Office Park. Located along East 57th Street in Minnehaha County, this site sits between the Sycamore Avenue and Veterans Parkway corridors, offering a balance of accessibility and privacy. The property will benefit from the future Veterans Parkway expansion, which includes a direct connection at 57th & Veterans. Adjacent to Harvest Creek, a growing retail development anchored by Ace Hardware, Dollar Tree, and Dairy Queen. Nearby businesses include Flyboy Donuts, Plains Commerce Bank, The Barrel House, Silverstar Carwash, Ziggi's Coffee, First State Bank, Truks-N-Trykes Nursery, and more. This stabilized investment presents future potential for owner-occupancy as leases expire. Contact Broker for rent roll.

QUICK FACTS

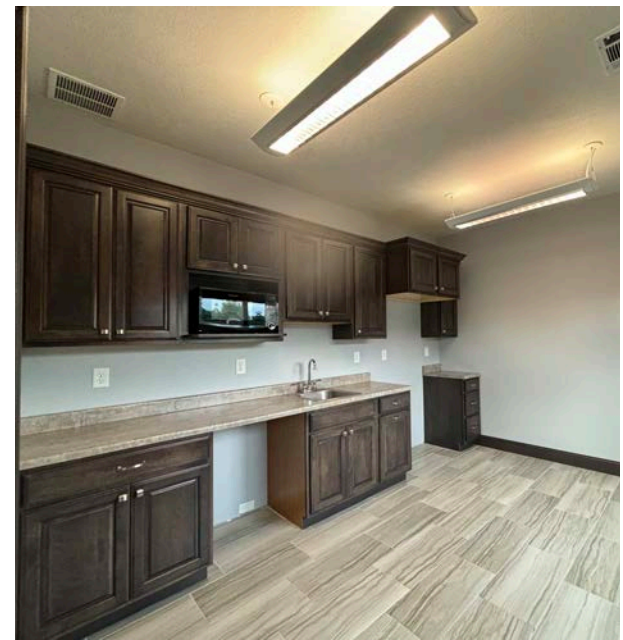
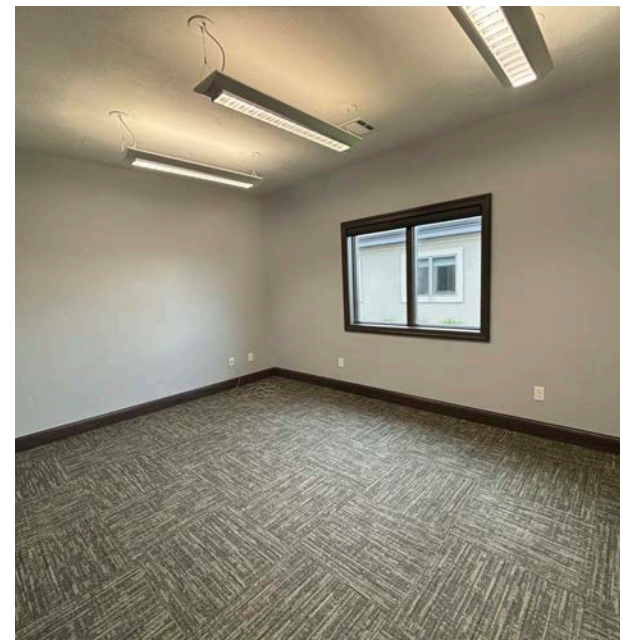
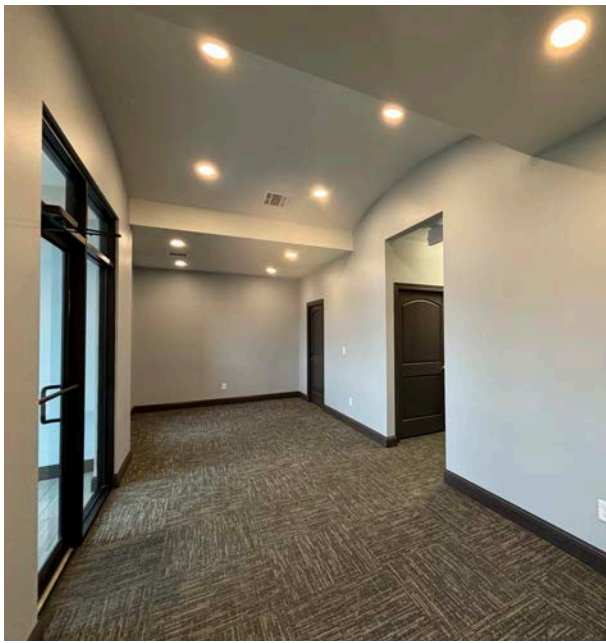
- **Address:**
5048 E. 57th Street, Sioux Falls, SD 57110
- **Pricing:**
\$1,350,000
- **Price / SF:**
\$271.41
- **Year Built:**
2020
- **Total Building Size (GBA/RSF):**
4,974 SF +/-
- **Site Size:**
0.667 Acres +/- (28,971 SF +/-)
- **Real Estate Taxes:**
\$14,089.70 (2024 Taxes payable in 2025)
- **Parking:**
35 surface parking stalls +/-
- **Zoning:**
Office
- **Occupancy:**
100% Leased
Suite A: ChiroFamily through 06/2026, plus option terms
Suite B: McCullen Law Firm through 11/2026, plus option terms
Contact Broker for Rent Roll

