



# 41ST & VETERANS STRIP MALL

RETAIL FOR LEASE



5701 E. 41st St,  
Sioux Falls, SD 57110



1,500 - 12,200 SF +/-  
\*flexible sizing\*



\$25.00 - \$31.00 / SF NNN  
Est. NNN: \$7.50 / SF  
TIA: \$30.00 / SF

## LOCATION

Situated along East 41st St and Veterans Parkway, this future strip mall offers excellent accessibility. A major connection improvement is underway that will further establish Veterans Parkway as a continuous regional corridor, designed to mirror the function of I-229.

## DESCRIPTION

- Estimated construction completion: 2026
- East endcap offers potential for a double-lane drive-thru configuration
- Dedicated drive-thru queue with capacity for up to 22 vehicles
- West endcap offers potential for 2,000 SF +/- of outdoor patio space
- Proposed access point off S Centerfield Place
- 69 total parking stalls planned
- Direct neighbors include B&G MilkyWay, SportGames Center, Truks-N-Trykes Playcare, Valvoline Oil, Kwik Star, Circle K, and Harr & Lemme
- Supportive, growing residential area with 5,162 housing units within a 1-mile radius
- 1 mile north of the future 100-acre Founder's Crossing/Good Samaritan Campus

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605.728.9092 | raquel@lloydcompanies.com

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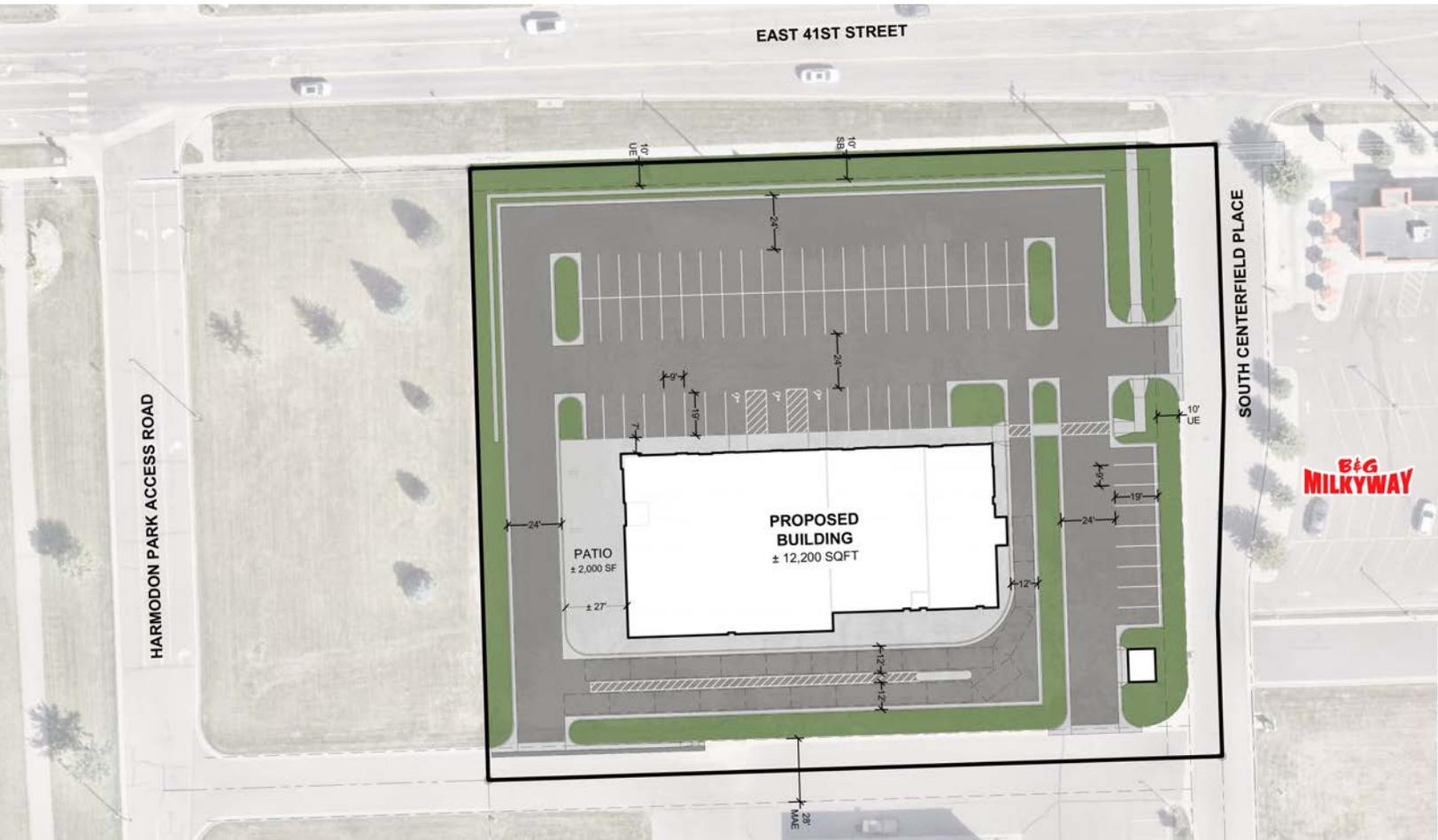
### BUILDING COSTS

