



STADIUM CROSSING I

RETAIL SUITE FOR LEASE



1506 E. 69th Street,
Sioux Falls, SD 57108



1,010 SF +/-



\$21.00 / SF NNN
Estimated NNN: \$8.17 / SF
TIA: \$25.00 / SF

LOCATION

Located near the corner of E 69th Street and Cliff Avenue, Stadium Crossing I is across the street from the University of Sioux Falls Sports Complex and Sioux Falls Christian School. This property is in Southern Sioux Falls, known for its upscale atmosphere and vibrant growth. This site is positioned less than 2-miles north of the future Veterans Parkway, which will mirror I-229, acting as a main transportation path in Sioux Falls.

DESCRIPTION

- Suite 1506 is in shell condition, ready for tenant build-out requests
- Ceiling height is 12' to the bottom of the trusses
- Front and rear parking with a combined total of 60 shared parking spaces
- Full access point off E 69th St and Cliff Avenue
- Co-tenants include HotWorx, Queen Nails, Atomic Wings, and VanLaecken Orthodontics
- Direct neighbors include B&G Milkyway, Casey's, Roundhouse Brew Pub, Starbucks, Gloss Nail Spa, and Year Round Brown
- 258 new multi-family units directly north of Stadium Crossing Strip Malls
- Dense residential area containing 4,557 housing units in a 1-mile radius

ALEXIS MAHLEN | 605.321.4861 | alexis@lloydcompanies.com

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@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.	TIA
1,010 SF	\$21.00/SF NNN	\$8.17/SF	\$29.17/SF	\$29,461.70	\$2,455.14	\$25.00/SF

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.96*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.46*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.75*
Total	-	\$8.17
CAM includes the following utilities: Water & Sewer, and Trash		

