



# TEA C-STORE

## RETAIL FOR SALE



101 W 1st St,  
Tea, SD 57064



Building: 4,190 SF +/-  
Lot: 0.5 Acre +/-



Contact Broker

### LOCATION

This property sits on the hard corner of W 1st Street and N Main Ave in Tea, South Dakota, just 3 miles off I-29. Conveniently near many of the cities' services and attractions like the Police Department, City Hall, American Legion, Community Center, Tea Athletic Complex, multiple city parks, Boss Comedy Club, and the Sky Lounge.

### DESCRIPTION

- Building has 800 SF of separated space that can be leased out or used as a QSR
- Site includes 4 double-sided gas/diesel pumps
- 16 parking spaces on-site with additional parking along Main Avenue
- Building and monument signage for enhanced visibility
- Strong business community with 710 employees and 83 businesses within a 0.5 mile radius
- 1 mile to nearest direct competitor - see page 4
- ~10 minutes off I-29

**MICHAEL RAYNIE** | 605.351.9446 | michael.raynie@lloydcompanies.com



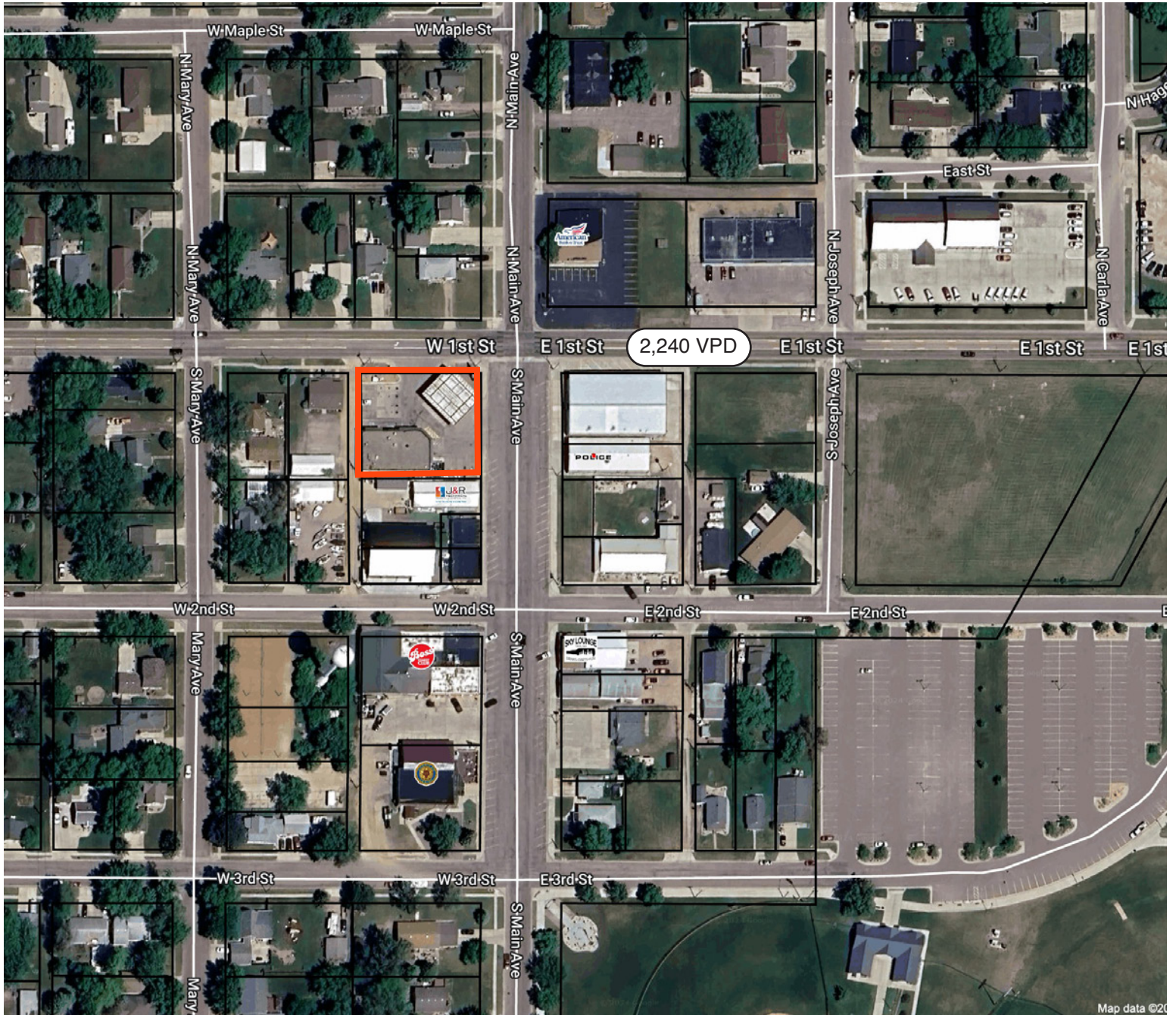
## DRONE PHOTOS



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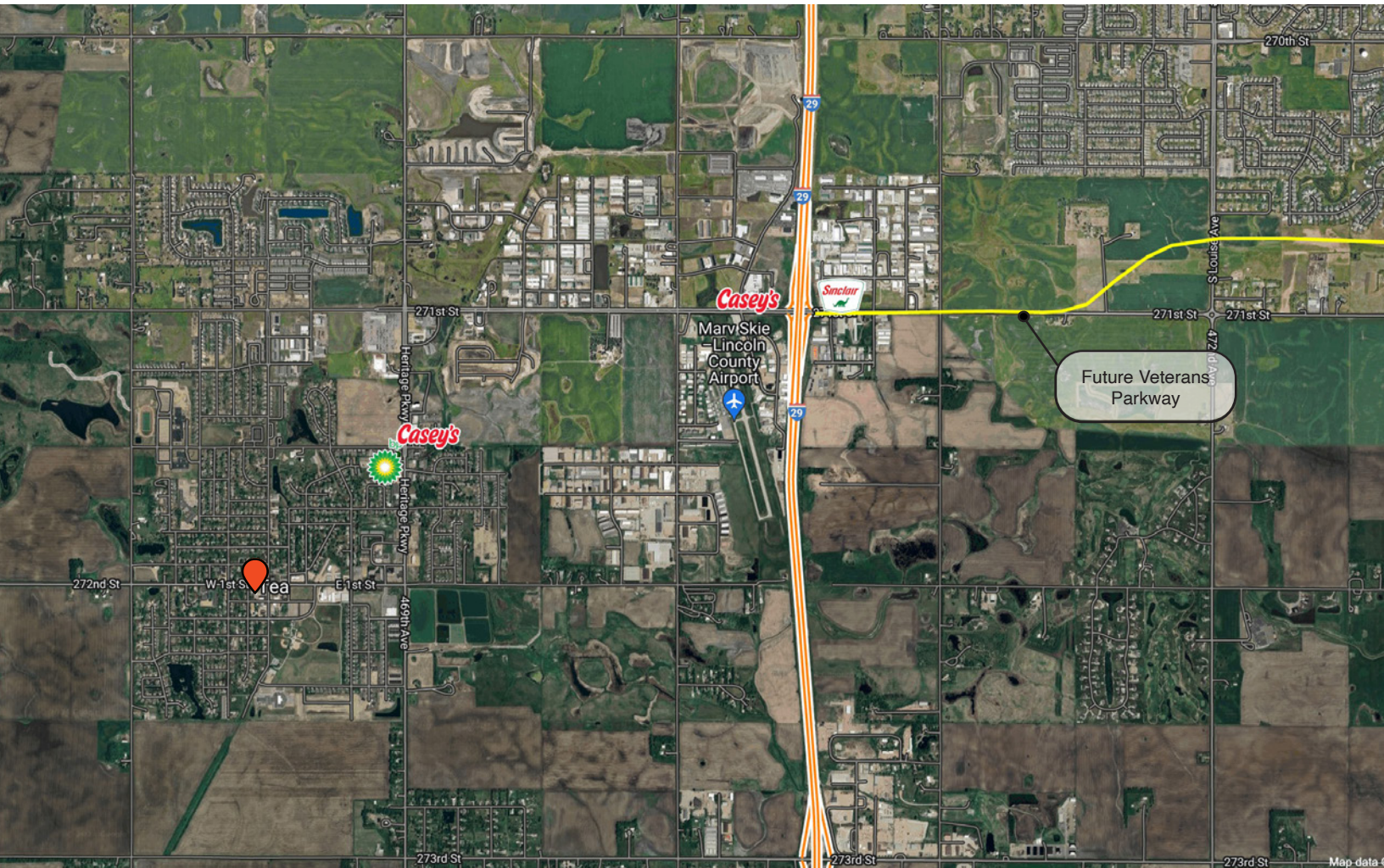
## SITE MAP



