

STADIUM CROSSING I

RETAIL SUITE FOR LEASE

LLOYD

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

1,010 SF +/-

$21.00 / SF NNN
Estimated NNN: $10.11 / SF
TIA: $25.00 / SF

LOCATION

Located near the corner of East 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, VanLaecken Orthodontics, and The Back Nine
- 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

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BUILDING COSTS

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

Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
1,010 SF	$21.00/SF NNN	$10.11/SF	$31.11/SF	$31,421.10	$2,618.43	$25.00/SF

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	$3.96*
Property Insurance	Paid by LL, Reimbursed by Tenant	$0.57*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	$5.57*
Total	-	**$10.11**
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

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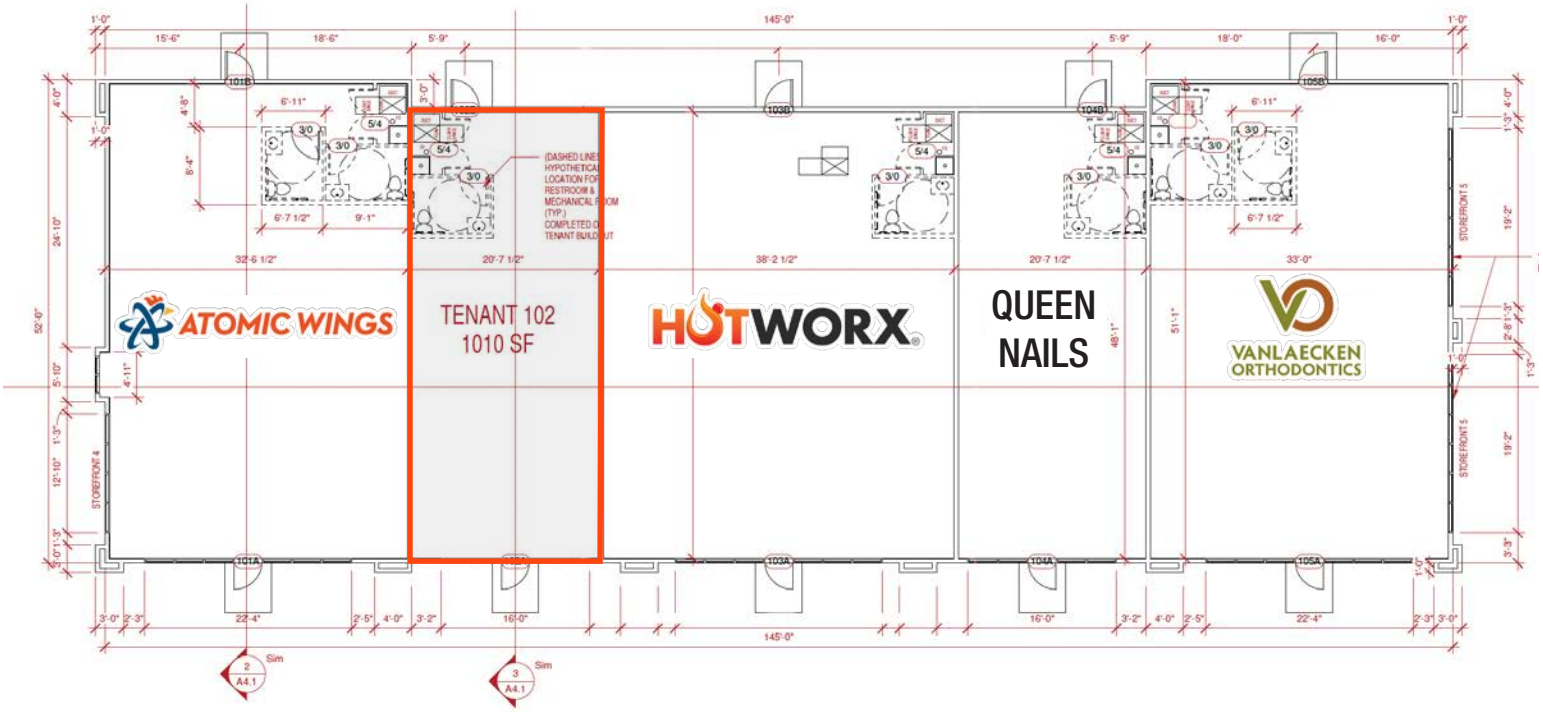
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FLOOR PLAN

