



8TH & FAIRFAX

WAREHOUSE FOR LEASE



1001 E 8th St,
Sioux Falls, SD 57103



Main Level: 4,630 SF +/-
Building: 8,855 SF +/-
(plus basement)



\$3,100 / Month NNN (main level)
\$4,500 / Month NNN (building)

LOCATION

Located along E 8th St, at the hard corner of 8th St & Fairfax Ave, this property is highly accessible with Cliff Ave, 10th St, and Phillips Ave just moments away. 8th & Fairfax has close access to all major transportation roadways and the BNSF railway for all your business needs. This building is situated just 3 blocks from a large future development.

DESCRIPTION

- Building offers 10' x 10' overhead hanging doors, hanging Reznor heaters on each floor, freight elevator, and ample open area for storage
- Property offers dock-high doors to accommodate semi-trailers and pickups
- 208 3-phase and 200 Amp panels
- 14 surface parking spaces on site as well as street parking with potential to increase number of parking stalls
- Built in 1923, formerly used as the historic Skoug Candy Company manufacturing warehouse
- Area neighbors include In Flower, Dakota Auto Parts, Handy Man Home Remodeling, Tortilleria Hernandez, The Banquet, Bishop Dudley Hospitality House, Nikki's La Mexicana, Monick Yards, and more
- Anchored by a strong business community with 1,675 businesses and 27,660 employees within 1 mile radius
- Within walking distance of the new Cherapa mixed-use development

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

BUILDING COSTS

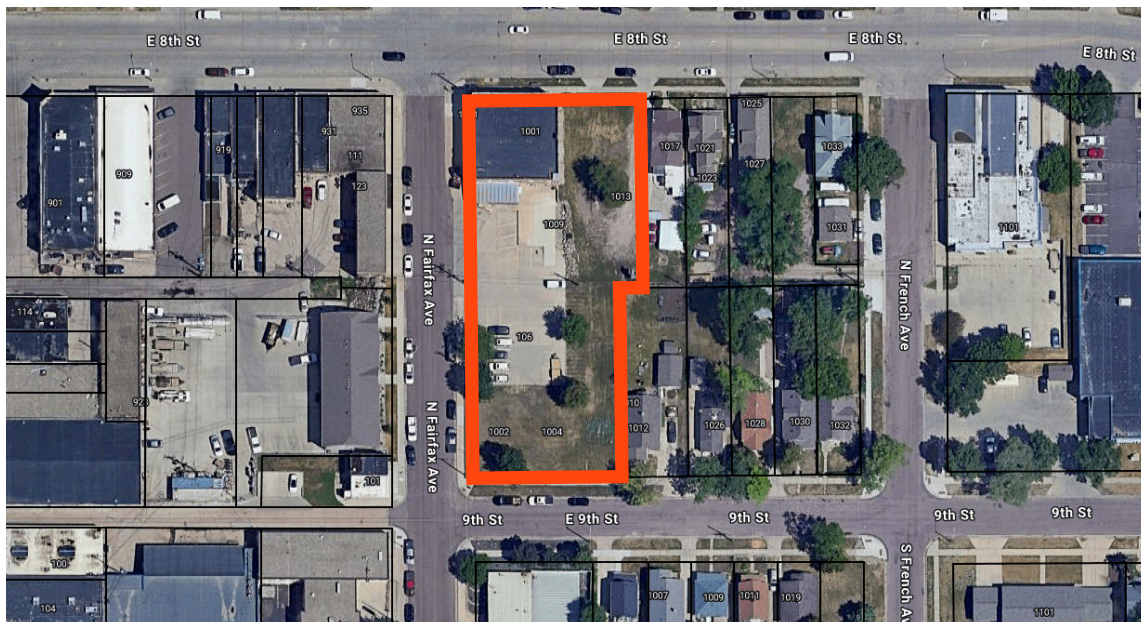
*These numbers are based on estimates and are not guaranteed.

Space	Size	Base Rent	2025 NNN Est.	Monthly Total Est.	Yearly Total Est.
Main Level	4,630 SF +/-	\$3,100 / Month NNN	\$537.00 / Month	\$3,637.00	\$43,644.00
Building	8,855 SF +/-	\$4,500 / Month NNN	\$1,074.00 / Month	\$5,574.00	\$66,888.00

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/Month; for the entire building)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$449.00*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$625.00*
Lawn Care & Snow Removal	Paid by Landlord	-
Total	-	\$1,074.00*