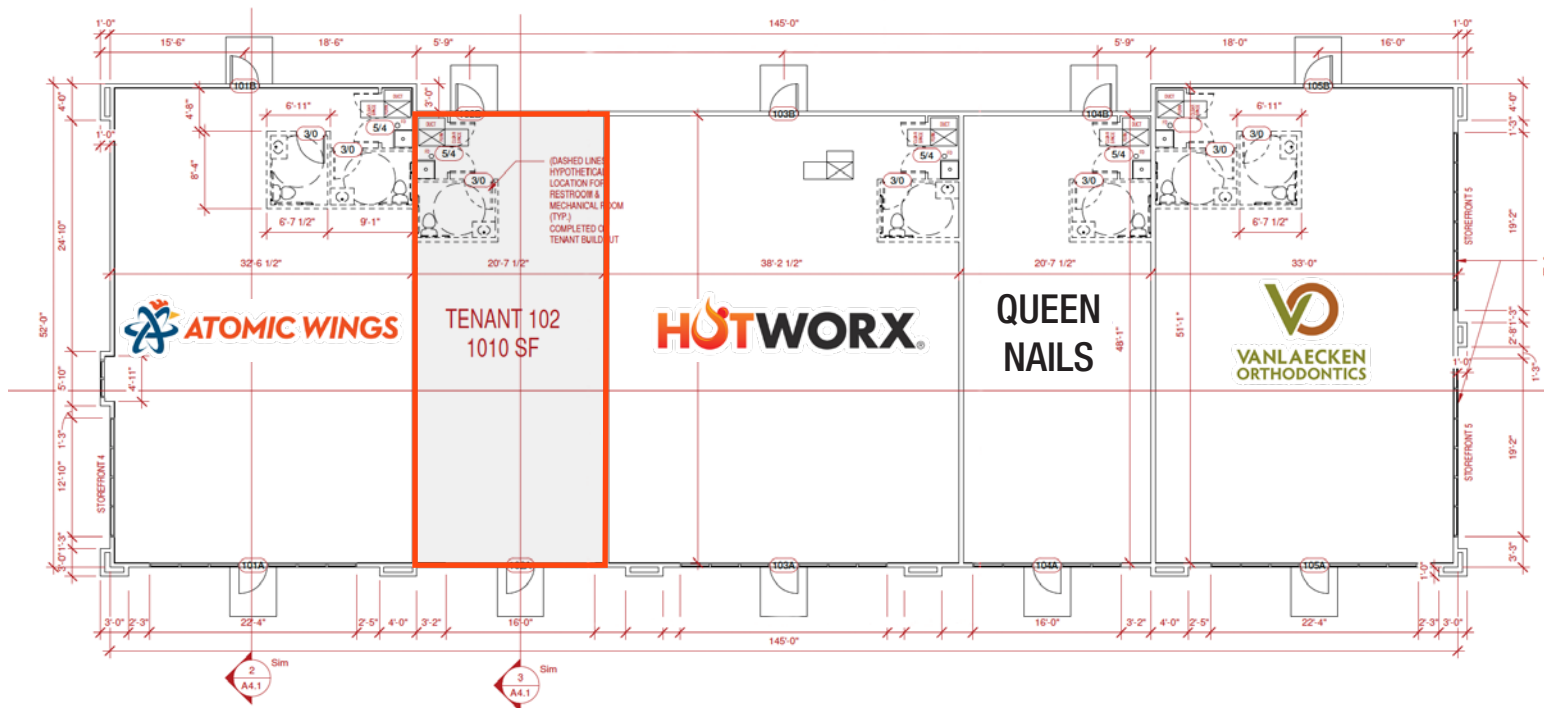
UTILITY INFORMATION

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

ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

FLOOR PLAN

Concept only; subject to change



ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com
RAQUEL BLOUNT, sior 605.728.9092 | raquel@lloydcompanies.com

