



# VALLEY WEST

## RETAIL SPACE FOR LEASE



945 S Marion Rd, Suite 105,  
Sioux Falls, SD 57106



650 SF +/-



\$12.00 / SF NNN  
Estimated NNN: \$4.76 / SF

### LOCATION

Located along S Marion Rd, between W 12th Street and W 26th Street, providing traffic from multiple directions. One mile off of I-29, Exit 79; Exit 79 serves as an interchange with 12th Street, which leads to the downtown community.

### DESCRIPTION

- Former barbershop space with a flexible floor plan
- 81 surface parking spaces on-site
- Monument and building signage available
- Multiple access points on Marion Road
- S Marion Rd draws in ~14,000 VPD
- Suite 105 is located between Paws In Spaws and The Thirsty Duck
- Westside Plaza is anchored by Westside Liquor Stadium, The Thirsty Duck, and Westside Glass Emporium
- Near Woody's Pub & Grill, O'Reilly Auto Parts, The Attic Bar and Grill West, and Dumham Park
- Surrounded by residential housing with 4,276 units in a 1-mile radius
- Available now

**SCOTT BLOUNT** | 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

## 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.
650 SF	\$12.00/SF NNN	\$4.76/SF	\$16.76/SF	\$10,894.00	\$907.83

## 2024 ESTIMATED NNN INFORMATION

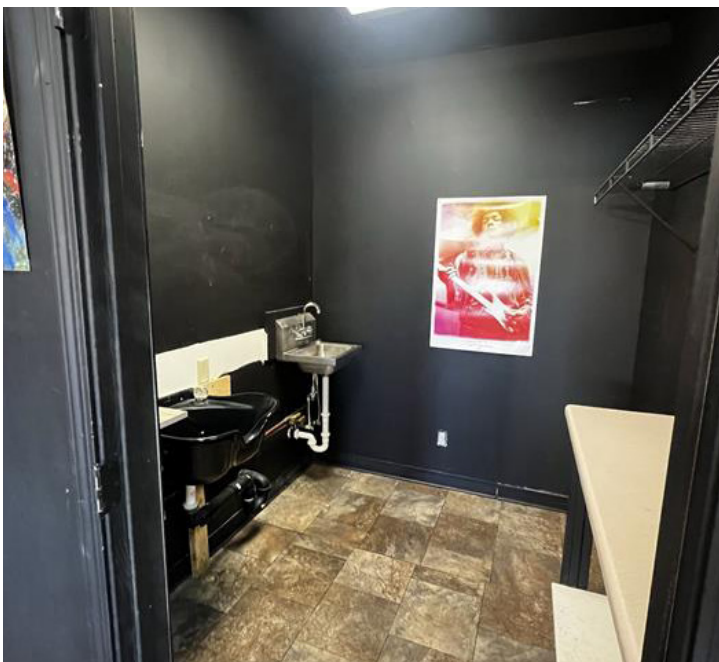
NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.69*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.30*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.77*
<b>Total</b>	-	<b>\$4.76</b>

