



# DONAHUE BUILDING

RETAIL SPACE FOR LEASE



3120 S Minnesota Ave,  
Sioux Falls, SD 57105



Building: 4,300 SF +/-  
Lot: 0.95 Acres



\$14.00 / SF NNN  
Estimated NNN: \$4.35 / SF  
TIA: Negotiable

## LOCATION

Prime retail location at Minnesota Avenue and West 40th Street. Just 1 block north of the Minnesota Ave/41st St intersection and 5 blocks from I-229, this site offers excellent visibility and easy access.

## DESCRIPTION

- Wide open showroom with in-suite restrooms
- Two exterior entrance doors
- Adjoining tenants include Resale Living, Alterations by Lee, and Dakota Workwear
- Zoning: C-3
- Building and monument signage available
- 22 parking stalls in front of premises with an additional 14 spaces along the north side of the building
- Neighborhood tenants include HyVee, Lewis Drug, McDonald's, Arby's, Staples, Billion Automotive, Ace Hardware, and much more
- ~3 miles to Downtown Sioux Falls and ~2 miles to Louise Avenue

**KRISTEN ZUEGER** SIOR | 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@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
4,300 SF	\$14.00/SF NNN	\$4.35/SF	\$18.35/SF	\$78,475.00	\$6,539.58	Negotiable

UTILITY INFORMATION

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

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### INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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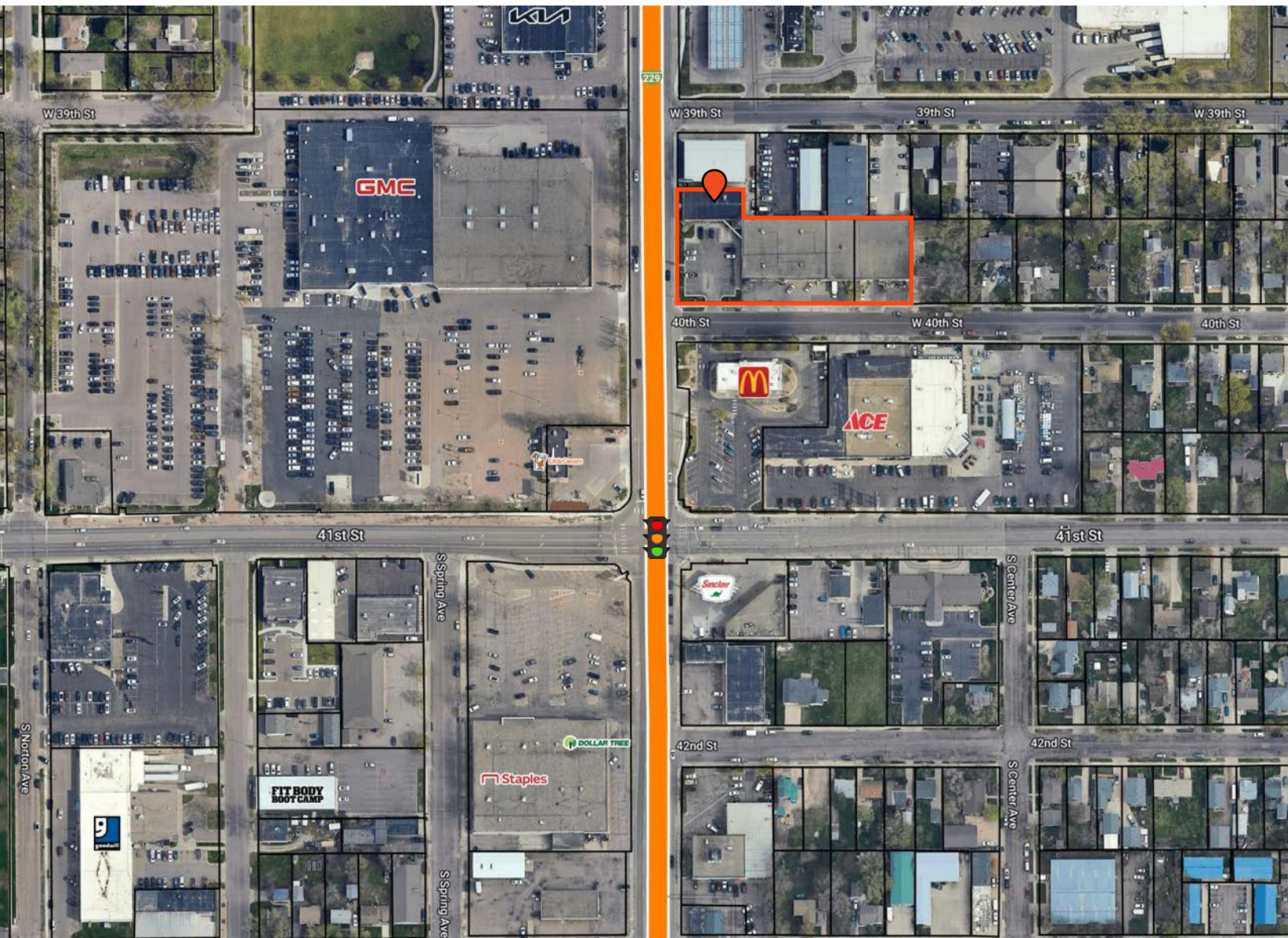


