



# WESTSIDE PLAZA

RETAIL SPACE FOR LEASE



5215 W 26th St,  
Sioux Falls, SD 57106



1,500 - 4,420 SF +/-



\$20.00 / SF NNN  
Estimated NNN: \$7.63 / SF

## LOCATION

Along W 26th St and S Marion Rd in the Westside Plaza Strip Mall. Direct access to Meadows on the River, Lake Lorraine, and I-29. Main corridor to the west side with strong traffic counts.

## DESCRIPTION

- Suite 5215 includes a large retail showroom, two restrooms, kitchenette, small storage room, office, and a large storage room with a 12' x 8'9" overhead garage door and a maintenance sink
- Suite 5219 includes a large showroom, restroom, three storage rooms (two come equip with showers), and a maintenance style sink
- Suites may be combined
- Westside Plaza includes Pro Nails, Great Clips, Papa Johns, Verizon, Prairie Rehab & Fitness, & Dutch Rose Quilt Shop
- W 26th St draws in ~30,100 VPD
- Surface parking lot with 104 shared parking stalls
- High visibility with two monument signs along W 26th St and S Marion Rd
- Available 1/1/2025

Professionally managed by:

CRESTEN

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**RAQUEL BLOUNT, SIOR**

605.728.9092 | raquel@lloydcompanies.com

## BUILDING COSTS

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

Space	Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
Endcap (5215)	2,920 SF	\$20.00/SF NNN	\$7.63/SF	\$27.63/SF	\$80,679.60	\$6,723.30
In-line (5219)	1,500 SF	\$20.00/SF NNN	\$7.63/SF	\$27.63/SF	\$41,445.00	\$3,453.75
Combined	4,420 SF	\$20.00/SF NNN	\$7.63/SF	\$27.63/SF	\$122,124.60	\$10,177.05

## 2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.14*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.35*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.14*
<b>Total</b>	-	<b>\$7.63</b>
CAM includes the following utilities: Water & Sewer, and Trash		

## UTILITY INFORMATION

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

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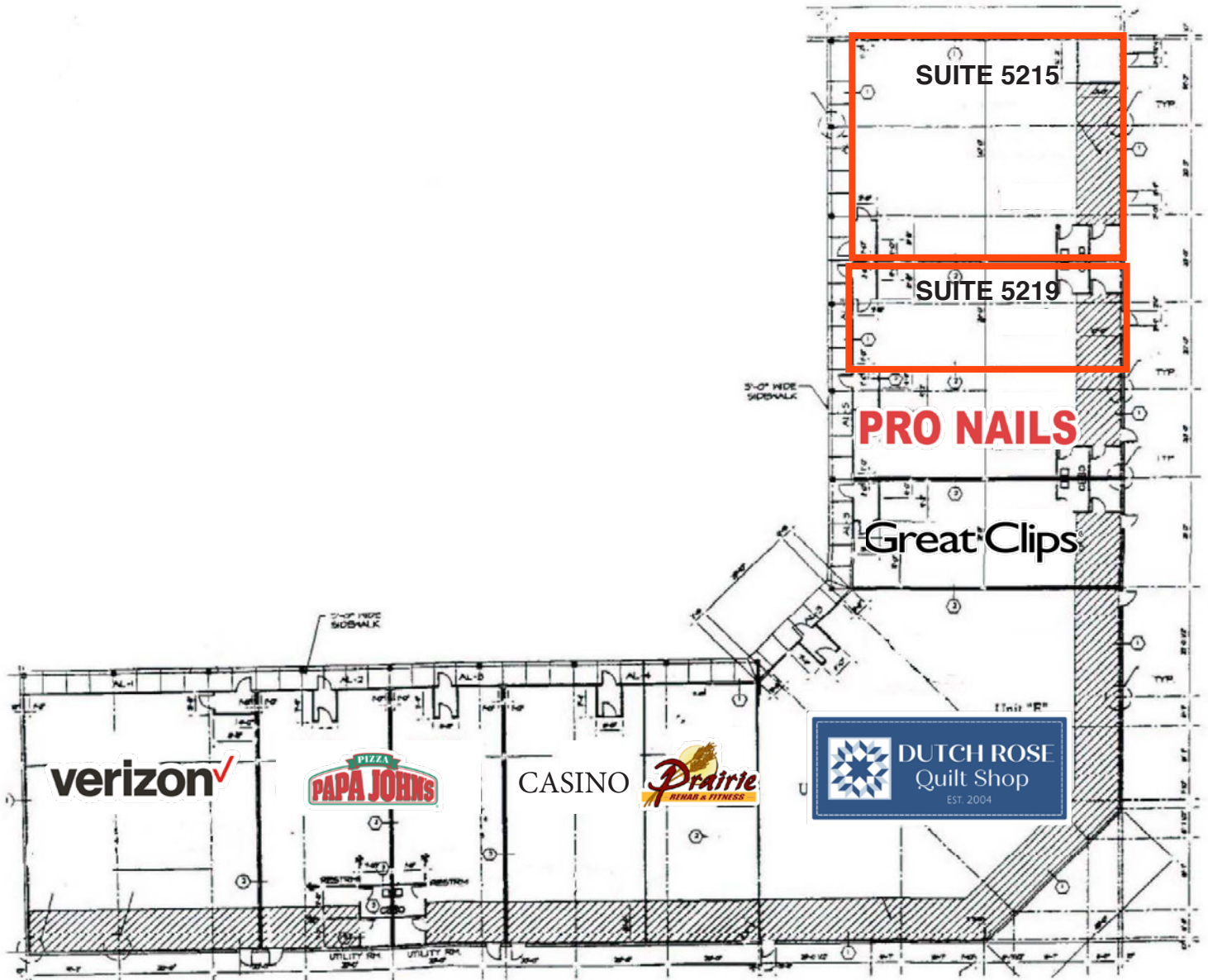
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## FLOOR PLAN

