



# SAP III | WAREHOUSE & RETAIL

2519 S SHIRLEY AVE | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT

Opportunity for an owner occupant investor to acquire a prime warehouse/retail property located in the Meadows on the River development. This property provides an excellent opportunity for a business to secure an investment and occupy 6,500 +/- square feet while collecting income from the adjacent leased space. This property boasts an exceptional location and a range of attractive features that make it an excellent owner occupant opportunity. This building is a sought-after location for businesses, in one of the fastest-growing areas of Sioux Falls. The area is known for its thriving business community and a strong economy, making it an ideal location for retail users. This property is conveniently located near The Empire Mall, Empire Place, Empire East, and many other popular retail and dining locations. It also offers easy access to I-29.

## QUICK FACTS

- **Address:**  
2519 S Shirley Ave, Sioux Falls, SD 57106
- **Pricing:**  
\$1,450,000
- **Price / SF:**  
\$130.57
- **Year Built:**  
2003
- **Total Building Size:**  
11,105 SF +/-
- **Total Available Square Feet:**  
6,500 SF +/-
- **Parking:**  
New surface parking lot July 2024
- **Real Estate Taxes:**  
\$31,266.56 (2023 Taxes payable in 2024)
- **Zoning:**  
C-4 Commercial Regional

## RAQUEL BLOUNT

VP of Commercial Real Estate

605.728.9092 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



# Rent Roll

Current Rent Roll				Contract Rental Rate			Rent Increases						
Suite	Tenant	Lease Type	Space Size (Square Feet)	Current \$/psf/Yr.	Annual Base Rent	Monthly Base Rent	Lease Start Date	Lease End Date	Options Remaining	Date of Next Rent Increase	\$/psf	\$/Yr.	\$/Month
2519	Available Space	TBD	6,500	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
2517	Leased	Net Lease	4,605	\$9.50	\$43,747.56	\$3,645.63	9/1/24	8/31/27 (3 Years)	Two, Three Year Options to Renew (2% Escalators)	<b>Current Term - Current</b> 9/1/2025 to 8/31/2026 9/1/2026 to 8/31/2027	\$9.69 \$9.88	\$44,622.45 \$45,497.40	\$3,718.54 \$3,791.45
*Tenant has a Purchase Option with a 5 day response period										<b>First Option Term</b> 9/1/2027 to 8/31/2028 9/1/2028 to 8/31/2029 9/1/2029 to 8/31/2030	\$10.08 \$10.28 \$10.48	\$46,407.35 \$47,335.49 \$48,282.20	\$3,867.28 \$3,944.62 \$4,023.52
<b>Total:</b>													

**Total Current Base Rent From Leased Spaces:**    **Annual Base Rent**    **Monthly Base Rent**  
\$43,747.56    \$3,645.63

## Utility Information

Utility	Provider	Separately Metered
Gas	Mid-American Energy	Yes
Electricity	Xcel Energy	Yes
Water	City of Sioux Falls	No
Sewer	City of Sioux Falls	No
Trash	Novak	N/A
Phone/Cable/Internet	Tenant can select their preferred provider	N/A