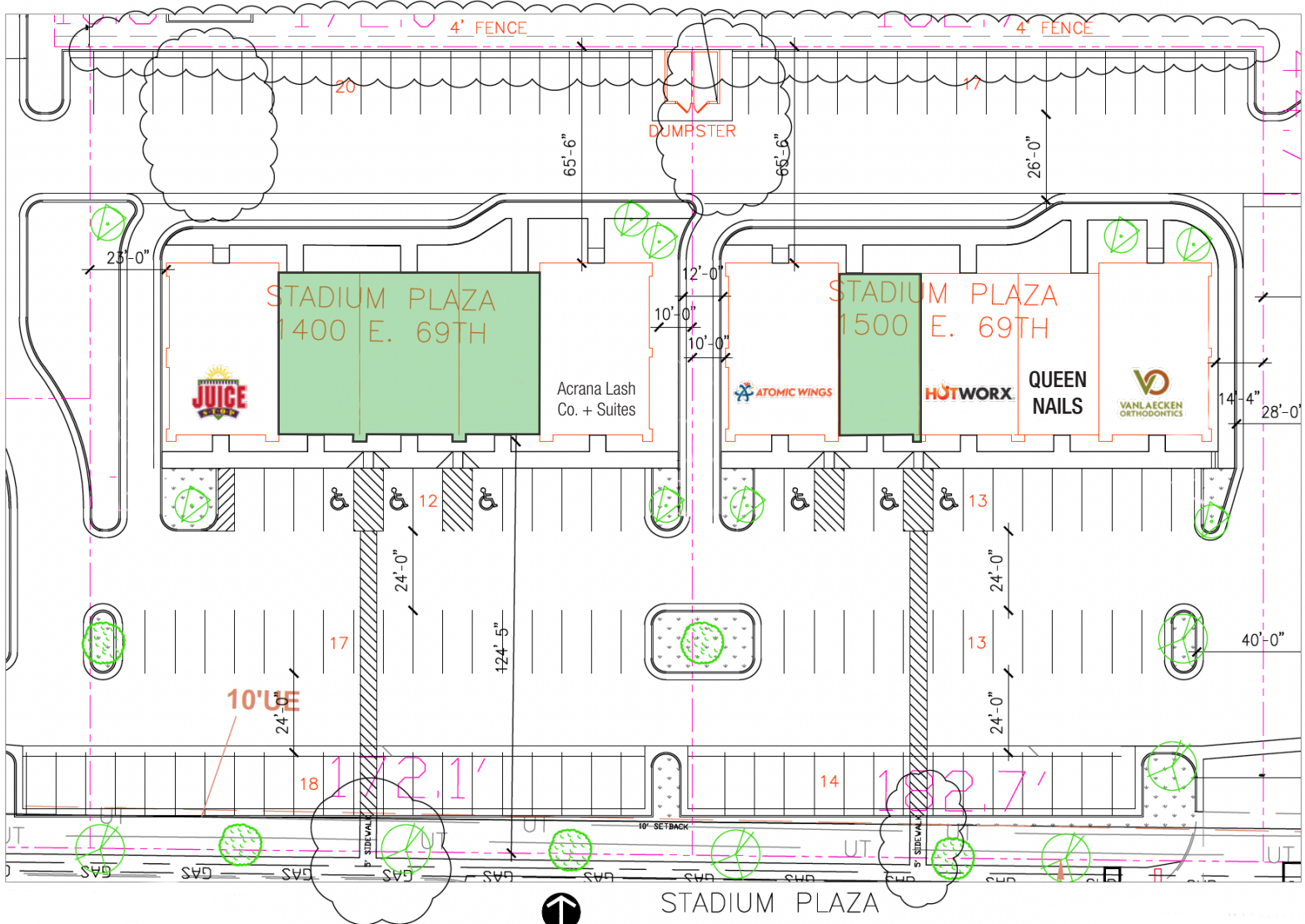
STADIUM CROSSING I


RETAIL SUITE FOR LEASE



SITE PLAN

Concept only; subject to change



 = available

ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

STADIUM CROSSING I

RETAIL SUITE FOR LEASE



DRONE PHOTOS



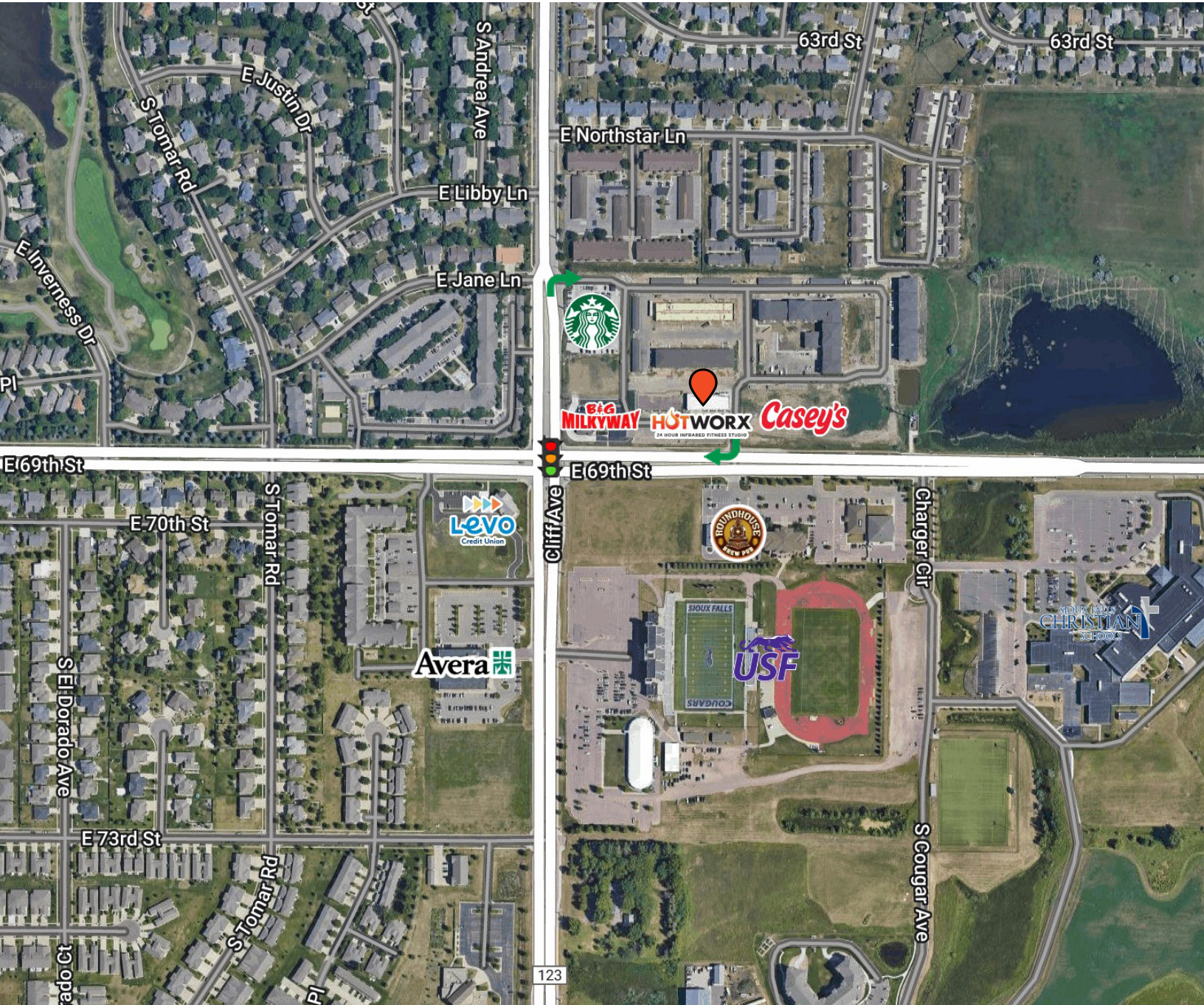
ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

