



SAP III

INDUSTRIAL/RETAIL SPACE FOR LEASE



2519 S Shirley Ave,
Sioux Falls, SD 57106



6,500 SF +/-



\$10.00 / SF NNN
Estimated NNN: \$5.65 / SF

LOCATION

Located in the Meadows on the River development, between S Carolyn Ave and S Shirley Ave. Conveniently near the 41st St/Louise Ave corridor providing easy access to I-29. Just down the road from The Empire Mall, Empire Place, and Empire East, attracting over 10M annual visits.

DESCRIPTION

- Floor plan includes a showroom, large warehouse area, office, and restroom
- 14' garage door
- Multiple Reznor heaters in the warehouse
- Warehouse has a clear height of 20'6"
- ~64 parking spaces on-site
- New parking lot July 2024
- Nearby businesses include Sturdevant's Auto Parts, Shahi India Grill, Morrie's Steakhouse, Abra Auto Body, Carnaval Brazilian Grill, multiple hotels, and more
- Meadows on the River Development is anchored by The Home Depot, Buffalo Wild Wings, Menards, Sam's Club, Slumberland, and more
- This listing is also available for sale for \$1,450,000

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BUILDING COSTS

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

Space	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
6,500 SF	\$10.00/SF NNN	\$5.65/SF	\$15.65/SF	\$101,725.00	\$8,477.08

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.78*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.29*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.58*
Total	-	\$5.65
CAM includes the following utilities: Water & Sewer, and Trash		

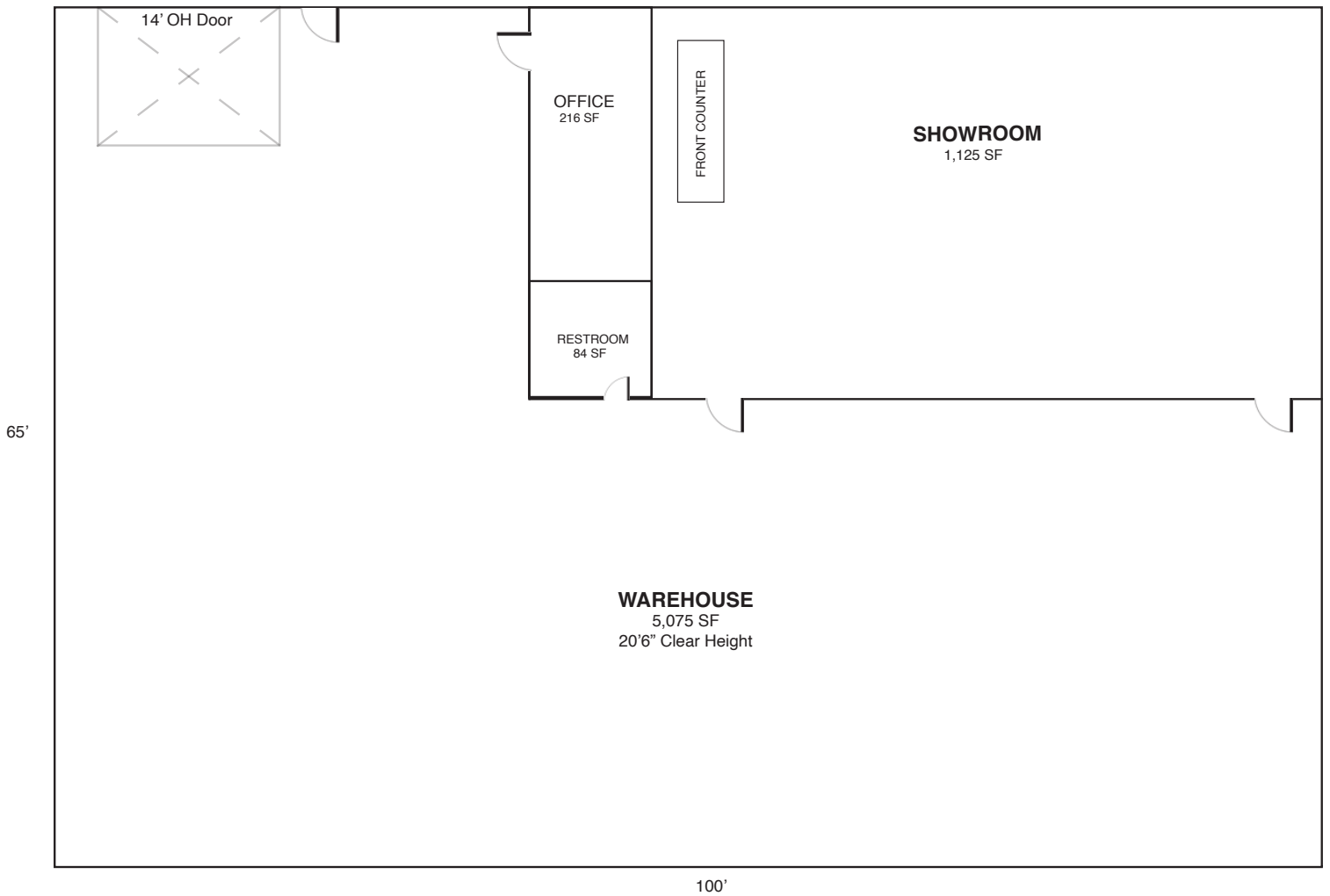
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid 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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FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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MEASUREMENTS