ALEXIS MAHLEN
Broker Associate

605.321.4861 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



SUMMARY

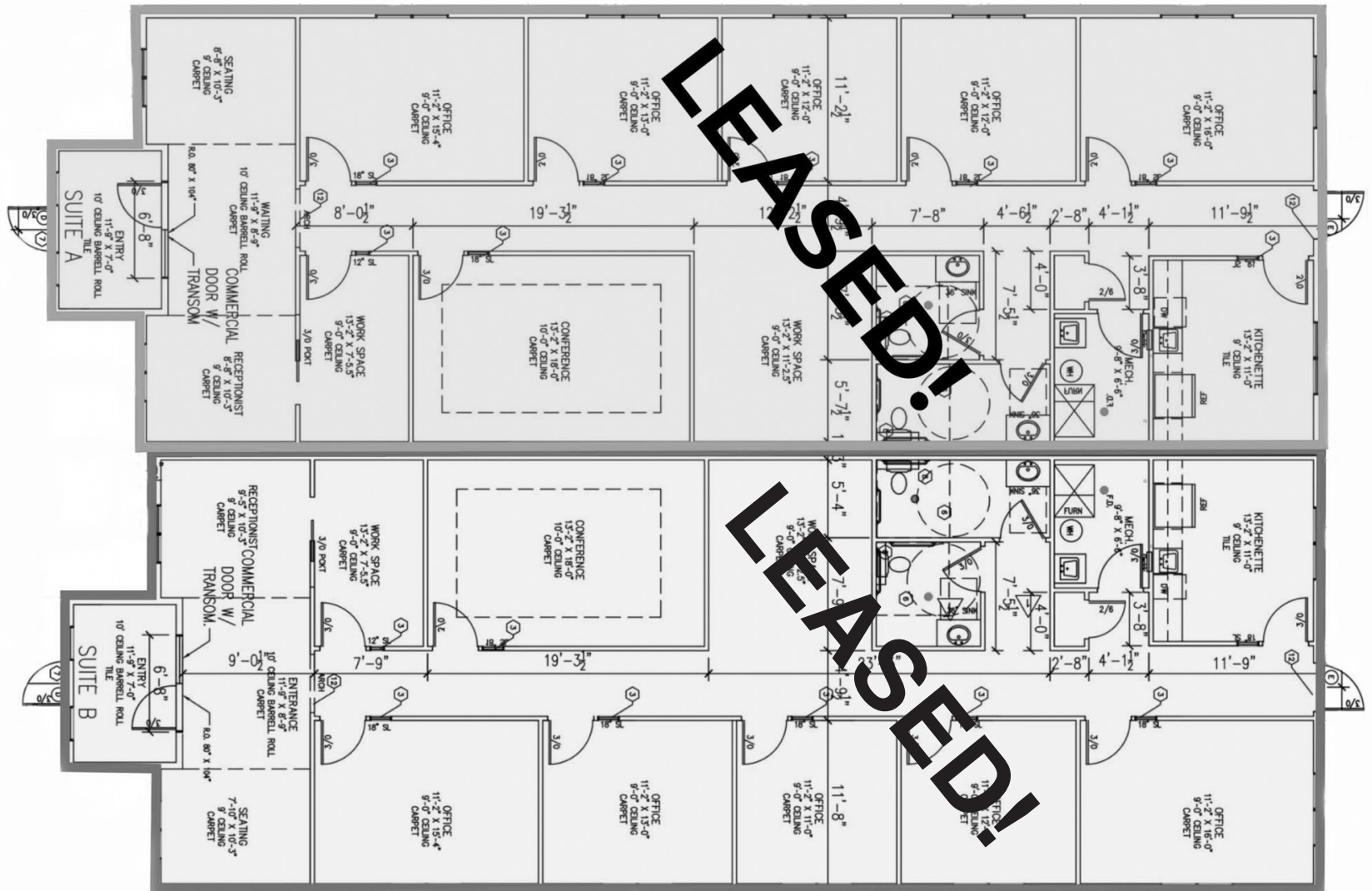






FLOOR PLAN

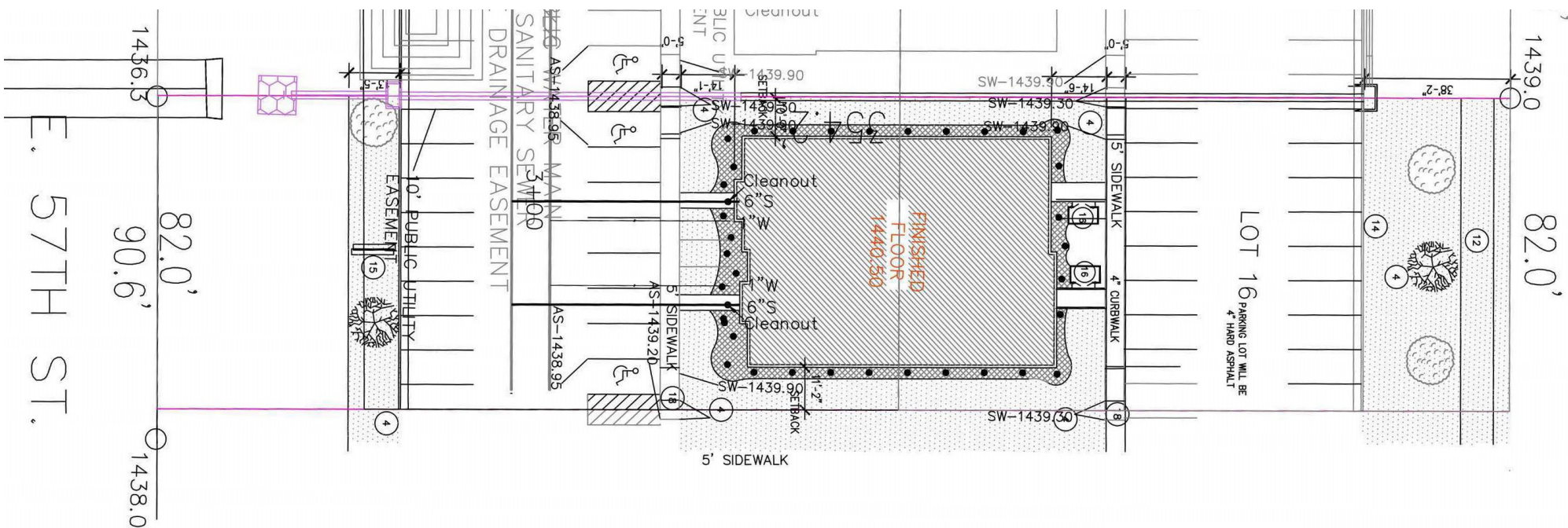
