



Concept only; subject to change

41ST & VETERANS STRIP MALL

RETAIL SPACE FOR LEASE & OUTLOT



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



1,500 - 9,650 SF +/-
flexible sizing



\$25.00 - \$40.00 / SF NNN
Est. NNN: \$7.50 / SF
TIA: \$30.00 / SF

LOCATION

Situated along E 41st St and Highway 100, this future strip mall and outlot building offers excellent accessibility. Highway 100 connects to the future Veterans Parkway, which will mirror I-229, connecting Tea and East Sioux Falls.

DESCRIPTION

- East endcap provides a potential drive thru opportunity
- West endcap provides opportunity for patio space
- Proposed access point off S Centerfield Place
- Surrounding residential area offers 4,030 households within a 1-mile radius
- Near Harmodon Park, which attracts 340,700 annual visitors
- Direct nearby tenants include B&G MilkyWay, SportGames Center, Truks-N-Trykes Playcare, Valvoline Oil, and Harr & Lemme
- ~2 miles to Dawley Farm Village, which is anchored by Target, Walmart, Starbucks, Kohl's, Ulta Beauty, and much more, attracting 7.2M annual visitors
- An abundance of schools nearby with a combined student count of 2,935 (2023- 2024). See area map for more details.
- Supportive demographics with 4,833 housing units and a median household income of \$97,396 within a 1-mile radius

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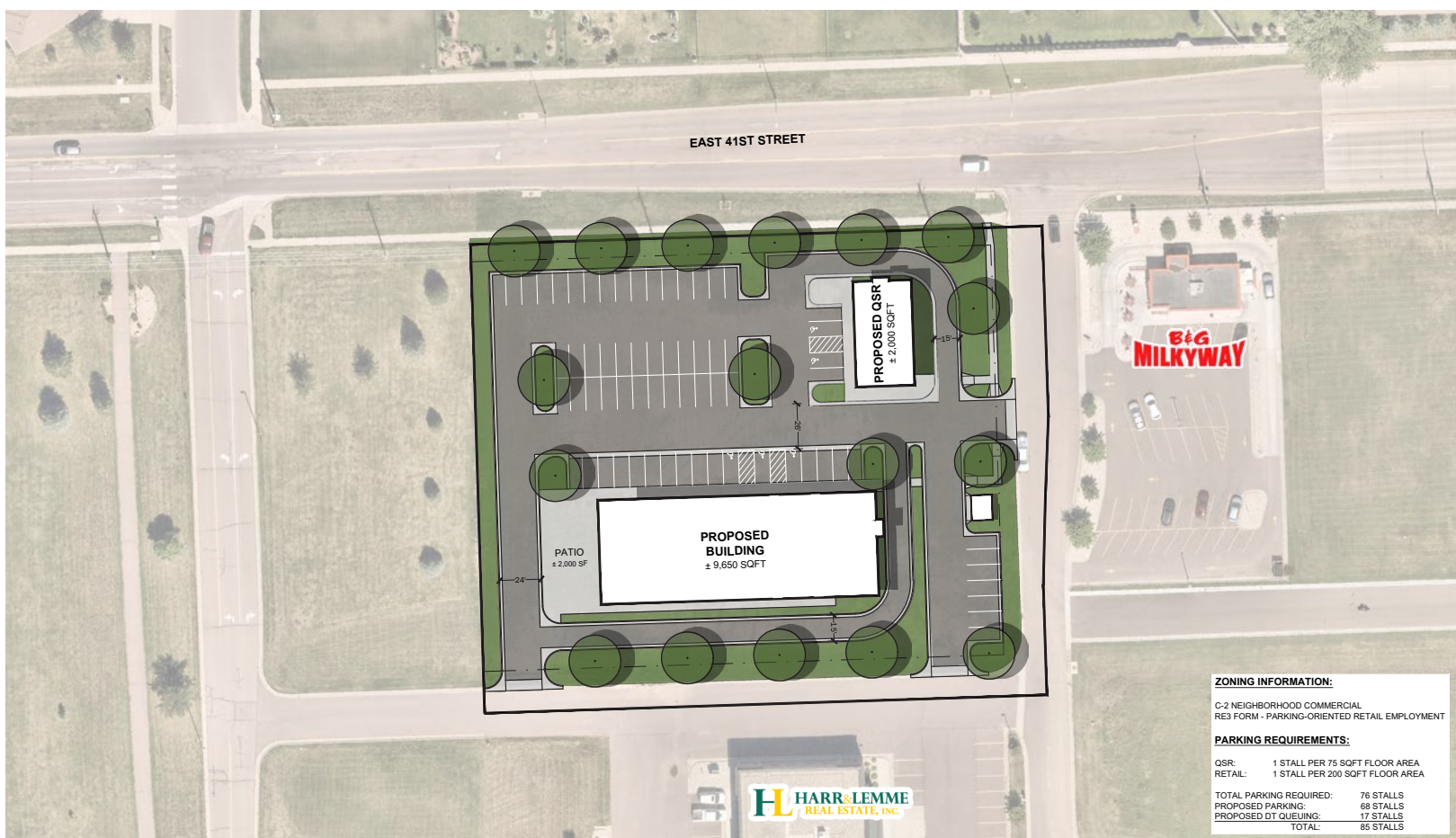
BUILDING COSTS