## UTILITY INFORMATION

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

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## INTERIOR PHOTOS



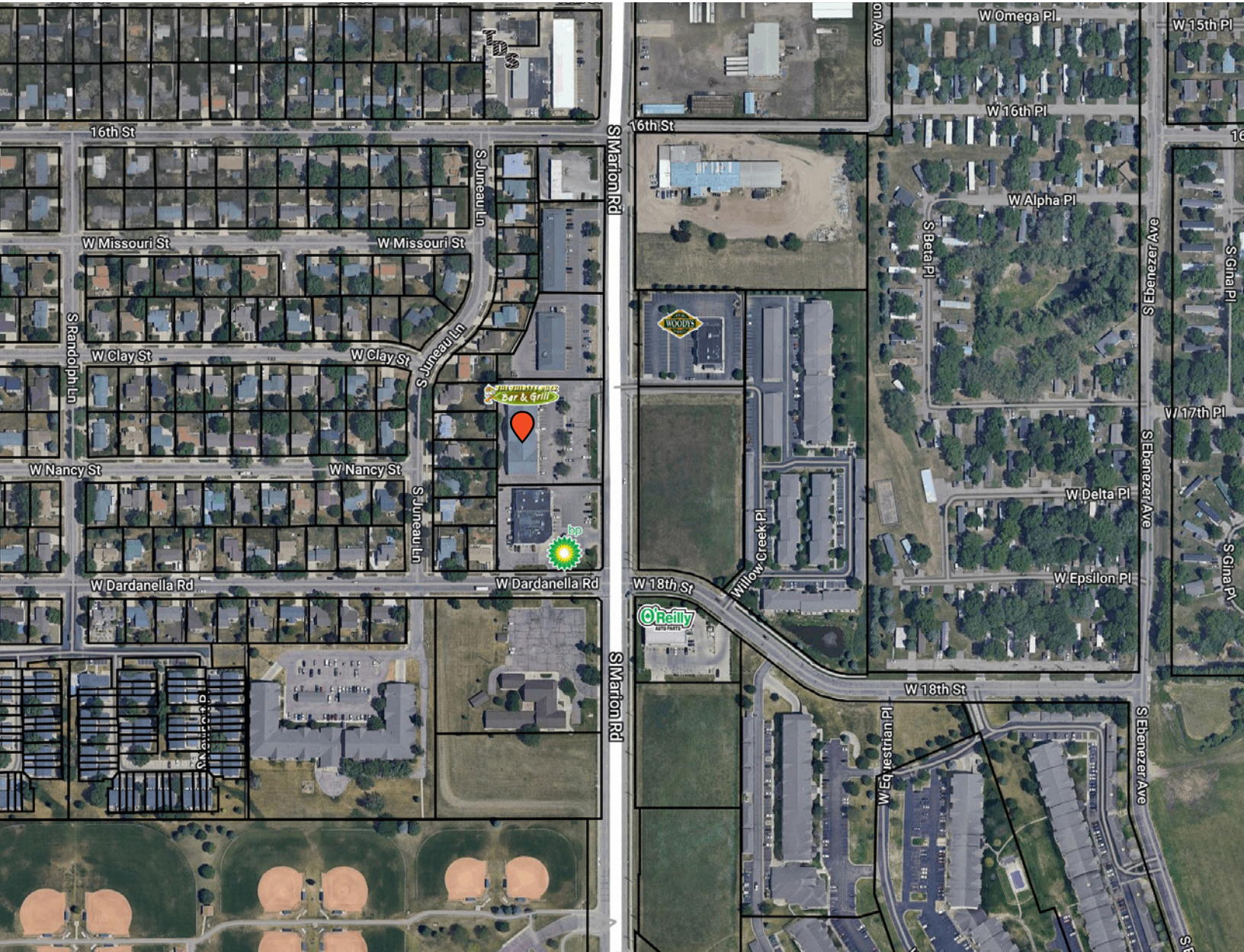
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## EXTERIOR PHOTOS