Concept only; subject to change



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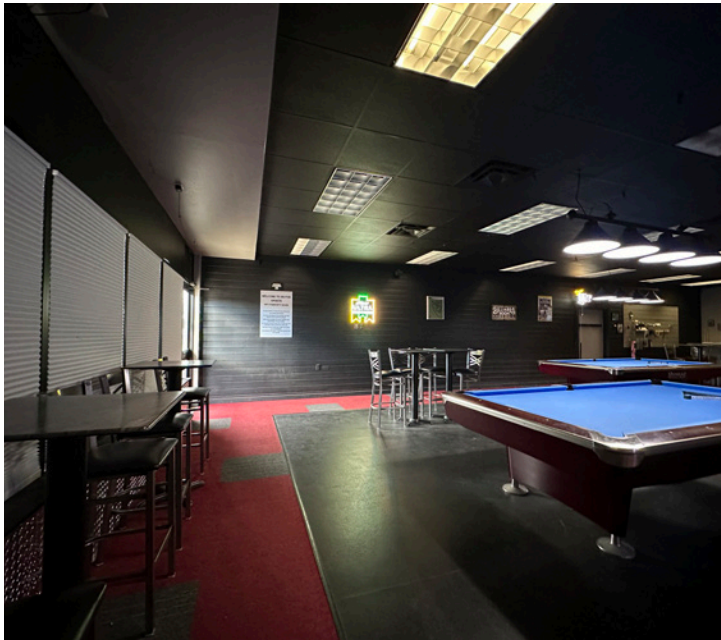


## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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## SIGNAGE PHOTOS



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## SITE AERIAL



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## SITE 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](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

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## AREA MAP



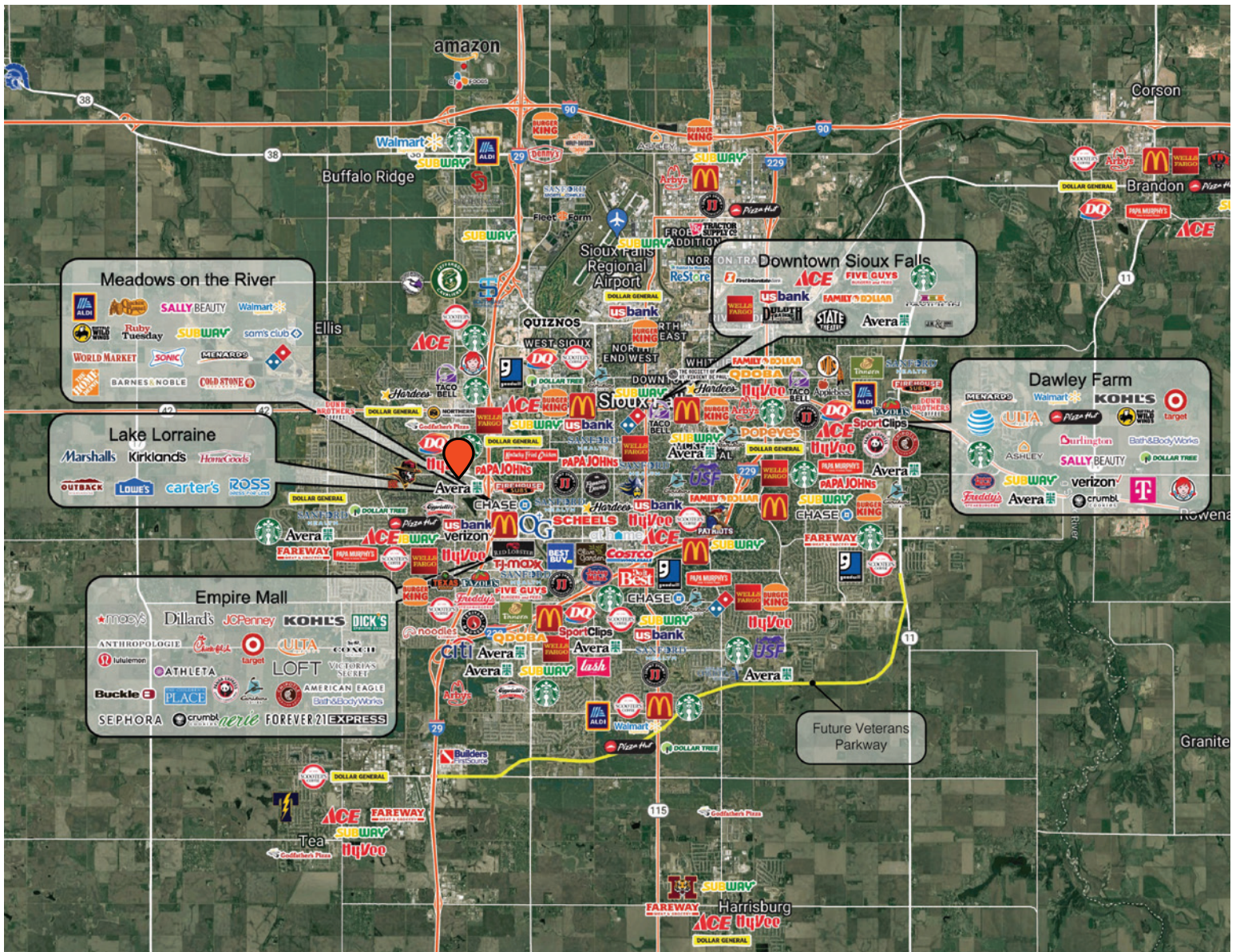
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## CITY MAP