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SRETAIL SPACE FOR LEASE



## SITE MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

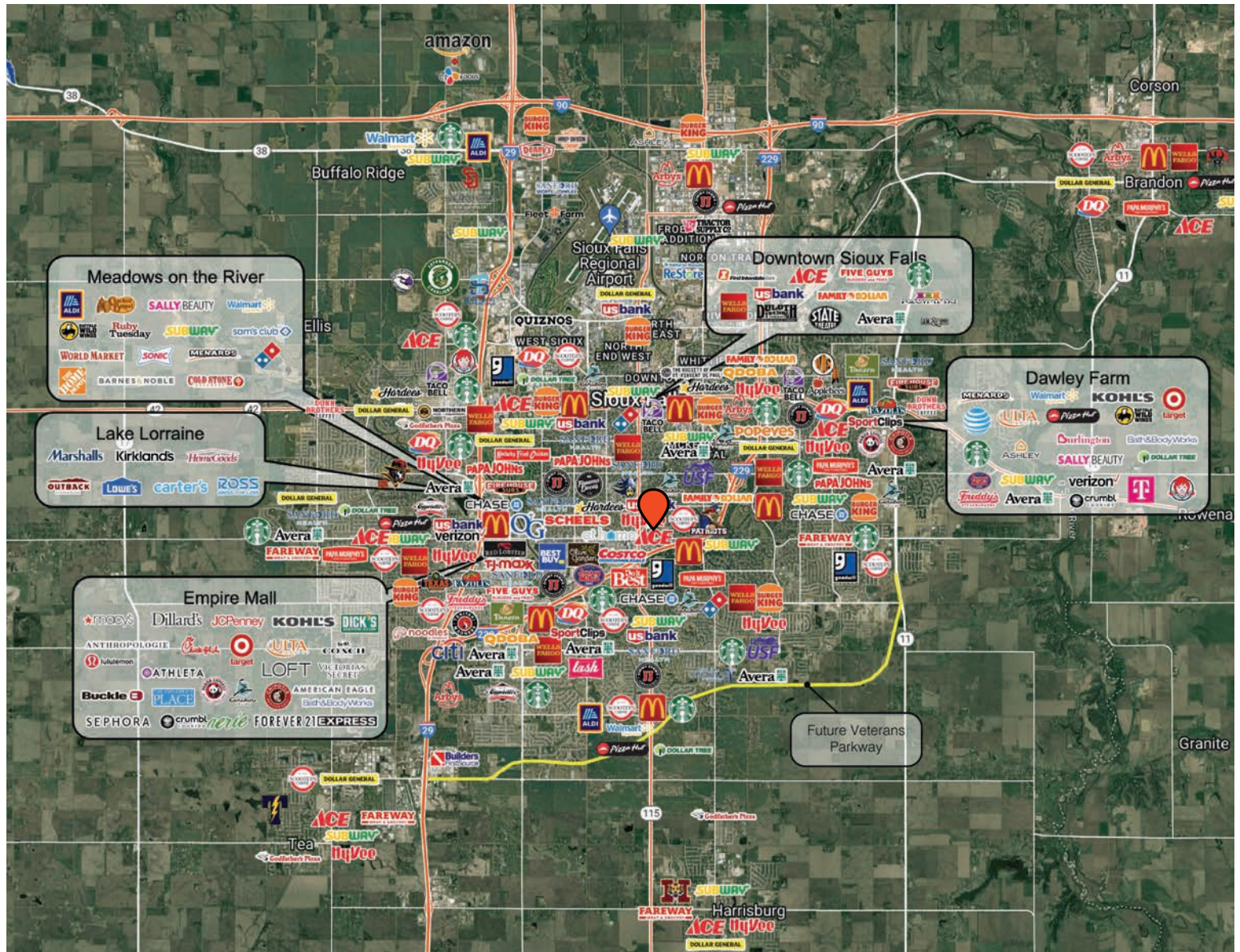


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SRetail SPACE FOR LEASE



## CITY MAP



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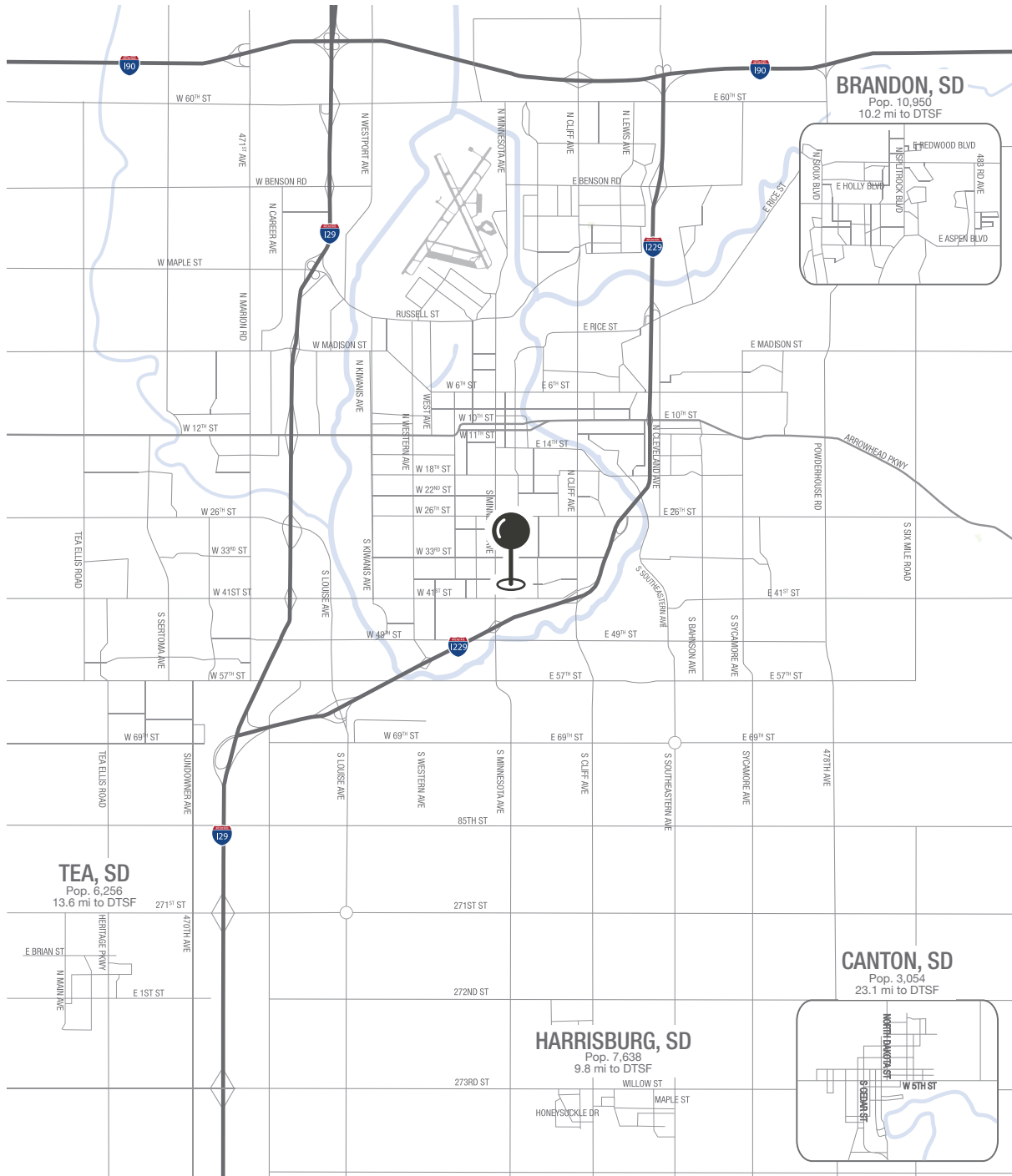
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## MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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)*

2.1%

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



10,750



8,298



3,688



3,600



2,939



2,505