PARCEL



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

INTERIOR PHOTOS



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

8TH & FAIRFAX

WAREHOUSE FOR LEASE

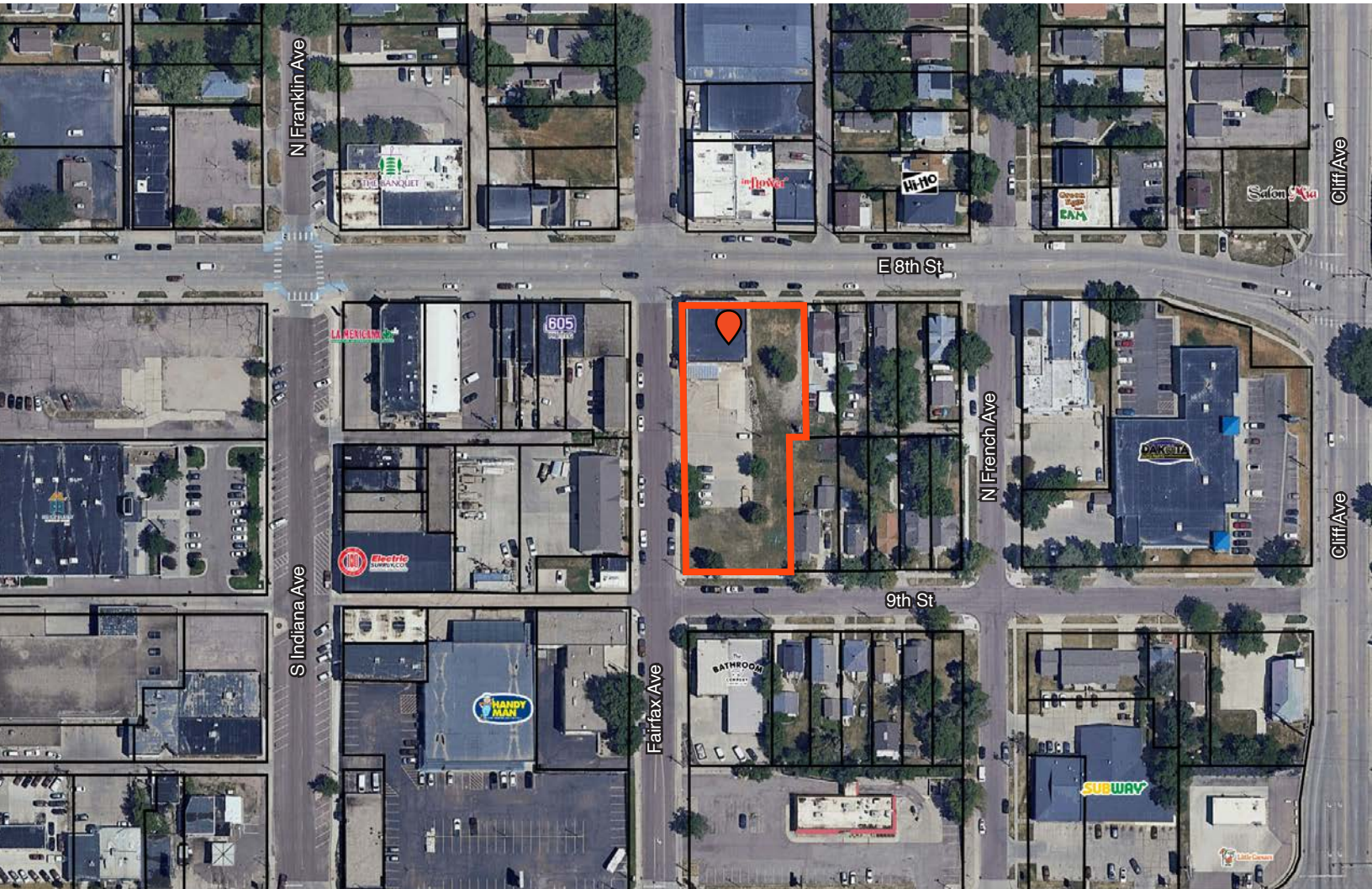