Concept only; subject to change



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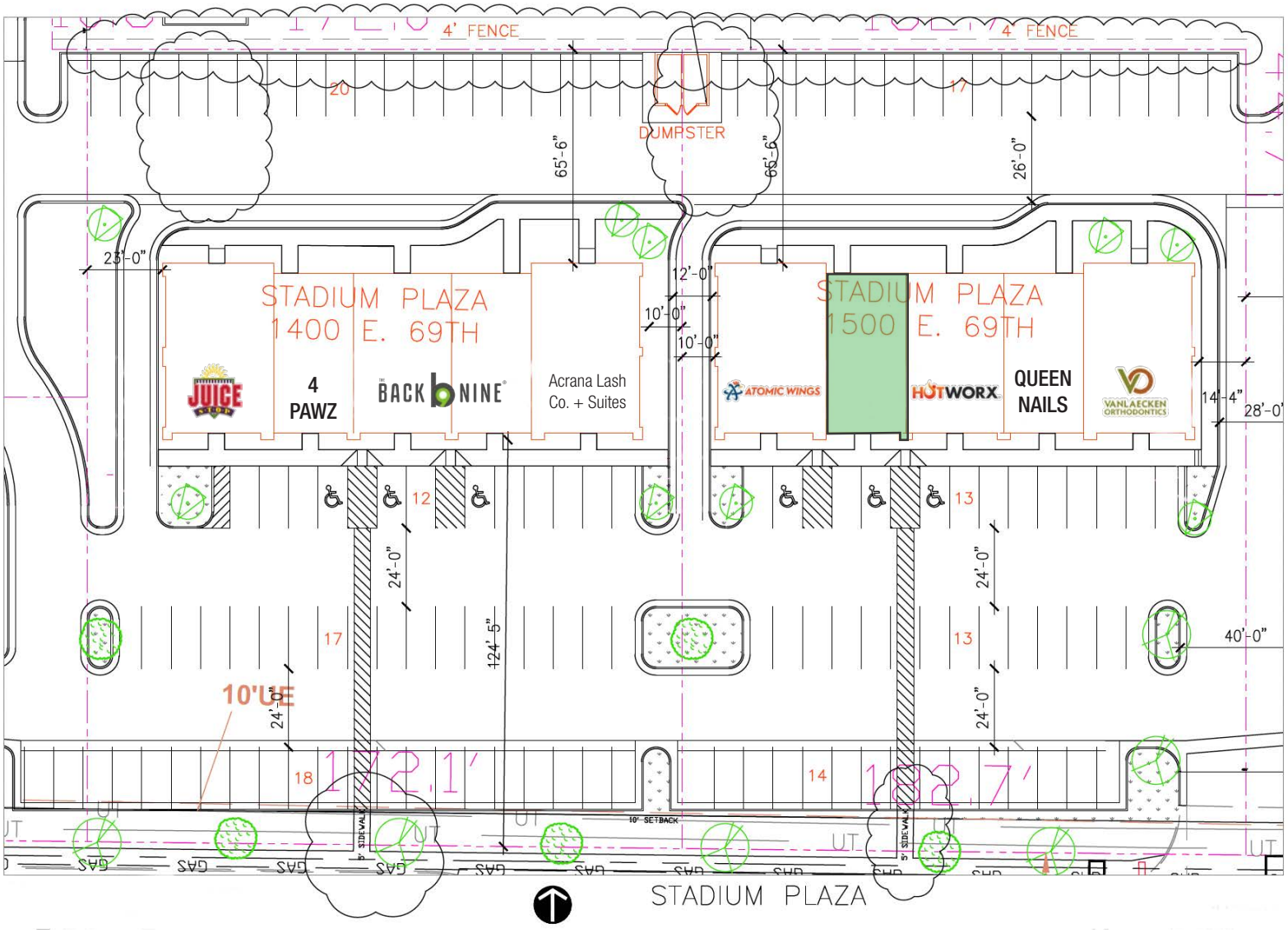
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SITE PLAN