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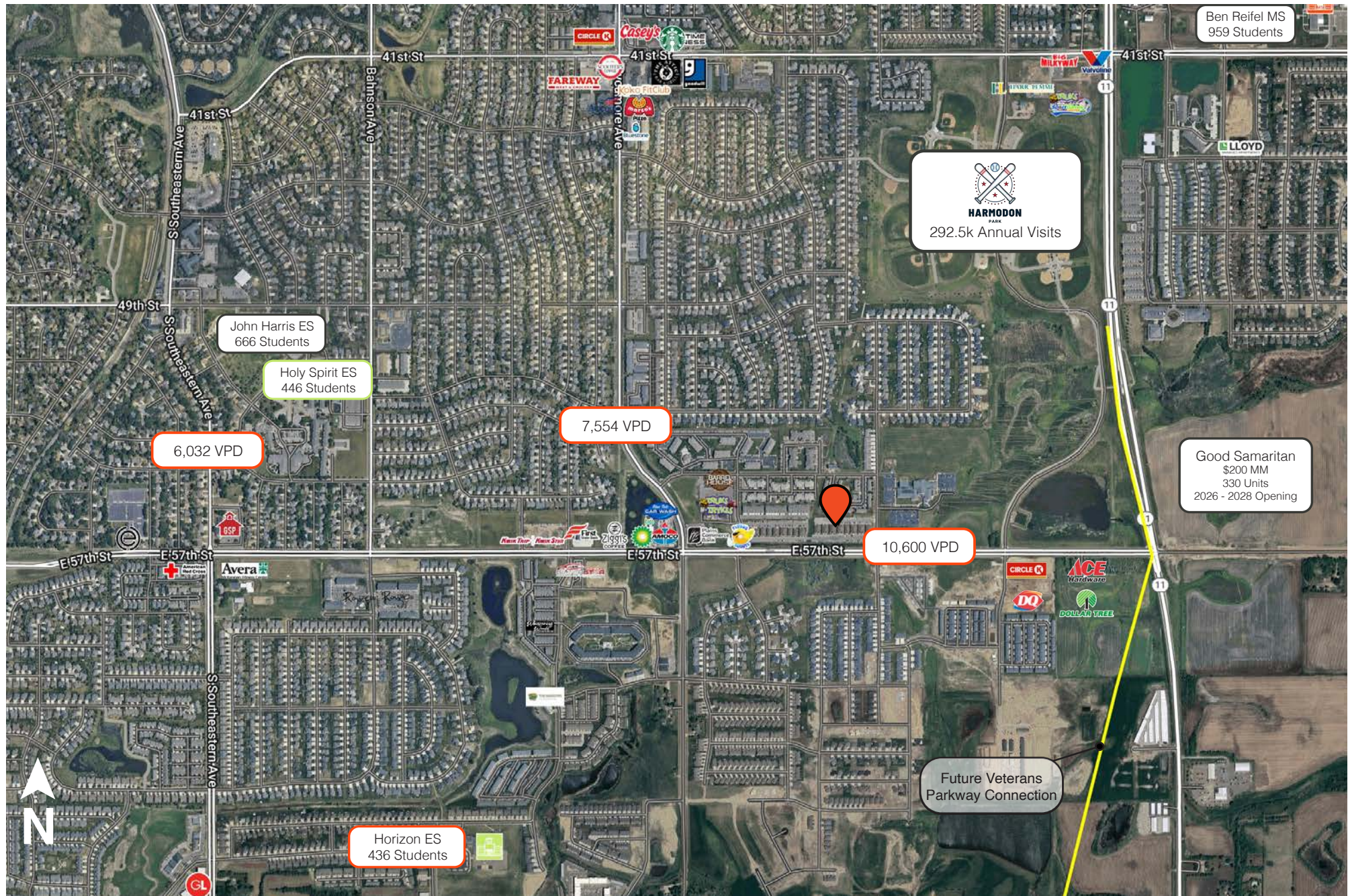