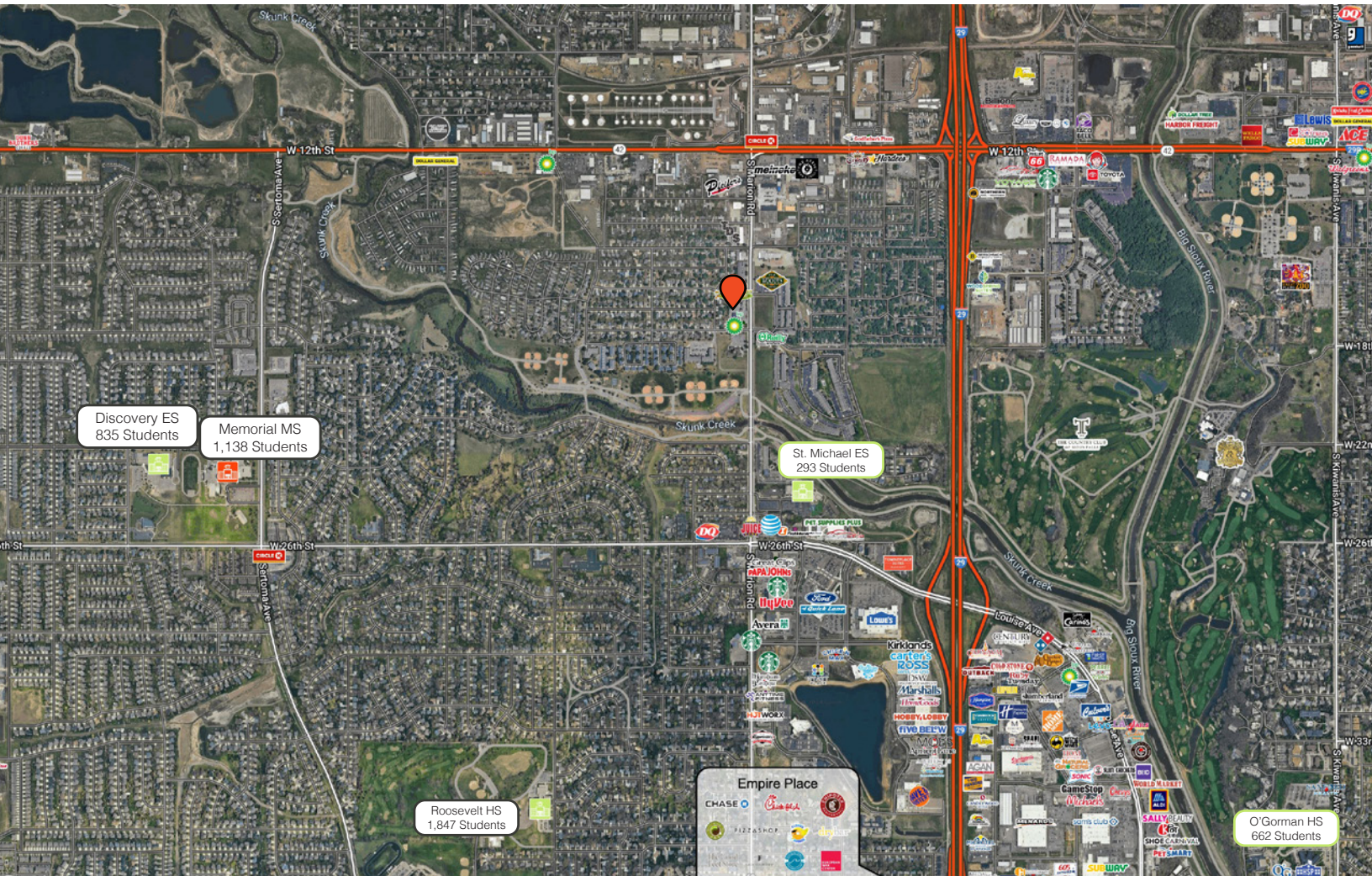
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# SITE MAP