*Information herein is deemed reliable, but not guaranteed.*

# TENANT & BUILDING INFO



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## INTERIOR | SUITE 2519

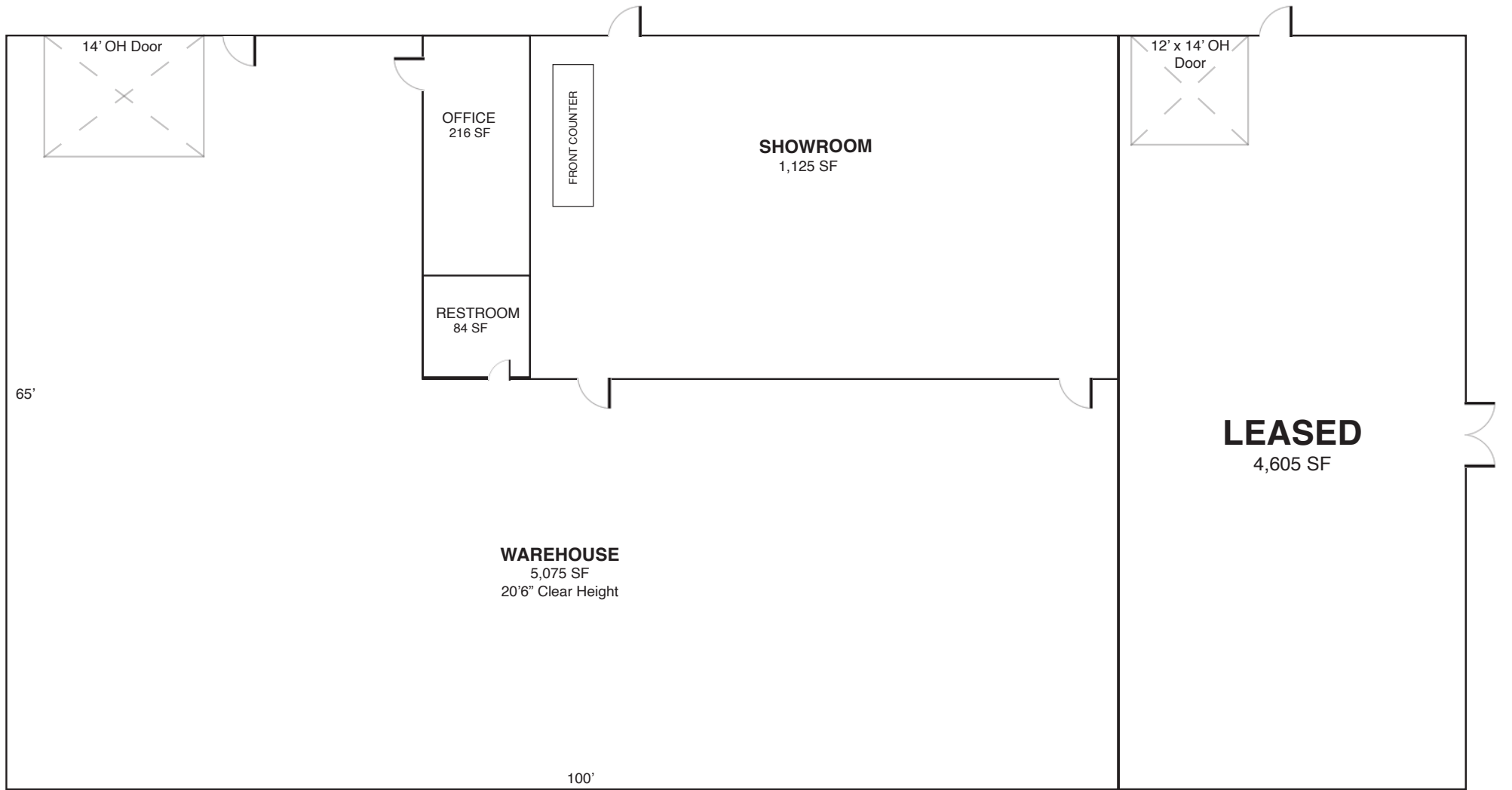


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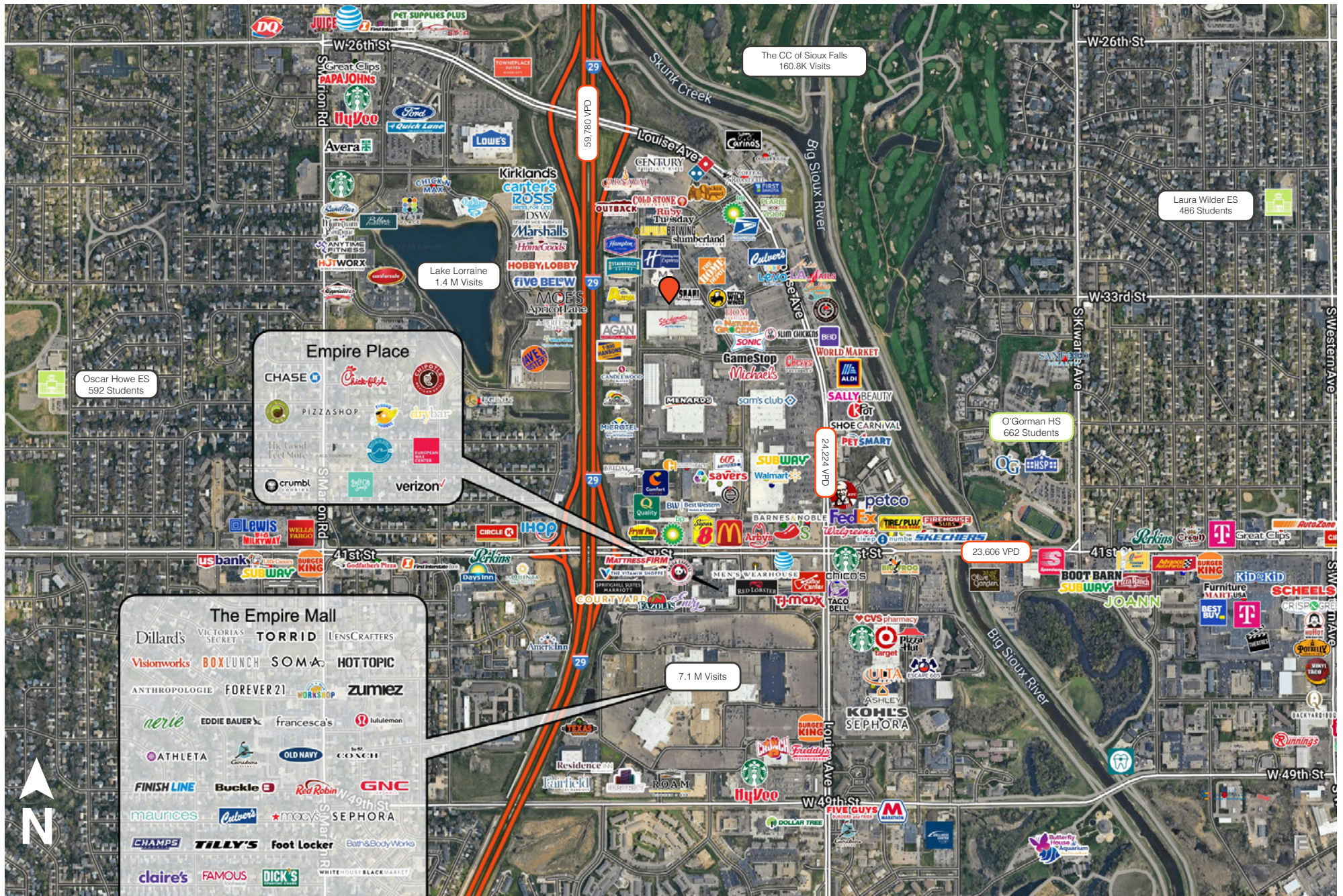
# EXTERIOR



# FLOOR PLAN







# AREA MAP



OWNER OCCUPANT/INVESTMENT - WAREHOUSE/RETAIL | 2519 S SHIRLEY AVE | SIOUX FALLS, SD

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	5,997	79,858	132,345
2020 Total Population	6,295	88,911	155,972
2020 Group Quarters	251	2,153	4,623
2024 Total Population	6,519	94,928	169,475
2024 Group Quarters	249	2,157	4,623
2029 Total Population	6,906	99,819	182,968
2023-2028 Annual Rate	1.16%	1.01%	1.54%
2024 Total Daytime Population	13,385	110,815	194,645
Workers	10,458	70,053	120,646
Residents	2,927	40,762	73,999
<b>Household Summary</b>			
2010 Households	3,122	33,433	53,836
2010 Average Household Size	1.86	2.30	2.35
2020 Total Households	3,326	37,376	64,240
2020 Average Household Size	1.82	2.32	2.36
2024 Households	3,487	39,770	69,670
2024 Average Household Size	1.80	2.33	2.37
2029 Households	3,719	41,795	75,065