STADIUM CROSSING I

RETAIL SUITE FOR LEASE



SITE MAP



ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

STADIUM CROSSING I

RETAIL SUITE FOR LEASE



AREA MAP



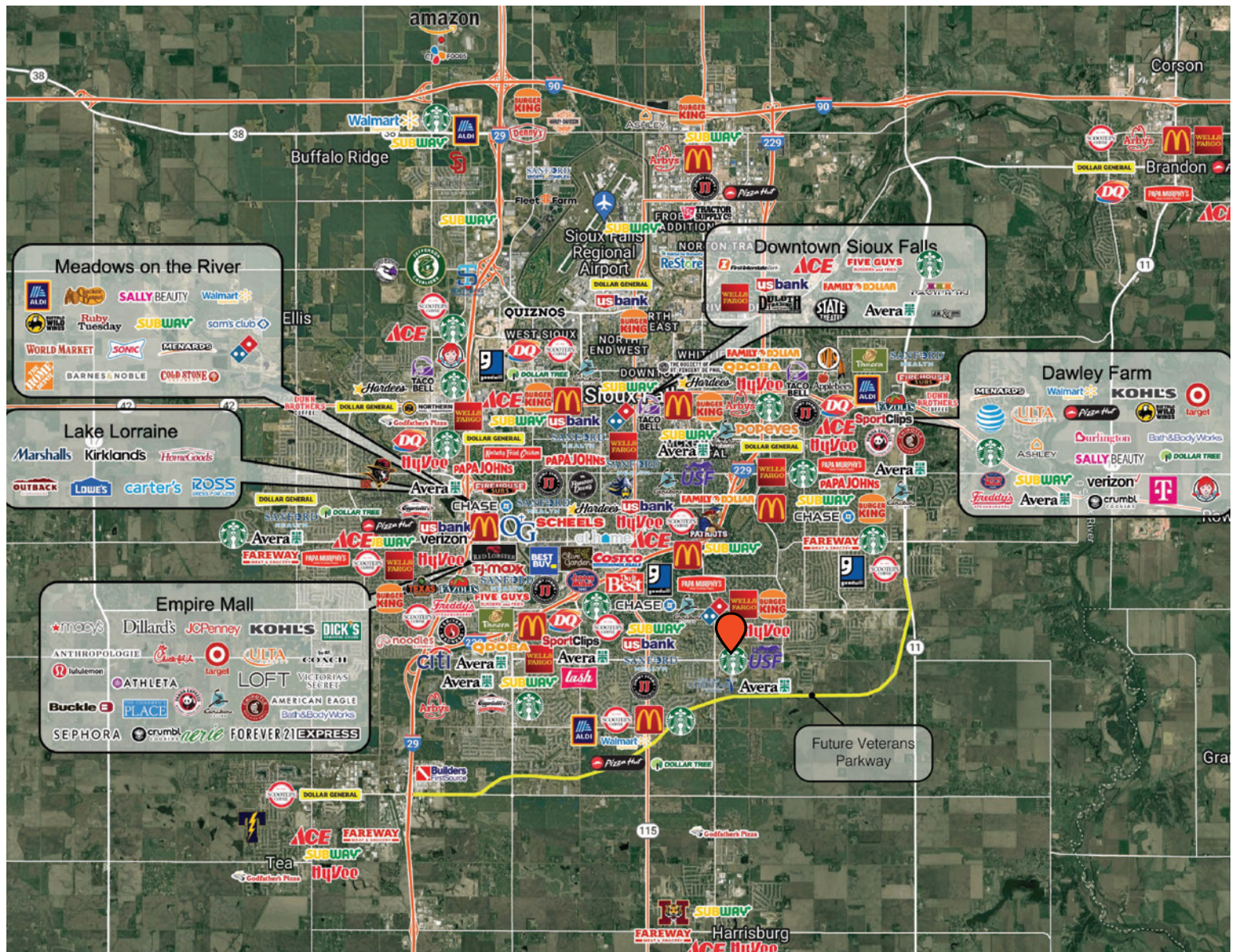
ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