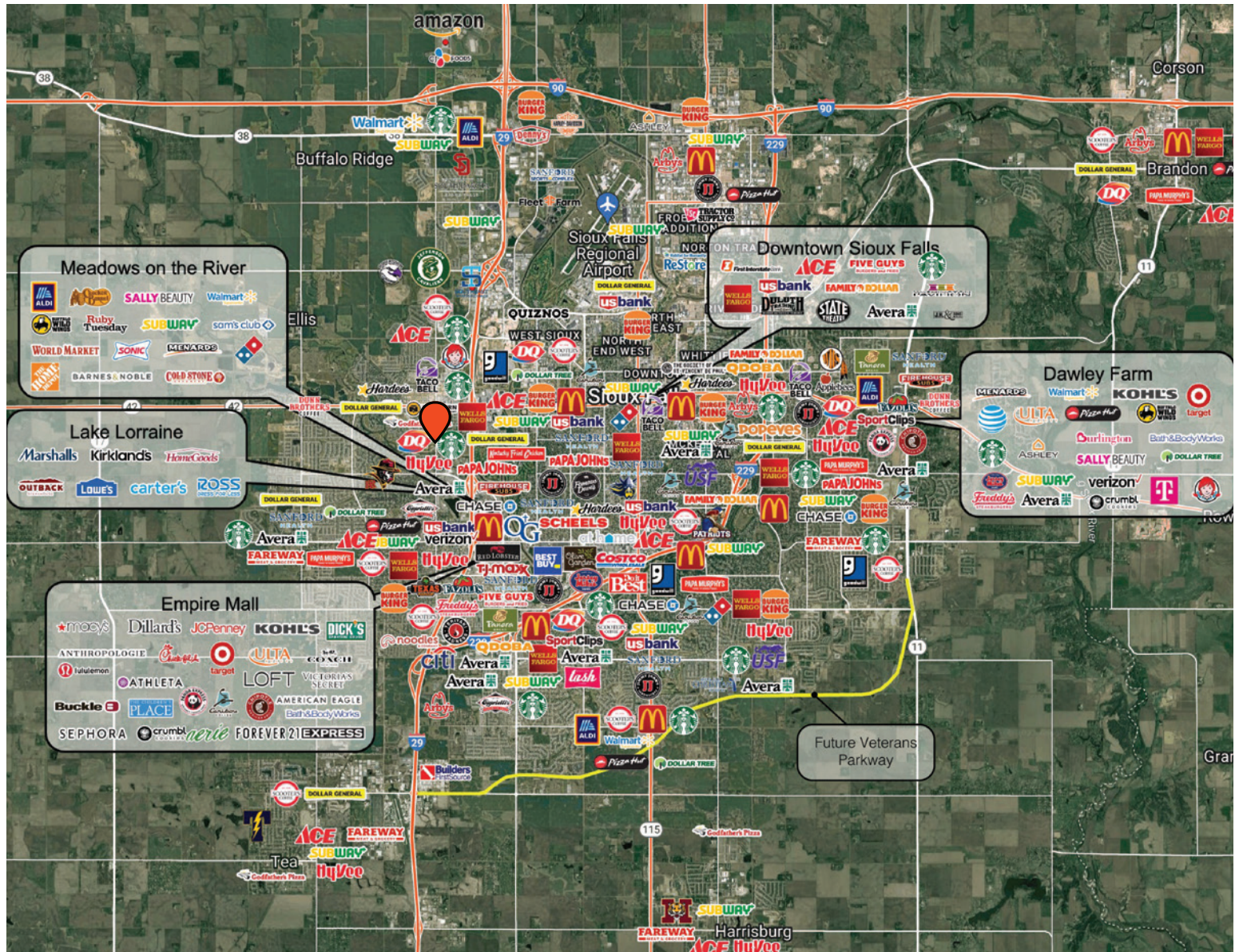
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## AREA MAP



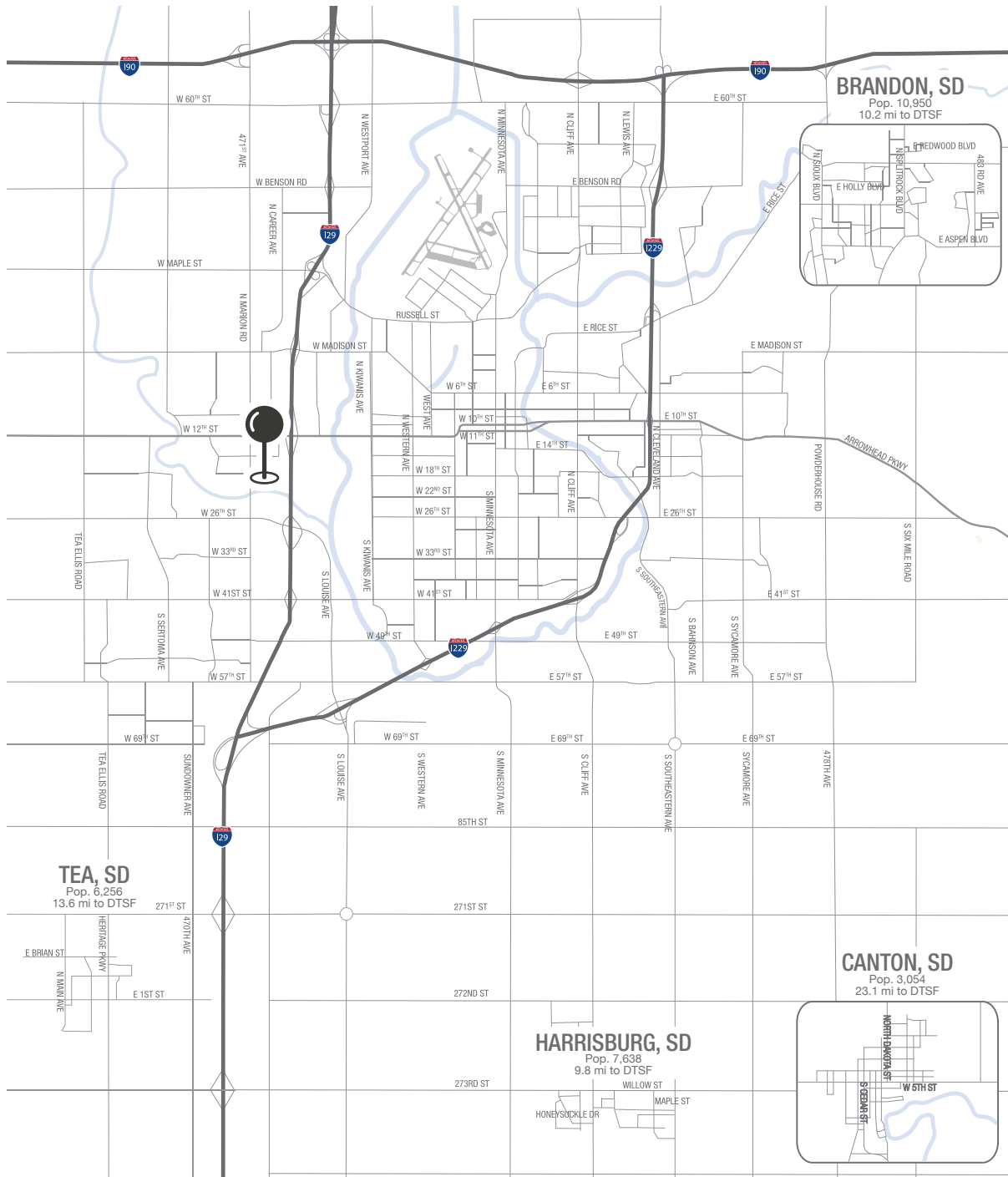
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## CITY MAP