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EXTERIOR PHOTOS



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DRONE VIEW



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SITE MAP



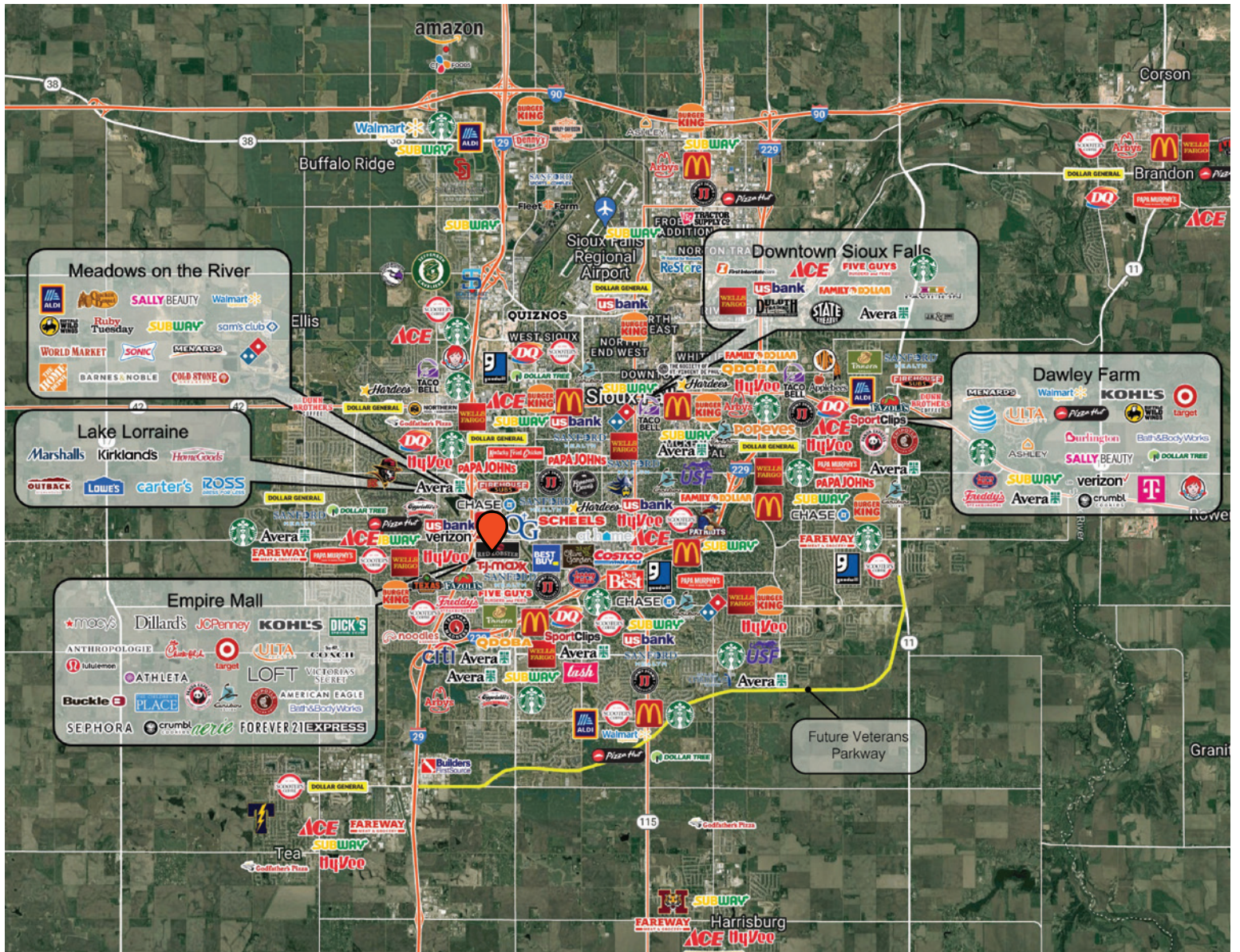
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AREA MAP