EXTERIOR PHOTOS



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

SITE MAP



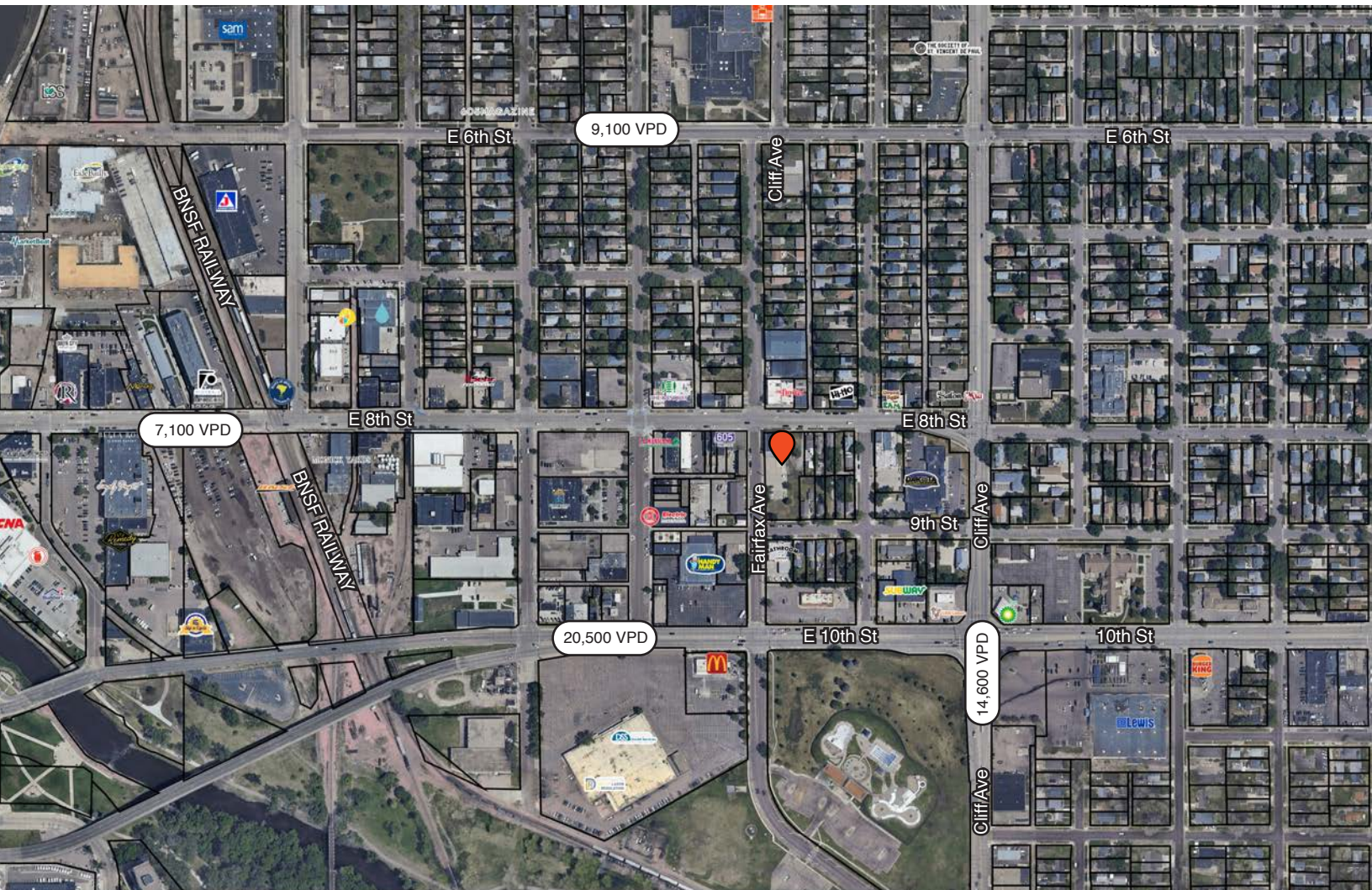
SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

