



Concept only; subject to change

41ST & VETERANS STRIP MALL

RETAIL SPACE FOR LEASE



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



2,100 - 10,200 SF +/-



\$25.00 - \$31.00 / SF
Est NNN: \$6.25 / SF
TIA: \$30 / SF

LOCATION

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

DESCRIPTION

- Endcap with potential drive thru opportunity
- 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

RAQUEL BLOUNT, SIOR

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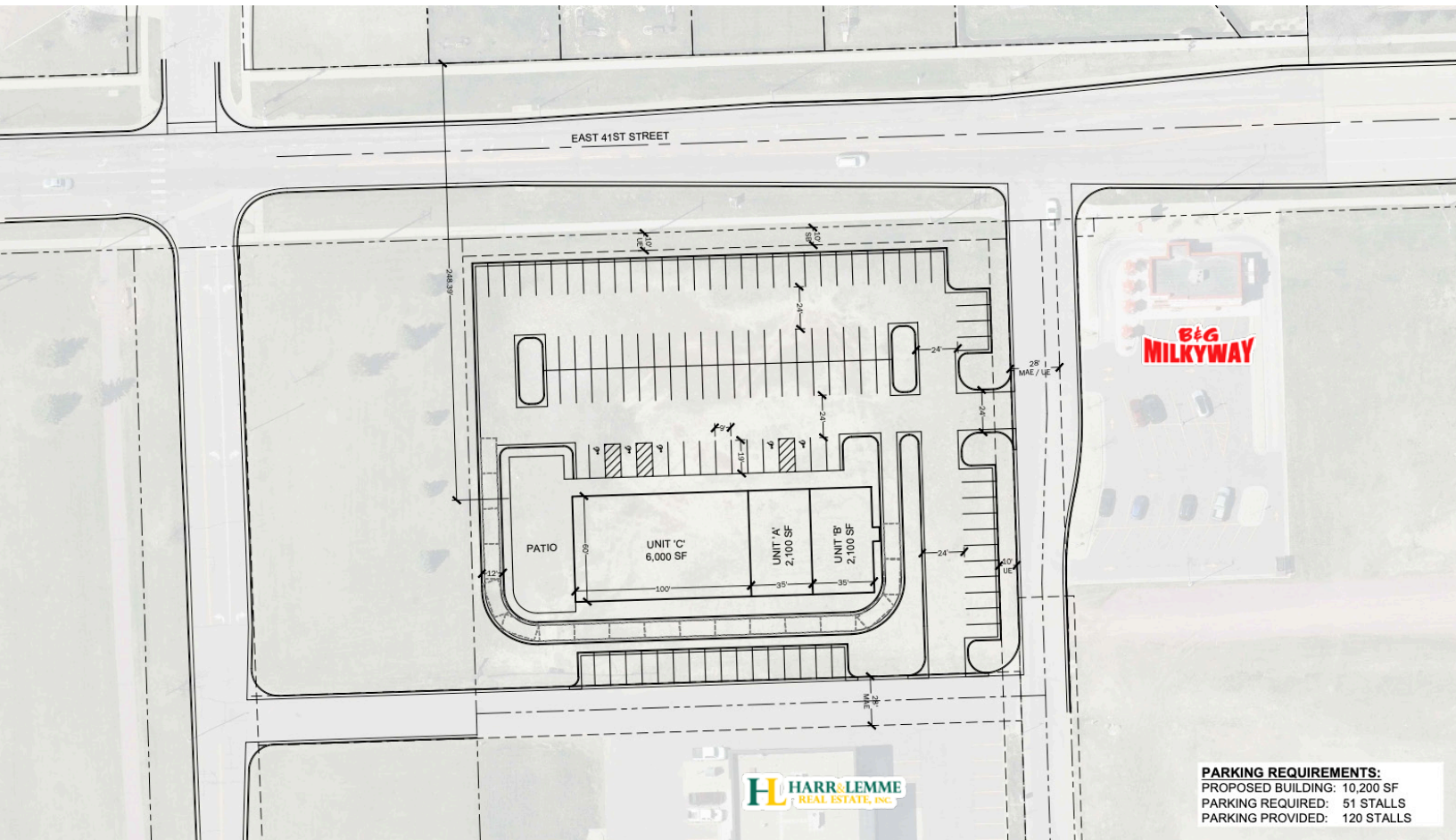
BUILDING COSTS

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

Space	Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
A	2,100 SF	\$25.00/SF NNN	\$6.25/SF	\$31.25/SF	\$65,625.00	\$5,468.75	\$30.00/SF
B	2,100 SF	\$31.00/SF NNN	\$6.25/SF	\$37.25/SF	\$78,225.00	\$6,518.75	\$30.00/SF
C	6,000 SF	\$25.00/SF NNN	\$6.25/SF	\$31.25/SF	\$187,500.00	\$15,625.00	\$30.00/SF