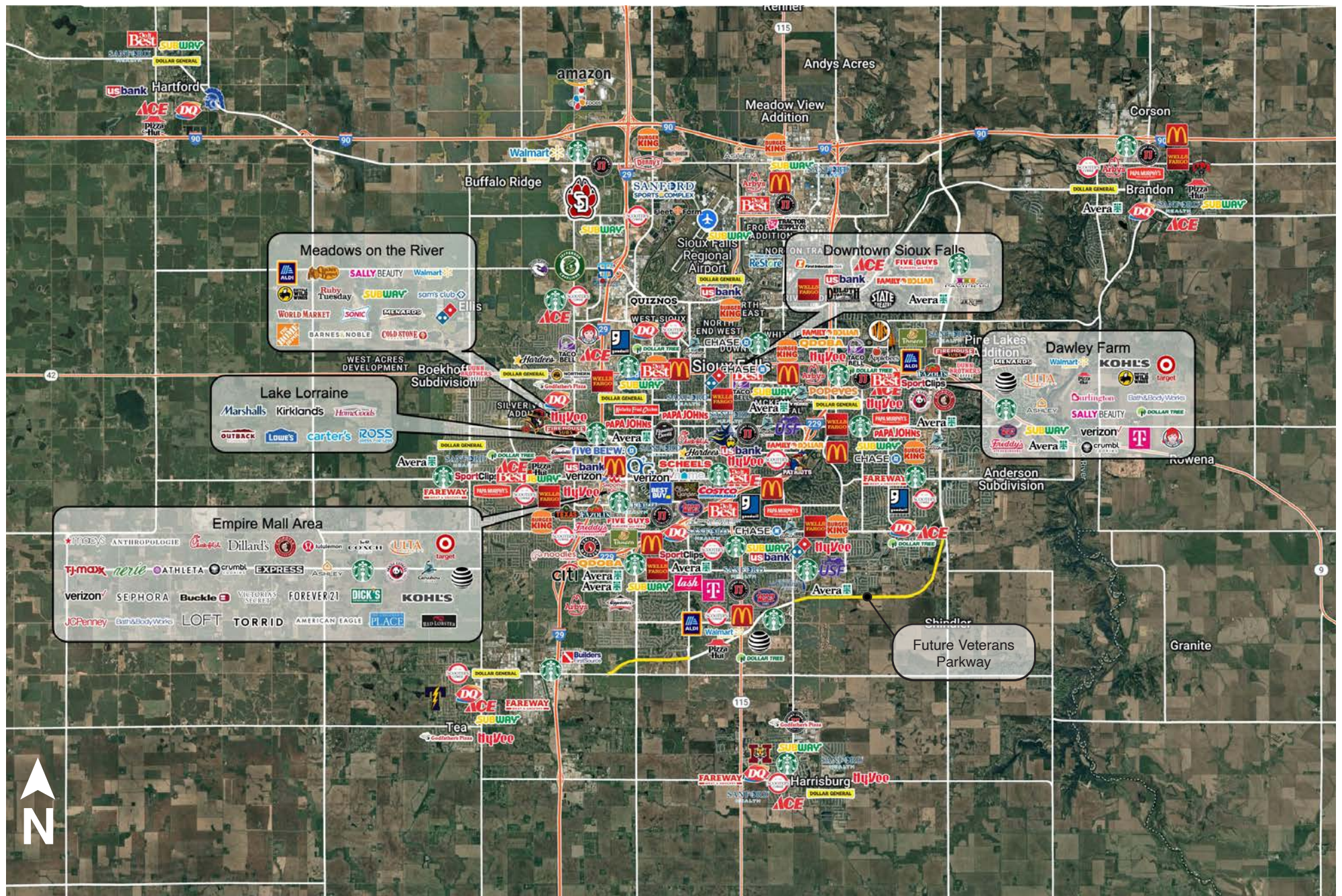


SITE PLAN

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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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

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 |
| 2024 | 219,588* | 311,500 |
| 2029 | 230,570 | 336,494 |

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate

(September 2024)

TOP EMPLOYERS

SANFORD
HEALTH

10,750

Avera

8,298



3,688

Smithfield

3,600

HyVee
EMPLOYEE OWNED

2,939

amazon

2,505

DEMOGRAPHICS



ALEXIS MAHLEN

Broker Associate

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CONTACT INFO



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