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## AREA COMPETITORS



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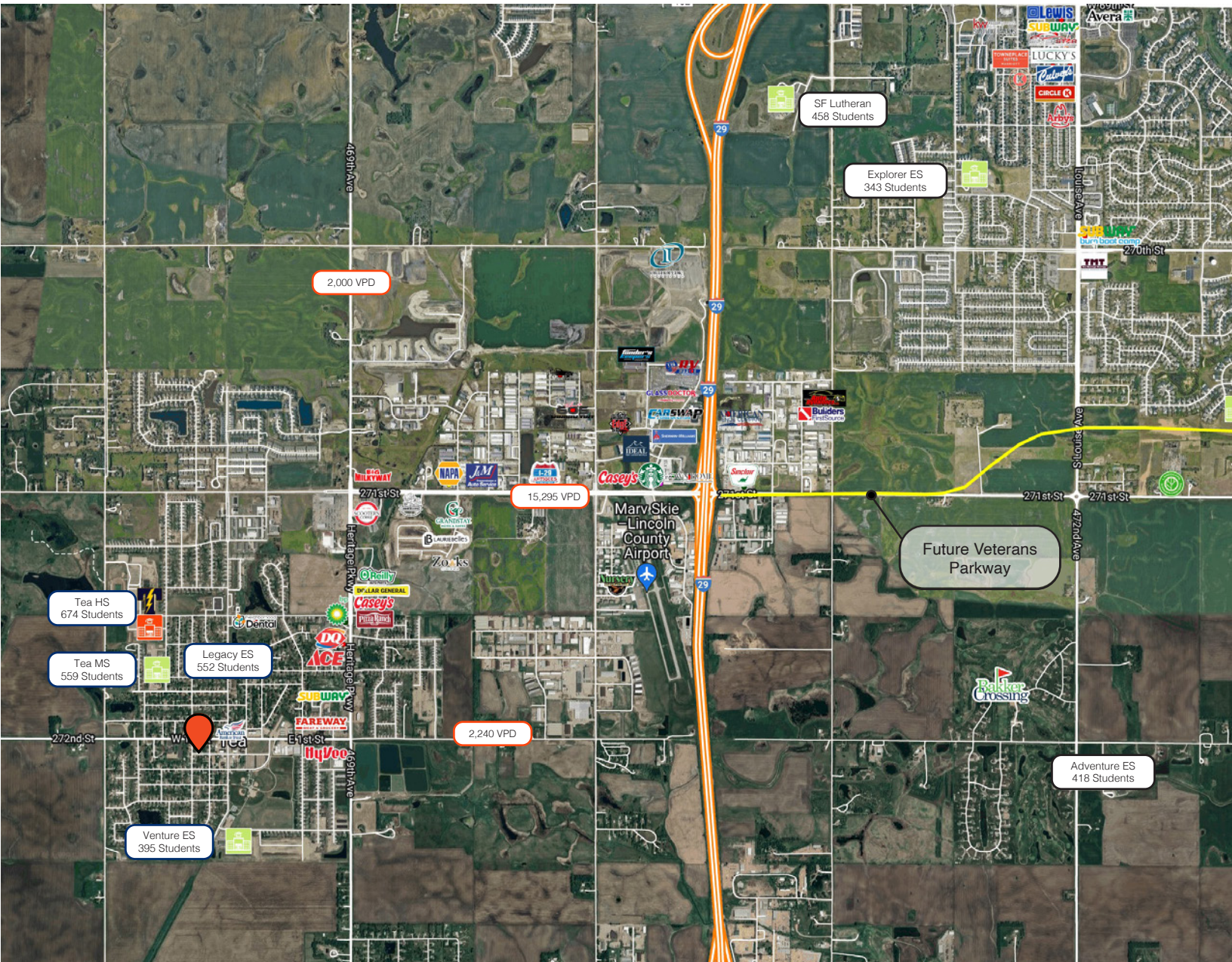