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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

# MARKET PROFILE

	0.5 miles	1 mile	3 miles
<b>Population Summary</b>			
2010 Total Population	3,441	8,792	65,655
2020 Total Population	3,711	9,401	74,686
2020 Group Quarters	1	82	1,742
2023 Total Population	3,794	9,655	78,417
2023 Group Quarters	1	82	1,746
2028 Total Population	3,796	9,665	81,772
2023-2028 Annual Rate	0.01%	0.02%	0.84%
2023 Total Daytime Population	2,381	8,894	88,056
Workers	887	4,999	54,829
Residents	1,494	3,895	33,227
<b>Household Summary</b>			
2010 Households	1,582	3,719	27,434
2010 Average Household Size	2.17	2.36	2.30
2020 Total Households	1,738	3,952	31,396
2020 Average Household Size	2.13	2.36	2.32
2023 Households	1,781	4,076	32,946
2023 Average Household Size	2.13	2.35	2.33
2028 Households	1,791	4,096	34,397
2028 Average Household Size	2.12	2.34	2.33
2023-2028 Annual Rate	0.11%	0.10%	0.87%
2010 Families	761	2,192	15,349
2010 Average Family Size	2.92	2.96	2.96
2023 Families	761	2,202	17,430
2023 Average Family Size	3.05	3.08	3.11
2028 Families	750	2,181	18,018
2028 Average Family Size	3.05	3.09	3.12
2023-2028 Annual Rate	-0.29%	-0.19%	0.67%
2023 Housing Units	1,855	4,276	35,167
Owner Occupied Housing Units	41.5%	57.0%	53.5%
Renter Occupied Housing Units	54.5%	38.3%	40.2%
Vacant Housing Units	4.0%	4.7%	6.3%
<b>Median Household Income</b>			
2023	\$53,790	\$63,365	\$65,198
2028	\$58,619	\$72,249	\$74,516
<b>Median Age</b>			
2010	29.6	33.0	32.2
2020	31.9	34.9	34.8
2023	32.5	34.8	35.1
2028	32.3	35.9	35.6
<b>2023 Population by Sex</b>			
Males	1,957	4,891	38,471
Females	1,837	4,764	39,946
<b>2028 Population by Sex</b>			
Males	1,939	4,863	39,921
Females	1,857	4,802	41,852
<b>Data for all businesses in area</b>			
	<b>0.5 miles</b>	<b>1 mile</b>	<b>3 miles</b>
Total Businesses:	107	350	3,042
Total Employees:	972	4,782	52,177