8TH & FAIRFAX

WAREHOUSE FOR LEASE

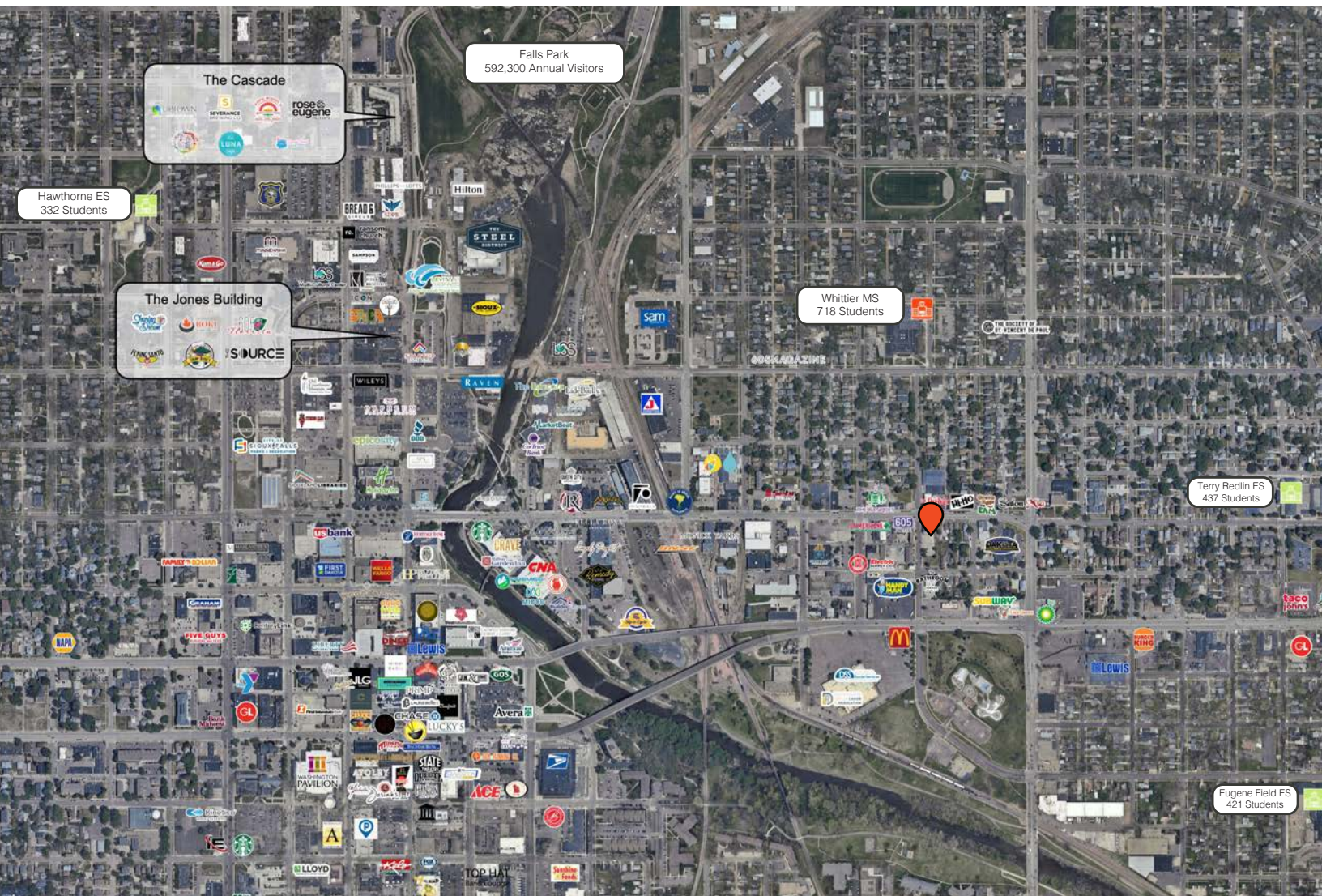


AREA MAP



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

DOWNTOWN MAP



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*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)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate

(September 2024)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,216	80,179	130,349
2020 Total Population	12,830	82,383	153,829
2020 Group Quarters	520	3,832	4,830
2024 Total Population	14,011	85,938	168,290
2024 Group Quarters	499	3,831	4,831
2029 Total Population	15,455	89,393	181,894
2023-2028 Annual Rate	1.98%	0.79%	1.57%
2024 Total Daytime Population	27,008	114,520	206,390
Workers	21,029	77,691	131,627
Residents	5,979	36,829	74,763
Household Summary			
2010 Households	5,429	32,119	52,961
2010 Average Household Size	2.08	2.33	2.35
2020 Total Households	6,060	33,708	63,979
2020 Average Household Size	2.03	2.33	2.33
2024 Total Households	6,603	35,395	69,862
2024 Average Household Size	2.05	2.32	2.34
2029 Total Households	7,314	37,026	75,517
2029 Average Household Size	2.04	2.31	2.34
2023-2028 Annual Rate	2.07%	0.91%	1.57%
2010 Families	2,493	18,331	31,173
2010 Average Family Size	2.98	3.00	2.99
2024 Total Families	2,795	18,828	38,781
2024 Average Family Size	3.04	3.12	3.12
2029 Total Families	3,043	19,459	41,513
2029 Average Family Size	3.05	3.12	3.14
2023-2028 Annual Rate	1.71%	0.66%	1.37%
2024 Housing Units	7,132	37,732	75,504
Owner Occupied Housing Units	37.4%	52.0%	51.7%
Renter Occupied Housing Units	55.2%	41.8%	40.8%
Vacant Housing Units	7.4%	6.2%	7.5%
Median Household Income			
2024	\$55,306	\$64,054	\$70,547
2029	\$62,555	\$74,037	\$82,771
Median Age			
2010	35.4	34.2	34.9
2020	36.6	35.8	36.3
2024	37.2	36.3	36.6
2029	38.6	37.6	37.7
2024 Population by Sex			
Males	7,390	44,626	84,990
Females	6,621	41,312	83,300
2029 Population by Sex			
Males	8,032	46,001	91,039
Females	7,423	43,392	90,855
Data for all businesses in area			
Total Businesses:	1,675	4,723	8,511
Total Employees:	27,660	70,954	123,625

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.