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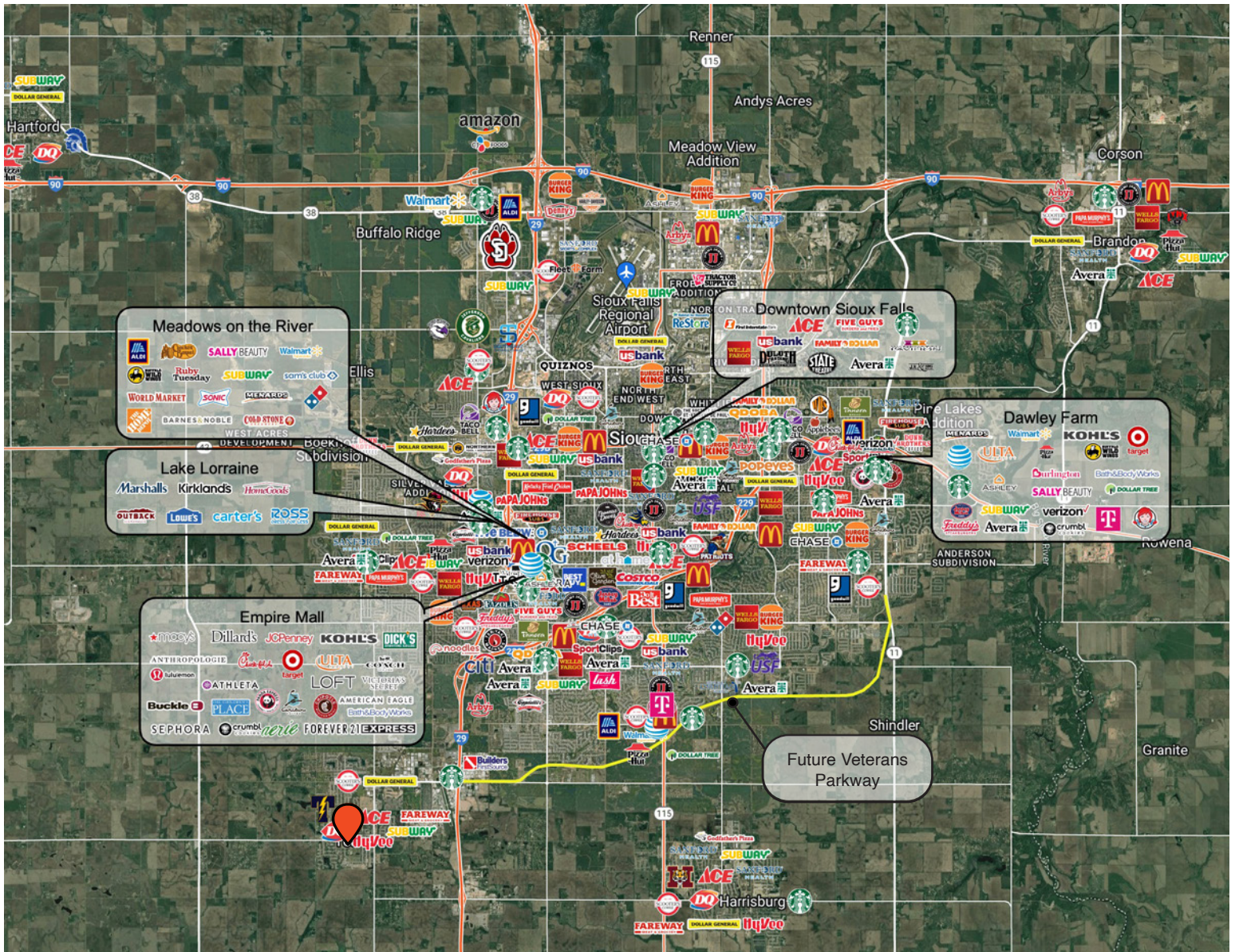
## AREA MAP