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INTERIOR PHOTOS









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EXTERIOR PHOTOS





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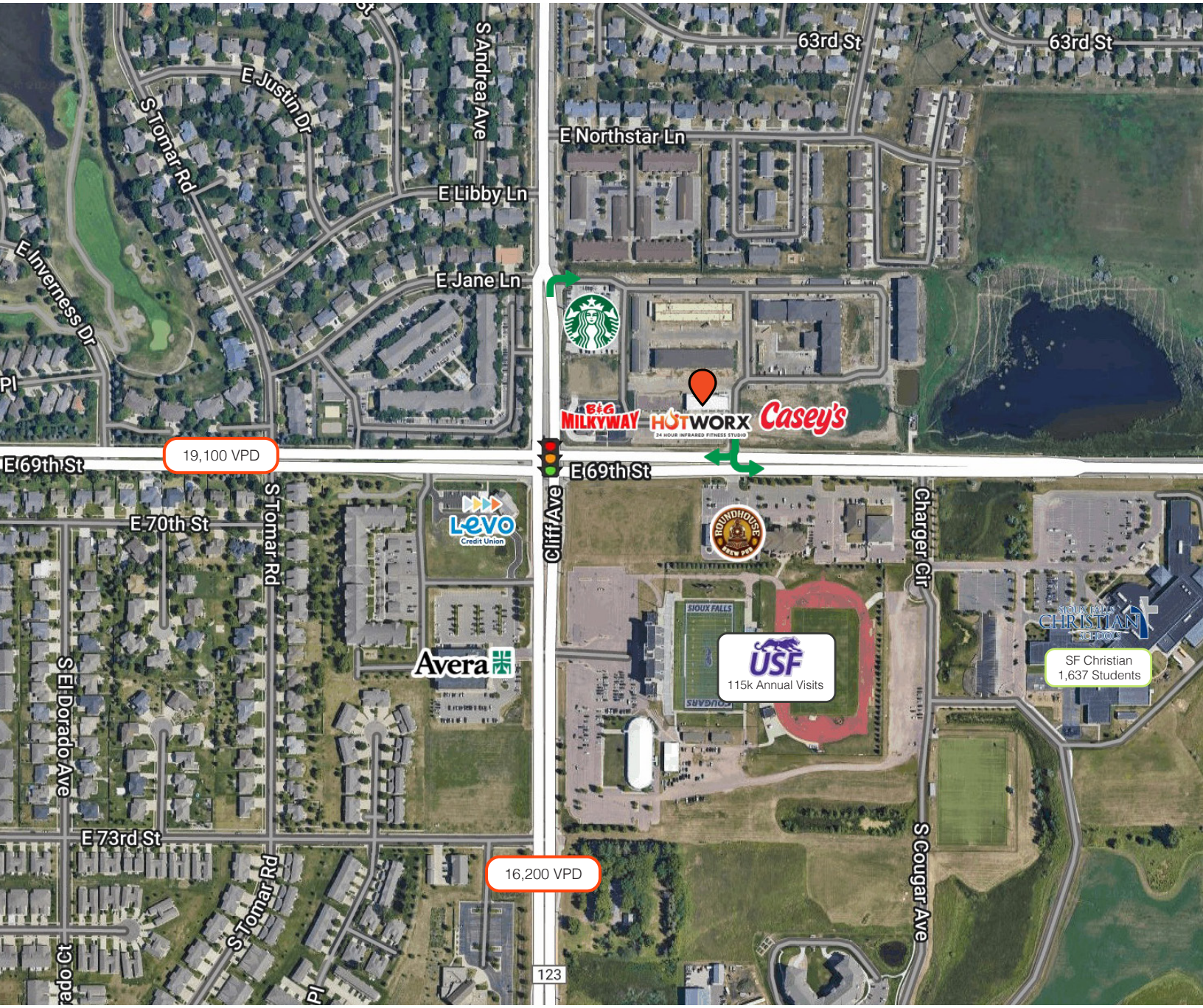
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SITE MAP