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

Site	Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	TIA
Strip Mall End-Cap	Based on Tenant's Desired Size	\$31.00 / SF	\$7.50 / SF	\$38.50 / SF	\$30.00/SF
Strip Mall In-Line	Based on Tenant's Desired Size	\$25.00 / SF	\$7.50 / SF	\$32.50 / SF	\$30.00/SF

### SITE PLAN

Concept only; subject to change



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## SITE MAP



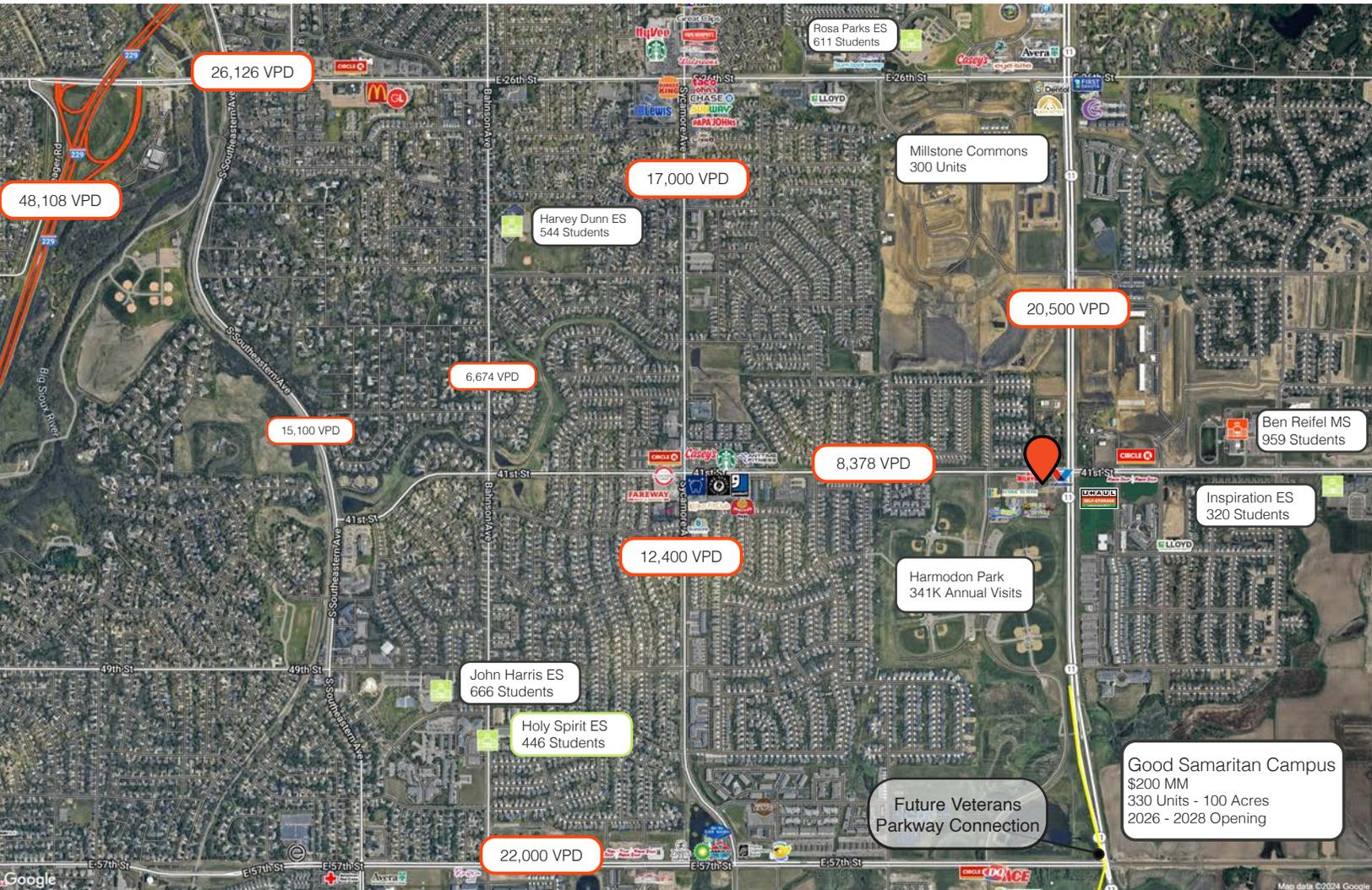
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## AREA MAP