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

Site	Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	TIA
Proposed QSR / Outlot	2,000 SF	\$40.00 / SF	\$7.50 / SF	\$47.50 / SF	\$30.00/SF
Strip Mall End-Cap	TBD	\$31.00 / SF	\$7.50 / SF	\$38.50 / SF	\$30.00/SF
Strip Mall In-Line	TBD	\$25.00 / SF	\$7.50 / SF	\$32.50 / SF	\$30.00/SF

SITE PLAN

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ZONING INFORMATION:
C-2 NEIGHBORHOOD COMMERCIAL
RE3 FORM - PARKING-ORIENTED RETAIL EMPLOYMENT

PARKING REQUIREMENTS:

QSR:	1 STALL PER 75 SQFT FLOOR AREA
RETAIL:	1 STALL PER 200 SQFT FLOOR AREA

TOTAL PARKING REQUIRED: 76 STALLS
PROPOSED PARKING: 68 STALLS
PROPOSED DT QUEUING: 17 STALLS
TOTAL: 85 STALLS

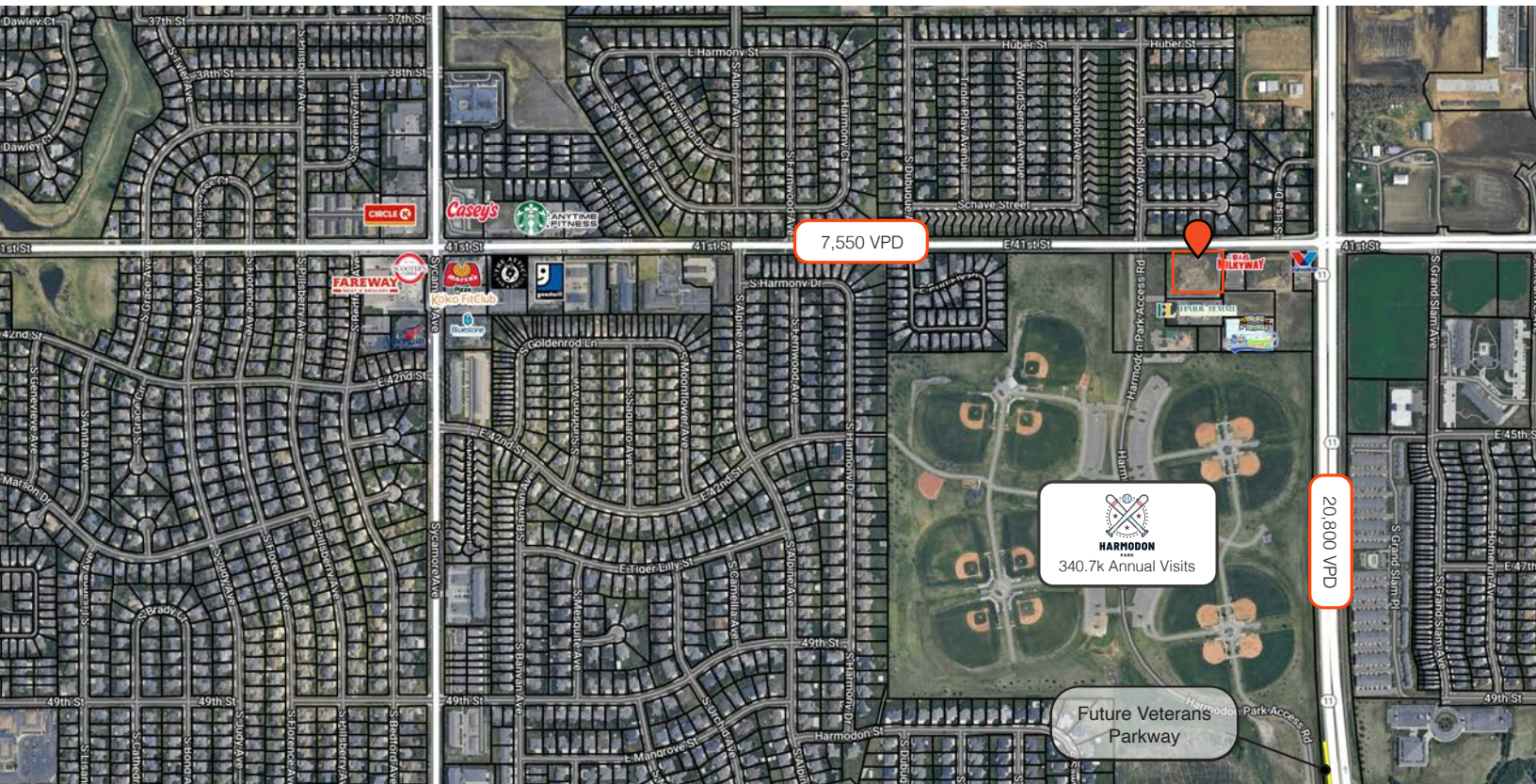
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RETAIL SPACE FOR LEASE & OUTLOT

SITE MAP



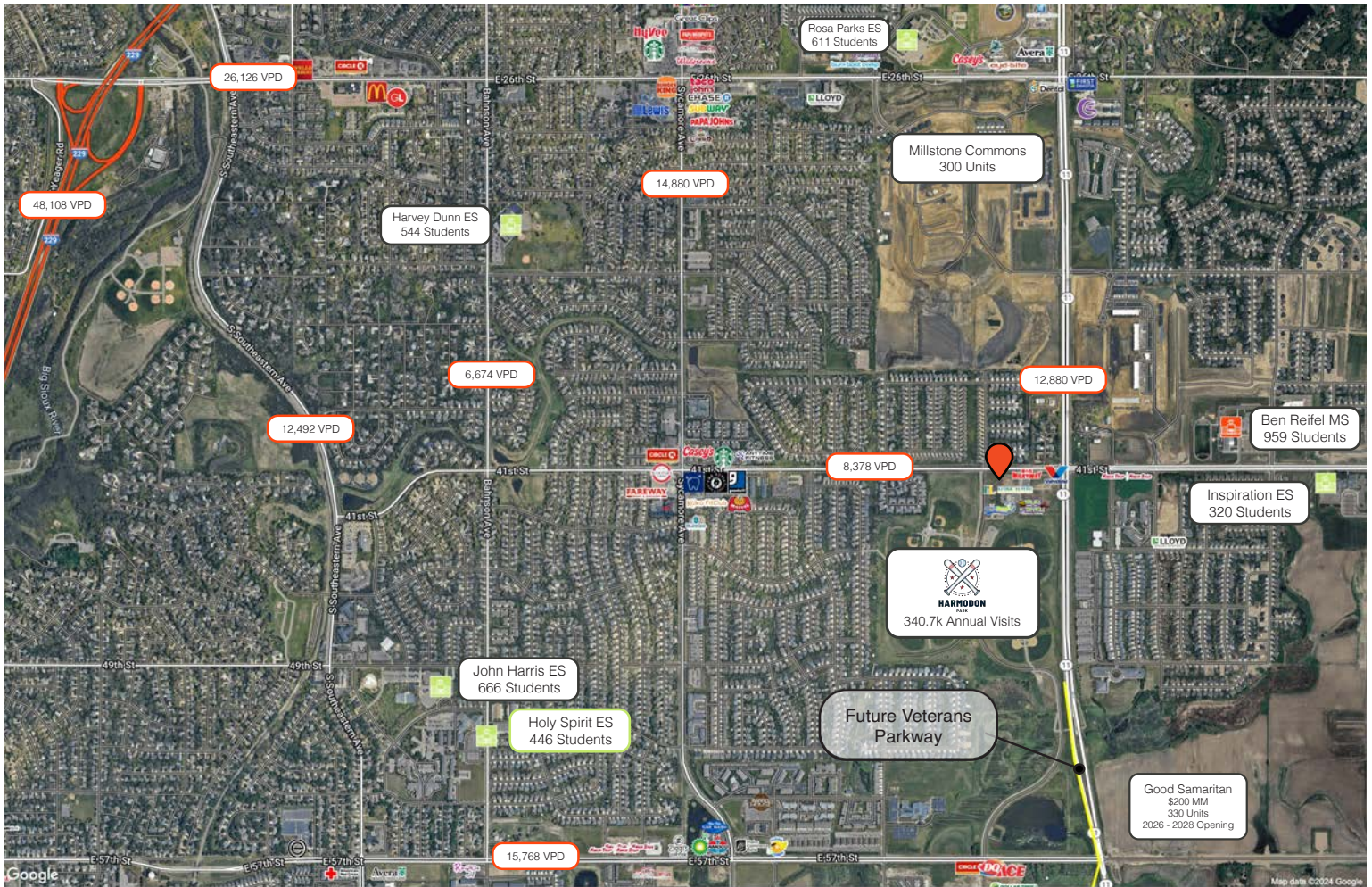
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RETAIL SPACE FOR LEASE & OUTLOT