2029 Average Household Size	1.79	2.34	2.38
2023-2028 Annual Rate	1.30%	1.00%	1.50%
2010 Families	1,513	18,937	31,872
2010 Average Family Size	2.51	2.96	2.99
2024 Families	1,574	21,779	39,197
2024 Average Family Size	2.72	3.11	3.13
2029 Families	1,662	22,667	41,776
2029 Average Family Size	2.71	3.13	3.15
2023-2028 Annual Rate	1.09%	0.80%	1.28%
2024 Housing Units	3,748	42,333	74,666
Owner Occupied Housing Units	39.9%	53.4%	54.4%
Renter Occupied Housing Units	53.1%	40.6%	38.9%
Vacant Housing Units	7.0%	6.1%	6.7%
<b>Median Household Income</b>			
2024	\$60,398	\$70,229	\$72,722
2029	\$66,111	\$80,951	\$84,524
<b>Median Age</b>			
2010	41.4	32.7	33.6
2020	42.2	35.3	35.6
2024	41.6	35.8	36.0
2029	43.2	37.2	37.2
<b>2024 Population by Sex</b>			
Males	3,080	47,401	85,438
Females	3,439	47,527	84,037
<b>2029 Population by Sex</b>			
Males	3,242	49,462	91,396
Females	3,664	50,357	91,573
<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	644	4,872	8,087
Total Employees:	10,067	72,784	122,747

# MARKET PROFILE



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## CONTACT INFO



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