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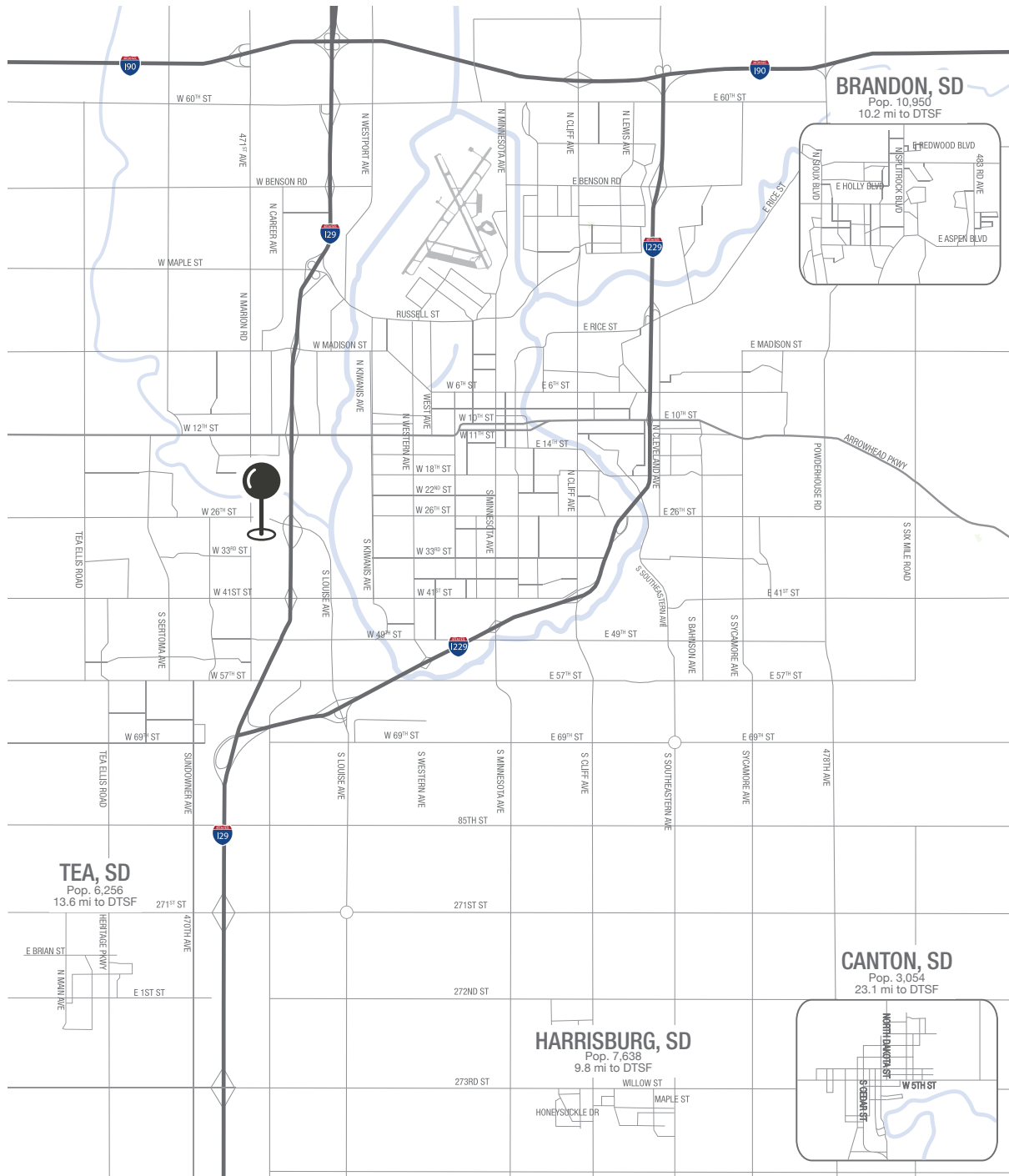
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## MSA MAP



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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