SITE PLAN

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PARKING REQUIREMENTS:
 PROPOSED BUILDING: 10,200 SF
 PARKING REQUIRED: 51 STALLS
 PARKING PROVIDED: 120 STALLS

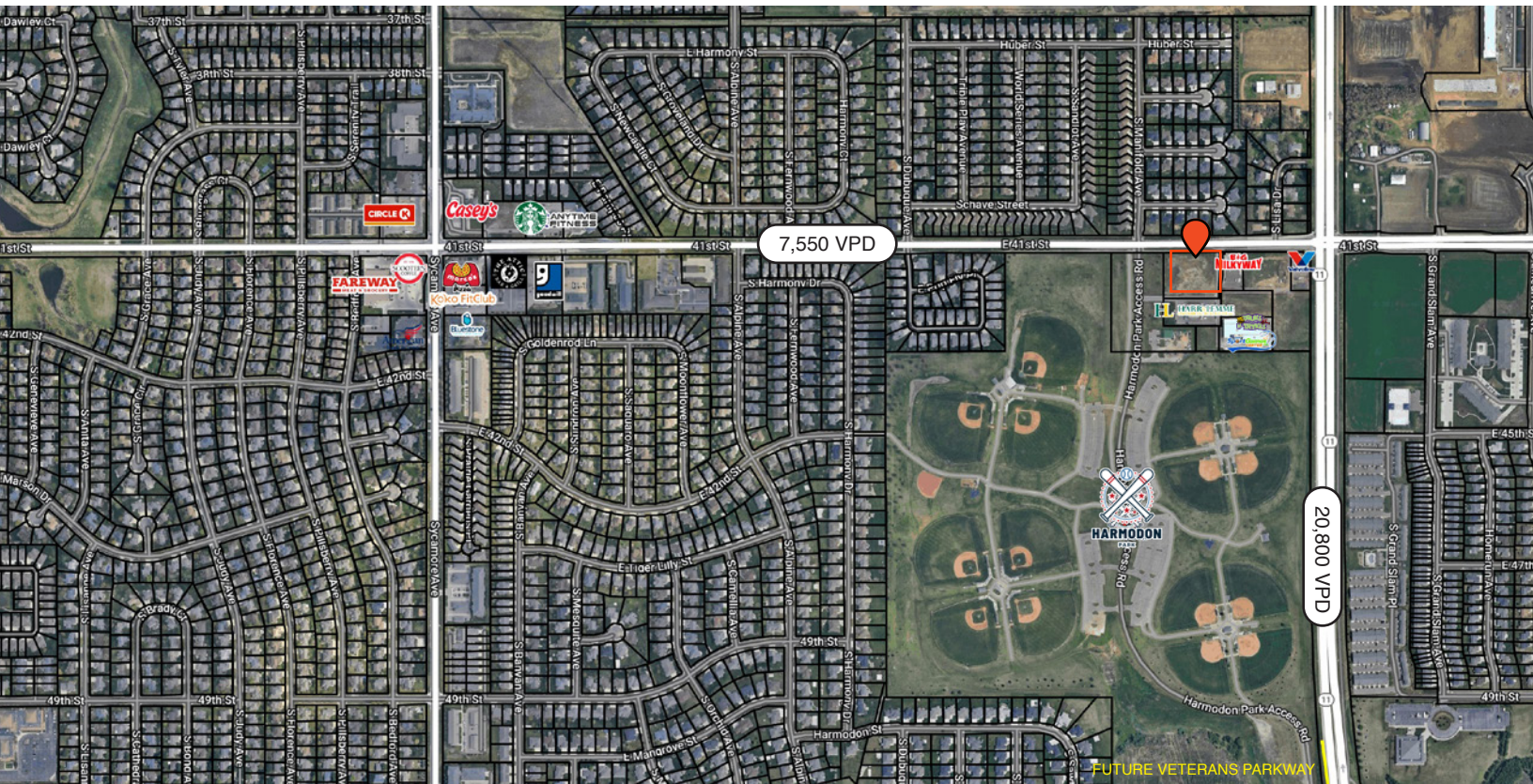
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SITE MAP