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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)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)

**4M**

# of Visitors to Sioux Falls in 2024

**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



3,627

**Smithfield**

3,239

**HyVee**  
EMPLOYEE OWNED

2,390

**amazon**

1,600

# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	4,609	38,399	88,470
2020 Total Population	9,537	52,796	107,675
2020 Group Quarters	30	405	2,392
2025 Total Population	11,187	61,636	120,499
2025 Group Quarters	30	406	2,393
2030 Total Population	12,497	68,114	132,149
2024-2029 Annual Rate	2.24%	2.02%	1.86%
2025 Total Daytime Population	6,902	41,074	127,902
Workers	1,764	13,348	73,689
Residents	5,138	27,726	54,213
<b>Household Summary</b>			
2010 Households	1,693	14,800	34,805
2010 Average Household Size	2.72	2.58	2.44
2020 Total Households	3,751	20,682	43,619
2020 Average Household Size	2.53	2.53	2.41
2025 Households	4,458	24,200	49,047
2025 Average Household Size	2.50	2.53	2.41
2030 Households	5,003	26,861	53,997
2030 Average Household Size	2.49	2.52	2.40
2024-2029 Annual Rate	2.33%	2.11%	1.94%
2010 Families	1,253	10,479	21,880
2010 Average Family Size	3.21	3.07	3.05
2025 Families	2,886	15,671	28,893
2025 Average Family Size	3.17	3.14	3.11
2030 Families	3,205	17,223	31,533
2030 Average Family Size	3.17	3.15	3.12
2024-2029 Annual Rate	2.12%	1.91%	1.76%
2025 Housing Units	5,162	26,310	53,262
Owner Occupied Housing Units	51.0%	59.3%	54.9%
Renter Occupied Housing Units	35.4%	32.7%	37.2%
Vacant Housing Units	13.6%	8.0%	7.9%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	7,198	40,724	80,825
Less than 9th Grade	2.4%	2.3%	2.4%
9th - 12th Grade, No Diploma	1.7%	1.8%	2.7%
High School Graduate	15.4%	17.9%	19.2%
GED/Alternative Credential	1.3%	2.4%	3.3%
Some College, No Degree	16.7%	18.0%	17.9%
Associate Degree	7.9%	10.8%	10.6%
Bachelor's Degree	40.7%	31.8%	29.2%
Graduate/Professional Degree	13.9%	15.0%	14.7%
<b>Median Household Income</b>			
2025	\$89,103	\$90,671	\$80,666
2030	\$112,205	\$106,427	\$94,587
<b>Median Age</b>			
2010	36.5	37.1	35.5
2020	33.9	36.1	36.2
2025	34.3	36.4	37.0
2030	34.9	37.1	37.9
<b>2025 Population by Sex</b>			
Males	5,416	30,378	60,177
Females	5,771	31,258	60,322
<b>2030 Population by Sex</b>			
Males	6,047	33,518	65,740
Females	6,450	34,595	66,409
<b>Data for all businesses in area</b>			
Total Businesses:	1 mile 143	3 miles 1,055	5 miles 5,036
Total Employees:	1,241	11,095	69,995