AREA MAP



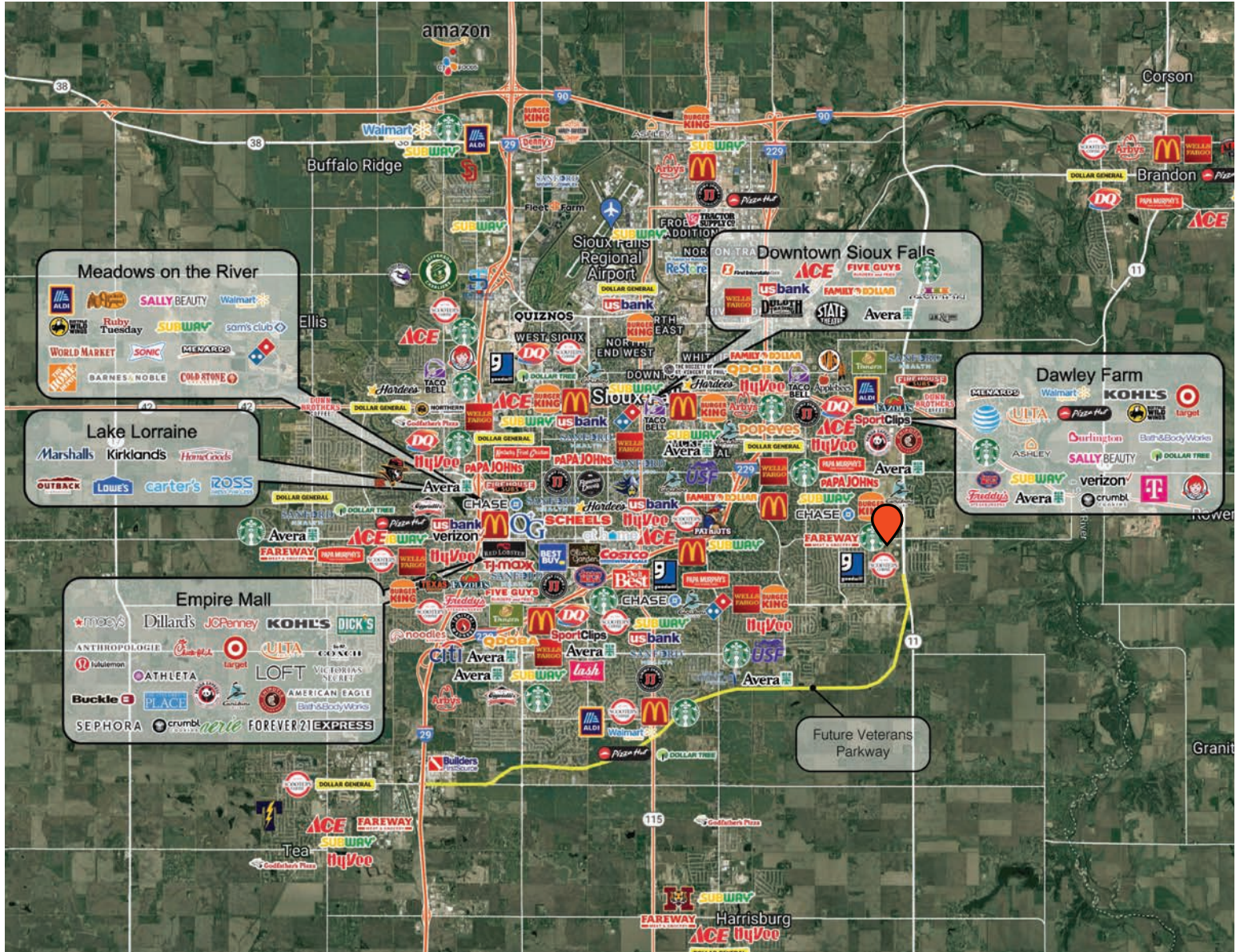
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RETAIL SPACE FOR LEASE & OUTLOT