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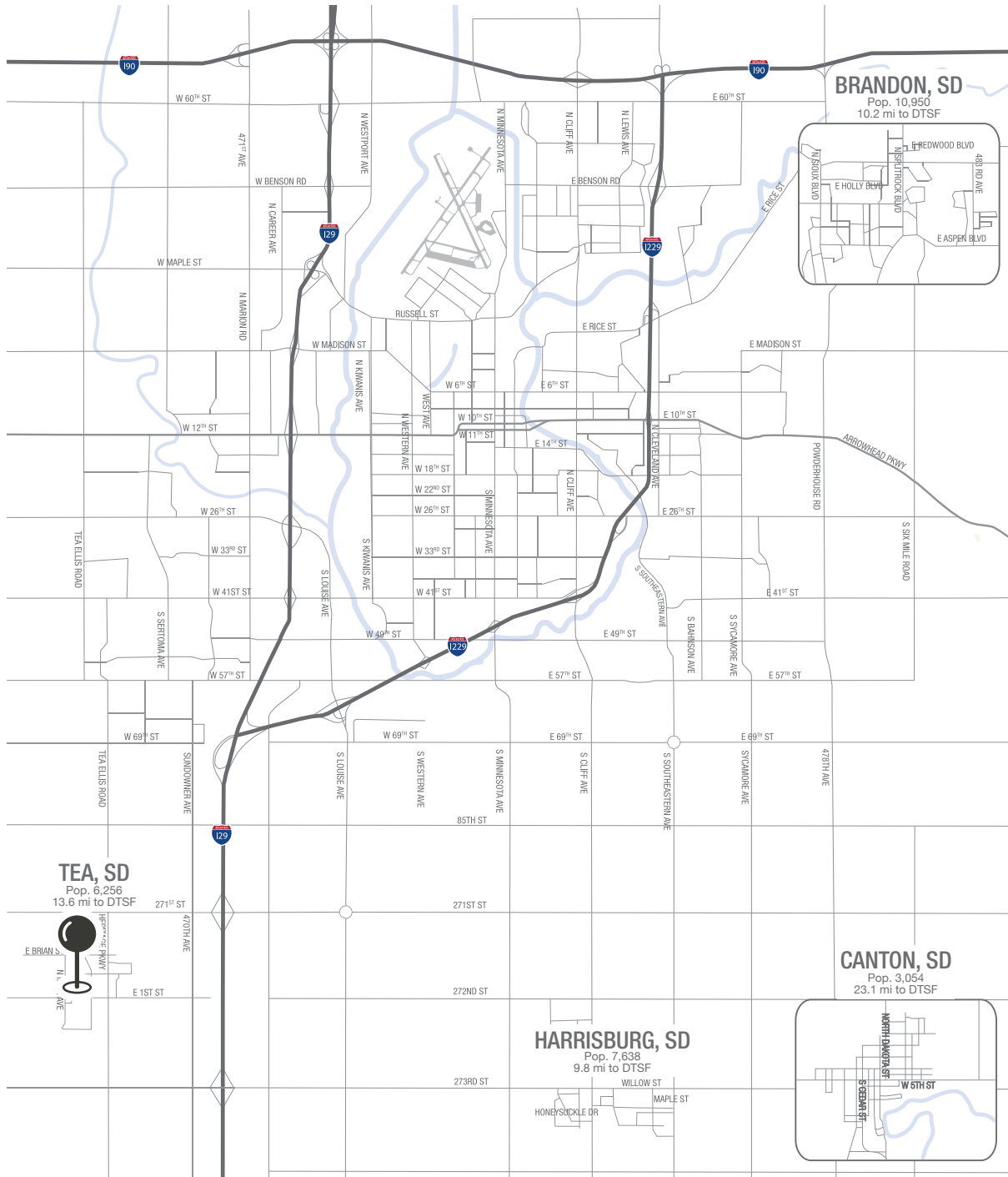