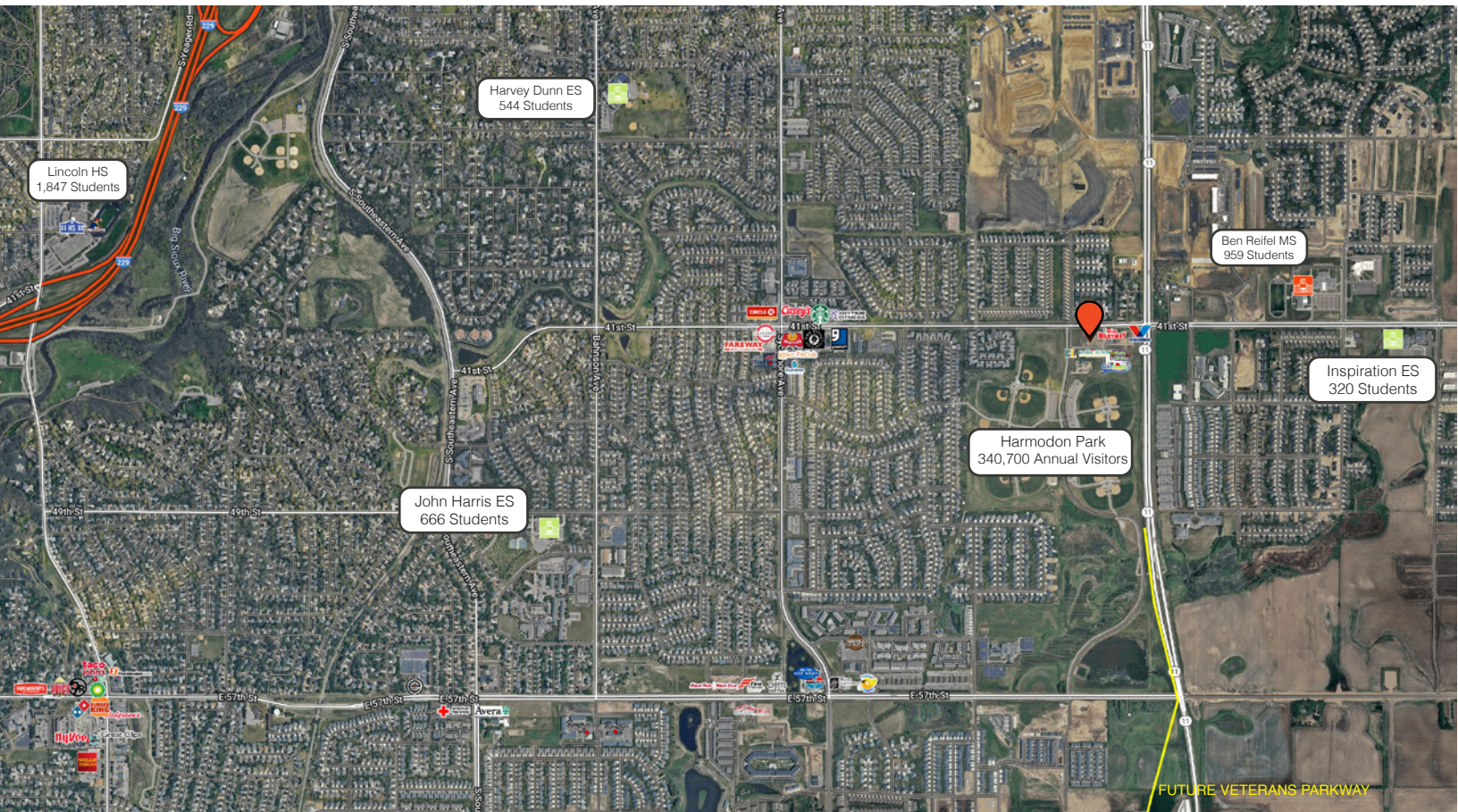
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AREA MAP