CITY 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 | Information deemed reliable, but not guaranteed.

SIoux FALLS DEMOGRAPHICS

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

*Source: Mayor Paul TenHaken

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



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



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



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

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RETAIL SPACE FOR LEASE & OUTLOT

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,590	38,399	88,420
2020 Total Population	9,236	52,796	107,625
2020 Group Quarters	30	405	2,392
2024 Total Population	10,707	60,507	118,967
2024 Group Quarters	30	405	2,392
2029 Total Population	11,702	66,690	129,660
2023-2028 Annual Rate	1.79%	1.96%	1.74%
2024 Total Daytime Population	6,722	40,152	126,595
Workers	1,834	12,934	73,055
Residents	4,888	27,218	53,540
Household Summary			
2010 Households	1,686	14,800	34,791
2010 Average Household Size	2.72	2.58	2.44
2020 Total Households	3,655	20,682	43,605
2020 Average Household Size	2.52	2.53	2.41
2024 Households	4,244	23,549	48,085
2024 Average Household Size	2.52	2.55	2.42
2029 Households	4,633	25,908	52,292
2029 Average Household Size	2.52	2.56	2.43
2023-2028 Annual Rate	1.77%	1.93%	1.69%
2010 Families	1,248	10,479	21,871
2010 Average Family Size	3.21	3.07	3.04
2024 Families	2,738	15,236	28,268
2024 Average Family Size	3.19	3.17	3.13
2029 Families	2,959	16,607	30,495
2029 Average Family Size	3.21	3.19	3.15
2023-2028 Annual Rate	1.56%	1.74%	1.53%
2024 Housing Units	4,833	25,605	52,036
Owner Occupied Housing Units	51.0%	59.9%	55.4%
Renter Occupied Housing Units	36.8%	32.1%	37.0%
Vacant Housing Units	12.2%	8.0%	7.6%
Median Household Income			
2024	\$97,396	\$90,474	\$78,978
2029	\$111,824	\$106,186	\$95,327
Median Age			
2010	36.5	37.1	35.5
2020	34.0	36.1	36.2
2024	33.6	36.1	36.5
2029	34.5	36.9	37.5
2024 Population by Sex			
Males	5,201	29,899	59,612
Females	5,506	30,608	59,355
2029 Population by Sex			
Males	5,659	32,720	64,430
Females	6,042	33,971	65,229
Data for all businesses in area			
Total Businesses:	139	1,040	5,111
Total Employees:	1,162	10,791	63,353

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