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AREA MAP



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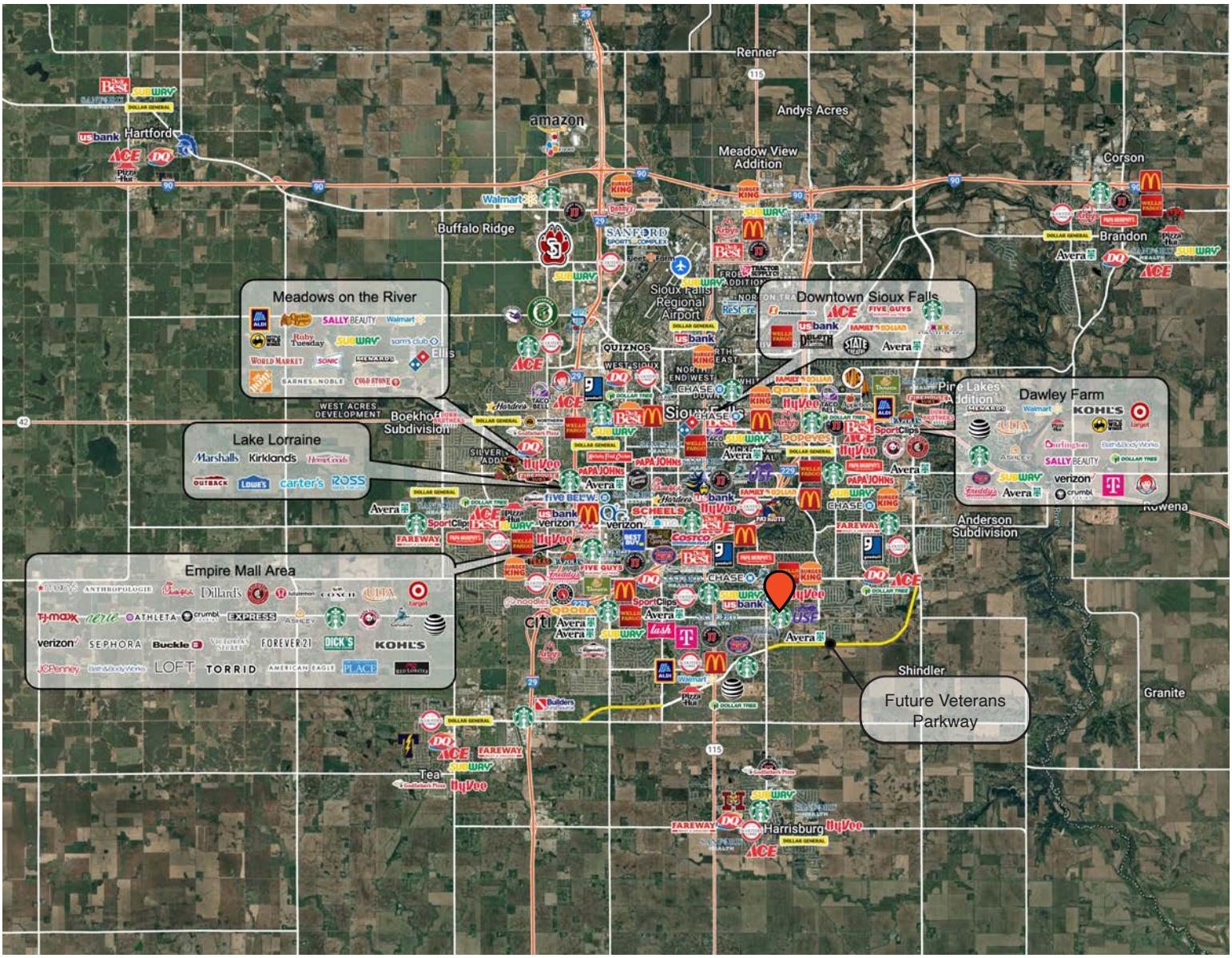
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CITY MAP



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SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

Source: The City of Sioux Falls

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.