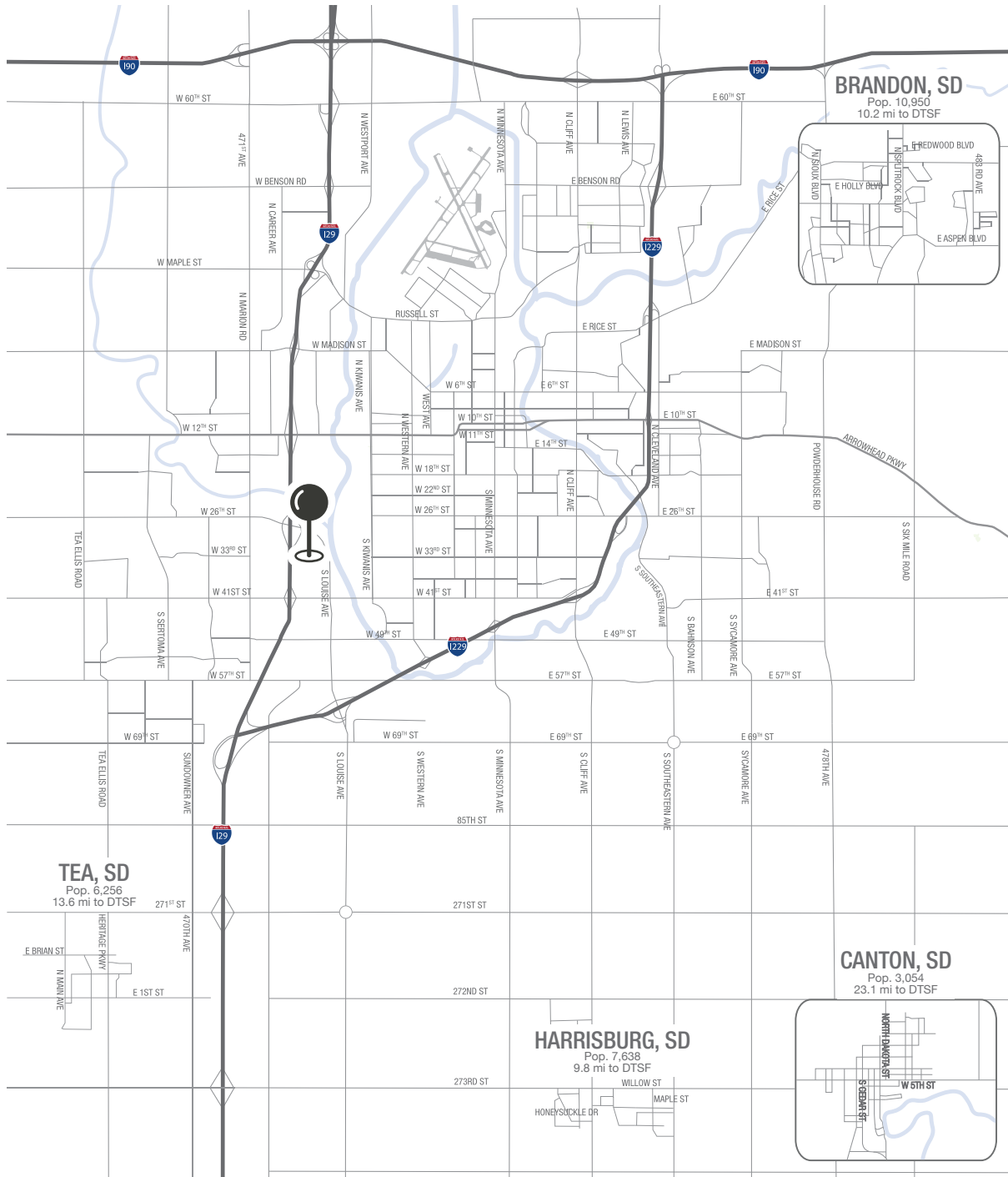
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CITY MAP



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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