STADIUM CROSSING I

RETAIL SUITE FOR LEASE



CITY MAP



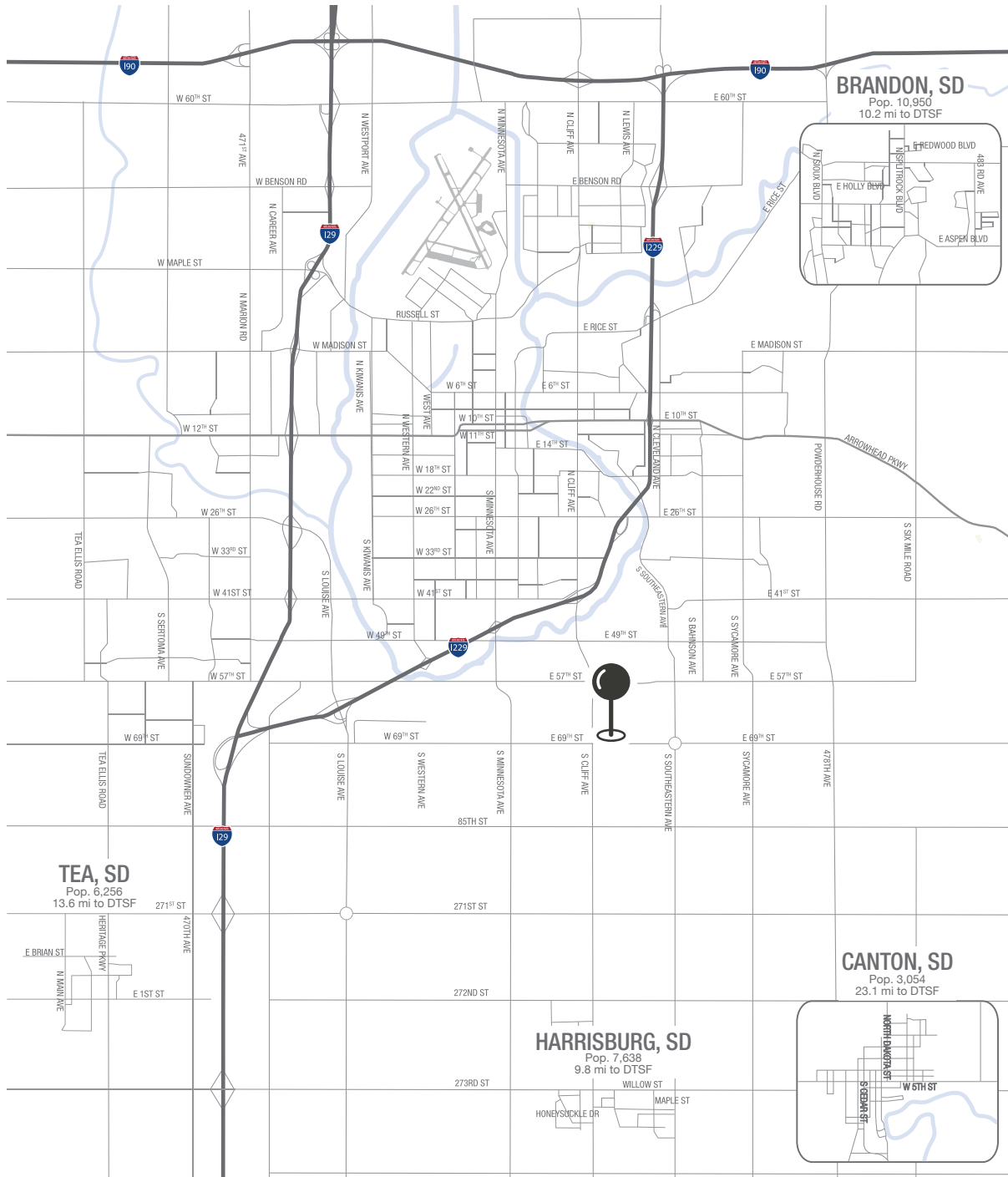
ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

STADIUM CROSSING I

RETAIL SUITE FOR LEASE



MSA MAP



ALEXIS MAHLEN 605.321.4861 | alexis@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

STADIUM CROSSING I

RETAIL SUITE FOR LEASE



SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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)

2.0%

Minnehaha Unemployment Rate
(October 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



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