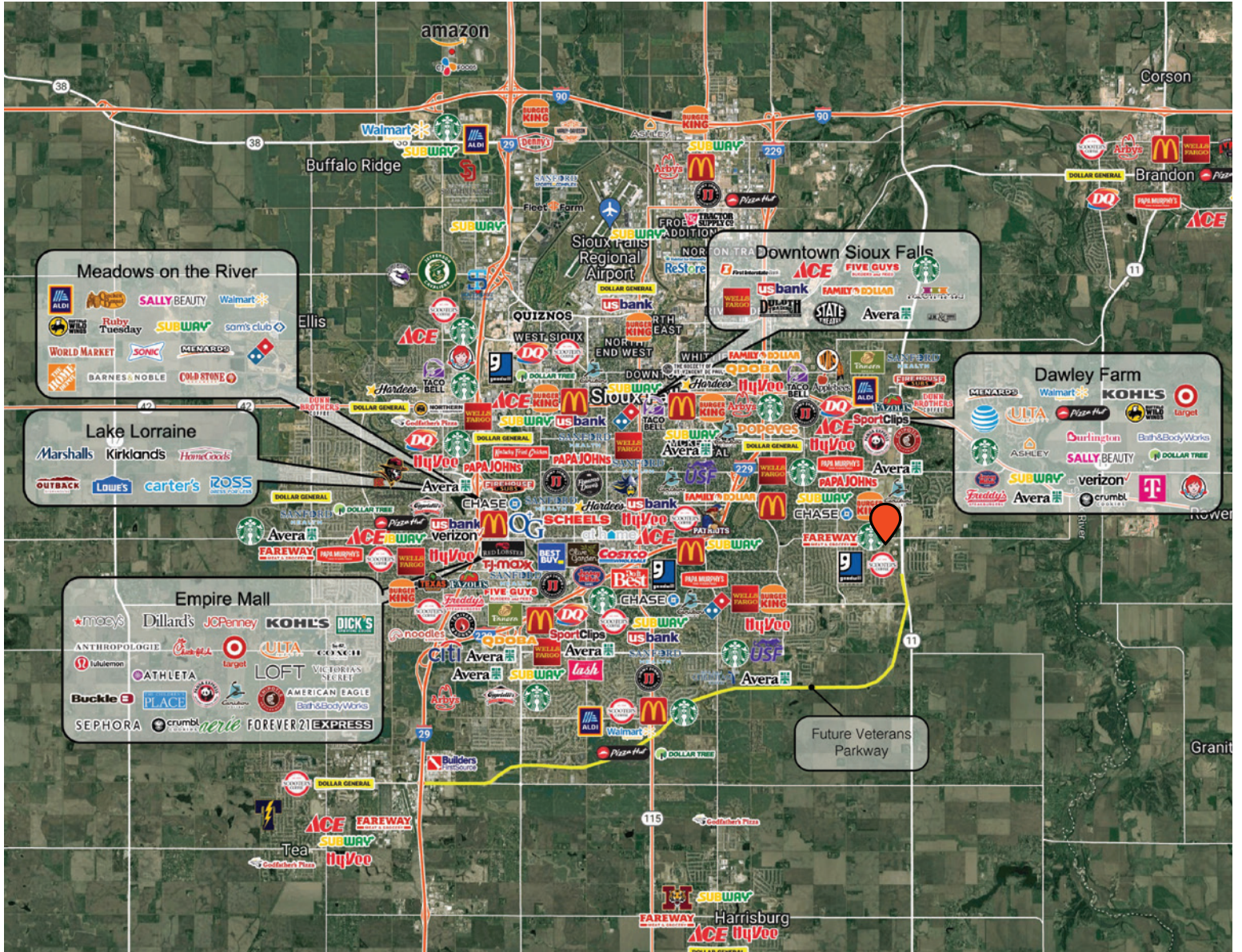
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CITY MAP



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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

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RETAIL STRIP FOR LEASE



MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,598	38,388	88,588
2020 Total Population	9,363	52,774	107,762
2020 Group Quarters	30	405	2,393
2023 Total Population	10,156	57,680	115,446
2023 Group Quarters	30	405	2,391
2028 Total Population	12,112	63,725	123,636
2023-2028 Annual Rate	3.59%	2.01%	1.38%
2023 Total Daytime Population	5,954	37,416	123,099
Workers	1,628	12,515	72,244
Residents	4,326	24,901	50,855
Household Summary			
2010 Households	1,689	14,796	34,858
2010 Average Household Size	2.72	2.58	2.44
2020 Total Households	3,692	20,675	43,657
2020 Average Household Size	2.53	2.53	2.41
2023 Households	4,030	22,636	47,019
2023 Average Household Size	2.51	2.53	2.40
2028 Households	4,775	25,014	50,363
2028 Average Household Size	2.53	2.53	2.41
2023-2028 Annual Rate	3.45%	2.02%	1.38%
2010 Families	1,250	10,476	21,916
2010 Average Family Size	3.21	3.07	3.04
2023 Families	2,970	15,680	28,660
2023 Average Family Size	2.99	3.05	3.06
2028 Families	3,510	17,309	30,681
2028 Average Family Size	3.02	3.05	3.07
2023-2028 Annual Rate	3.40%	2.00%	1.37%
Median Household Income			
2023	\$90,205	\$84,271	\$77,030
2028	\$102,240	\$95,149	\$85,973
Median Age			
2010	36.5	37.1	35.5
2020	34.0	36.1	36.2
2023	41.3	39.4	38.6
2028	42.1	40.2	39.4
2023 Population by Sex			
Males	4,976	28,275	57,338
Females	5,180	29,405	58,108
2028 Population by Sex			
Males	5,949	31,206	61,199
Females	6,163	32,518	62,438
Data for all businesses in area			
Total Businesses:	127	970	4,677
Total Employees:	1,170	10,453	68,254