FAST FACTS

#1 City for Small Businesses
(B2B Review 2025)

#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)

#6 Best City for Young Couples
(StorageCafe 2026)

Top 25 Safest Cities in America
(WalletHub 2025)

#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%
Sioux Falls MSA Unemployment Rate
(December 2025)

No Corporate Income Tax

#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD HEALTH — 10,929

Avera — 8,200

Sioux Falls School District — 3,627

Smithfield — 3,239

HyVee Employee Owned — 2,390

amazon — 1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,167	40,530	119,472
2020 Total Population	8,975	53,544	146,211
2020 Group Quarters	26	664	2,975
2025 Total Population	10,478	59,183	162,685
2025 Group Quarters	26	665	2,975
2030 Total Population	12,588	65,989	178,888
2024-2029 Annual Rate	3.74%	2.20%	1.92%
2025 Total Daytime Population	7,543	53,853	177,289
Workers	2,520	26,505	103,568
Residents	5,023	27,348	73,721
Household Summary			
2010 Households	2,495	15,712	48,990
2010 Average Household Size	2.47	2.52	2.36
2020 Total Households	3,899	21,552	60,828
2020 Average Household Size	2.30	2.45	2.35
2025 Households	4,533	23,917	67,515
2025 Average Household Size	2.31	2.45	2.37
2030 Households	5,440	26,684	74,247
2030 Average Household Size	2.31	2.45	2.37
2024-2029 Annual Rate	3.72%	2.21%	1.92%
2010 Families	1,784	10,873	29,220
2010 Average Family Size	2.92	3.03	3.00
2025 Families	2,819	15,144	38,315
2025 Average Family Size	2.91	3.07	3.12
2030 Families	3,332	16,727	41,865
2030 Average Family Size	2.93	3.09	3.13
2024-2029 Annual Rate	3.40%	2.01%	1.79%
2025 Housing Units	4,740	25,160	73,176
Owner Occupied Housing Units	68.6%	62.8%	51.4%
Renter Occupied Housing Units	27.0%	32.2%	40.9%
Vacant Housing Units	4.4%	4.9%	7.7%
2025 Population 25+ by Educational Attainment			
Total	7,518	40,045	108,842
Less than 9th Grade	1.0%	0.8%	2.2%
9th - 12th Grade, No Diploma	1.3%	1.6%	2.7%
High School Graduate	14.6%	14.6%	19.5%
GED/Alternative Credential	2.7%	2.1%	3.3%
Some College, No Degree	12.1%	16.7%	18.6%
Associate Degree	9.7%	9.6%	11.1%
Bachelor's Degree	35.9%	34.6%	28.4%
Graduate/Professional Degree	22.7%	19.9%	14.1%
Median Household Income			
2025	$102,016	$99,455	$76,611
2030	$121,476	$114,684	$88,288
Median Age			
2010	38.6	38.2	34.3
2020	42.7	38.4	35.6
2025	42.2	38.8	36.5
2030	42.7	39.4	37.6
2025 Population by Sex			
Males	4,988	28,708	80,723
Females	5,490	30,475	81,962
2030 Population by Sex			
Males	6,017	31,939	88,389
Females	6,570	34,050	90,499

Data for all businesses in area	**1 mile**	**3 miles**	**5 miles**
Total Businesses:	277	2,324	7,289
Total Employees:	2,230	25,172	101,610

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