# MSA MAP



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# DEMOGRAPHICS

Tea, South Dakota, is a rapidly growing community with a population growth rate of 2.83%, significantly above the national average. Located just minutes from Sioux Falls and 13.6 miles from downtown Sioux Falls, Tea acts as a charming suburb, offering the benefits of proximity to a larger city while maintaining its small-town charm.

Known for its excellent schools and strong sense of community, Tea offers a welcoming atmosphere for all. The town has experienced rapid development, with over 887 homes being built since 2018, reflecting its appeal. Tea offers a variety of amenities and services, making it an attractive destination for both residents and visitors. Located in the midwest, Tea draws in people from surrounding states, contributing to its dynamic and thriving community.

POPULATION PROJECTION		
Year	Tea	MSA
2023	6,539	304,555
2028	7,606	312,586

## FAST FACTS - SIOUX FALLS



**#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 - MSA



10,750



8,298



3,688



3,600



2,939



2,505



# DEMOGRAPHICS

	0.5 miles	1 mile	3 miles
<b>Population Summary</b>			
2010 Total Population	1,966	3,373	5,359
2020 Total Population	2,704	4,628	7,239
2020 Group Quarters	0	0	0
2023 Total Population	2,987	5,256	8,302
2023 Group Quarters	0	0	0
2028 Total Population	3,440	6,051	9,588
2023-2028 Annual Rate	2.86%	2.86%	2.92%
2023 Total Daytime Population	1,911	3,509	6,887
Workers	626	1,242	3,352
Residents	1,285	2,267	3,535
<b>Household Summary</b>			
2010 Households	646	1,098	1,776
2010 Average Household Size	3.04	3.07	3.02
2020 Total Households	921	1,565	2,439
2020 Average Household Size	2.94	2.96	2.97
2023 Households	991	1,760	2,822
2023 Average Household Size	3.01	2.99	2.94
2028 Households	1,143	2,031	3,270
2028 Average Household Size	3.01	2.98	2.93
2023-2028 Annual Rate	2.90%	2.91%	2.99%
2010 Families	526	894	1,452
2010 Average Family Size	3.33	3.36	3.30
2023 Families	794	1,411	2,266
2023 Average Family Size	3.34	3.31	3.26
2028 Families	914	1,623	2,618
2028 Average Family Size	3.34	3.30	3.26
2023-2028 Annual Rate	2.85%	2.84%	2.93%
2023 Housing Units	1,011	1,813	2,901
Owner Occupied Housing Units	71.4%	70.8%	74.6%
Renter Occupied Housing Units	26.6%	26.3%	22.6%
Vacant Housing Units	2.0%	2.9%	2.7%
<b>Median Household Income</b>			
2023	\$87,542	\$87,538	\$91,829
2028	\$96,502	\$96,540	\$102,781
<b>Median Age</b>			
2010	27.8	27.8	29.6
2020	30.2	30.2	31.7
2023	29.8	29.8	31.6
2028	27.9	27.9	29.8
<b>2023 Population by Sex</b>			
Males	1,515	2,666	4,244
Females	1,472	2,590	4,058
<b>2028 Population by Sex</b>			
Males	1,738	3,058	4,876
Females	1,702	2,993	4,712
<b>Data for all businesses in area</b>			
	0.5 miles	1 mile	3 miles
Total Businesses:	83	147	469
Total Employees:	710	1,263	3,746