



# VILLAGE SQUARE MALL

RETAIL/OFFICE SPACE FOR LEASE



3301 E 26th St, Unit 105,  
Sioux Falls, SD 57103



1,000 SF +/-



\$12.00 / SF NNN  
Estimated NNN: \$5.30 / SF

## LOCATION

Less than 1 mile off I-229 along E 26th St, this strip mall is surrounded by an established neighborhood with 223 businesses and 5,513 housing units within a 1 mile radius. The site enjoys convenient access to Dawley Farm Village and Downtown Sioux Falls, both within ~10 minutes or less.

## DESCRIPTION

- Floor plan is an open retail or office space
- Rear access door leads to additional parking as well as a large front parking lot
- Monument and building signage available
- Built in 1984; Zoned: C-3
- Co-tenants include Dareo's Pizza, Hollywood Style, Edward Jones, GreatLife, Olga's Alterations, and more
- Direct access to I-229 (< 1 mile) and Veterans Parkway (< 2 miles)
- Area neighbors include McDonald's, Bagel Boy, Gib's Sports Bar, Hy-Vee, Wells Fargo, Lewis Drug, and Sanford Health
- Available now

**ALEXIS MAHLEN** | 605.321.4861 | alexis@lloydcompanies.com

**JORDAN RIEFFENBERGER CCIM, SIOR** | 605.275.4258 | jordan@lloydcompanies.com

# VILLAGE SQUARE MALL

RETAIL/OFFICE SPACE FOR LEASE

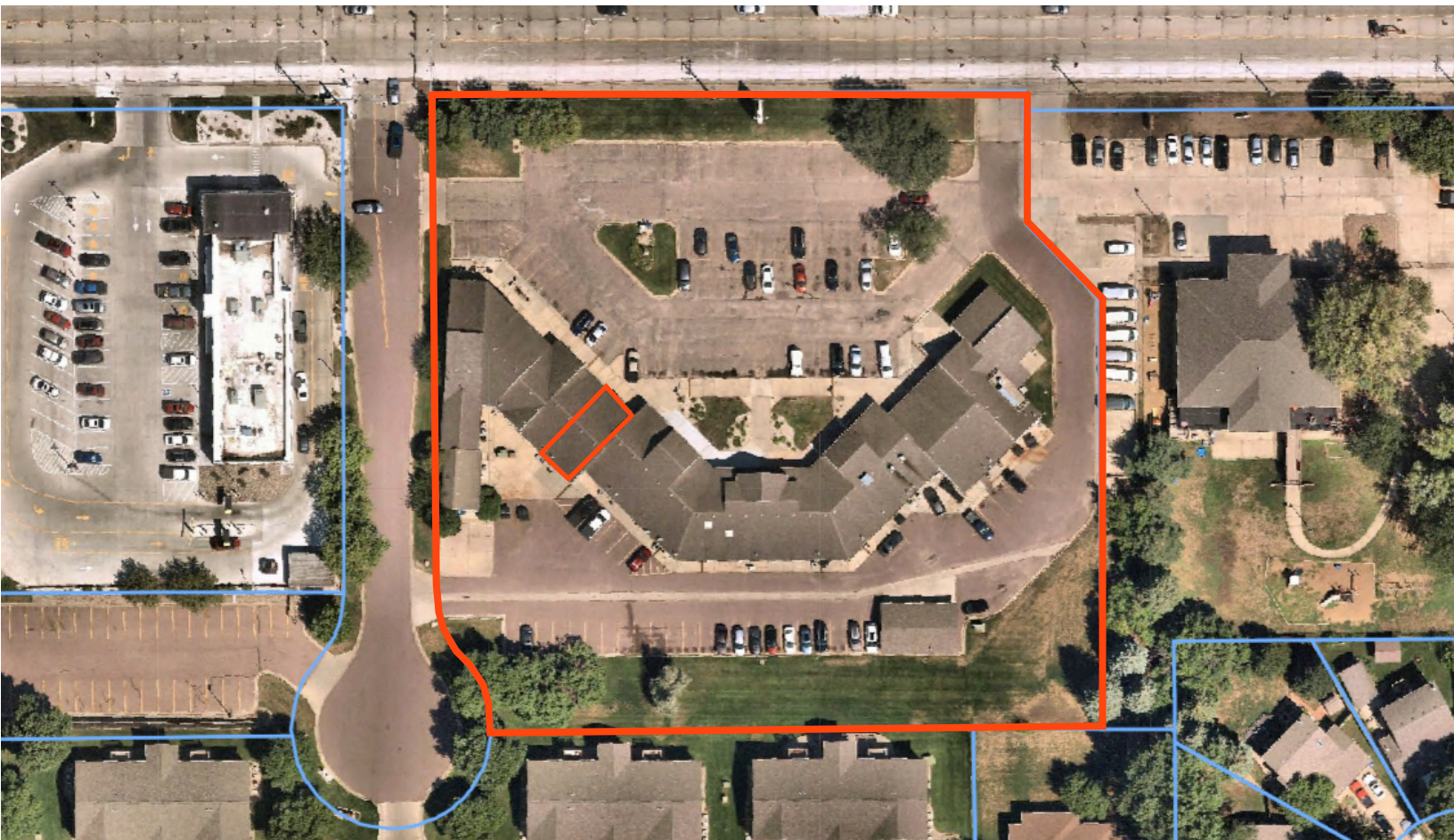


## BUILDING COSTS

\*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.
1,000 SF	\$12.00/SF NNN	\$5.30/SF	\$17.30/SF	\$17,300.00	\$1,441.67

## PARCEL



**ALEXIS MAHLEN** 605.321.4861 | alexis@lloydcompanies.com

**JORDAN RIEFFENBERGER, CCIM, SIOR** 605.275.4258 | jordan@lloydcompanies.com

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.

# VILLAGE SQUARE MALL

RETAIL/OFFICE SPACE FOR LEASE



## INTERIOR PHOTOS



**ALEXIS MAHLEN** 605.321.4861 | [alexis@lloydcompanies.com](mailto:alexis@lloydcompanies.com)

**JORDAN RIEFFENBERGER, CCIM, SIOR** 605.275.4258 | [jordan@lloydcompanies.com](mailto:jordan@lloydcompanies.com)

# VILLAGE SQUARE MALL

RETAIL/OFFICE SPACE FOR LEASE



## EXTERIOR PHOTOS



**ALEXIS MAHLEN** 605.321.4861 | alexis@lloydcompanies.com

**JORDAN RIEFFENBERGER, CCIM, SIOR** 605.275.4258 | jordan@lloydcompanies.com

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.

# VILLAGE SQUARE MALL

RETAIL/OFFICE SPACE FOR LEASE



## PARKING



~121 shared  
parking spaces  
on site

**ALEXIS MAHLEN** 605.321.4861 | [alexis@lloydcompanies.com](mailto:alexis@lloydcompanies.com)

**JORDAN RIEFFENBERGER, CCIM, SIOR** 605.275.4258 | [jordan@lloydcompanies.com](mailto:jordan@lloydcompanies.com)

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

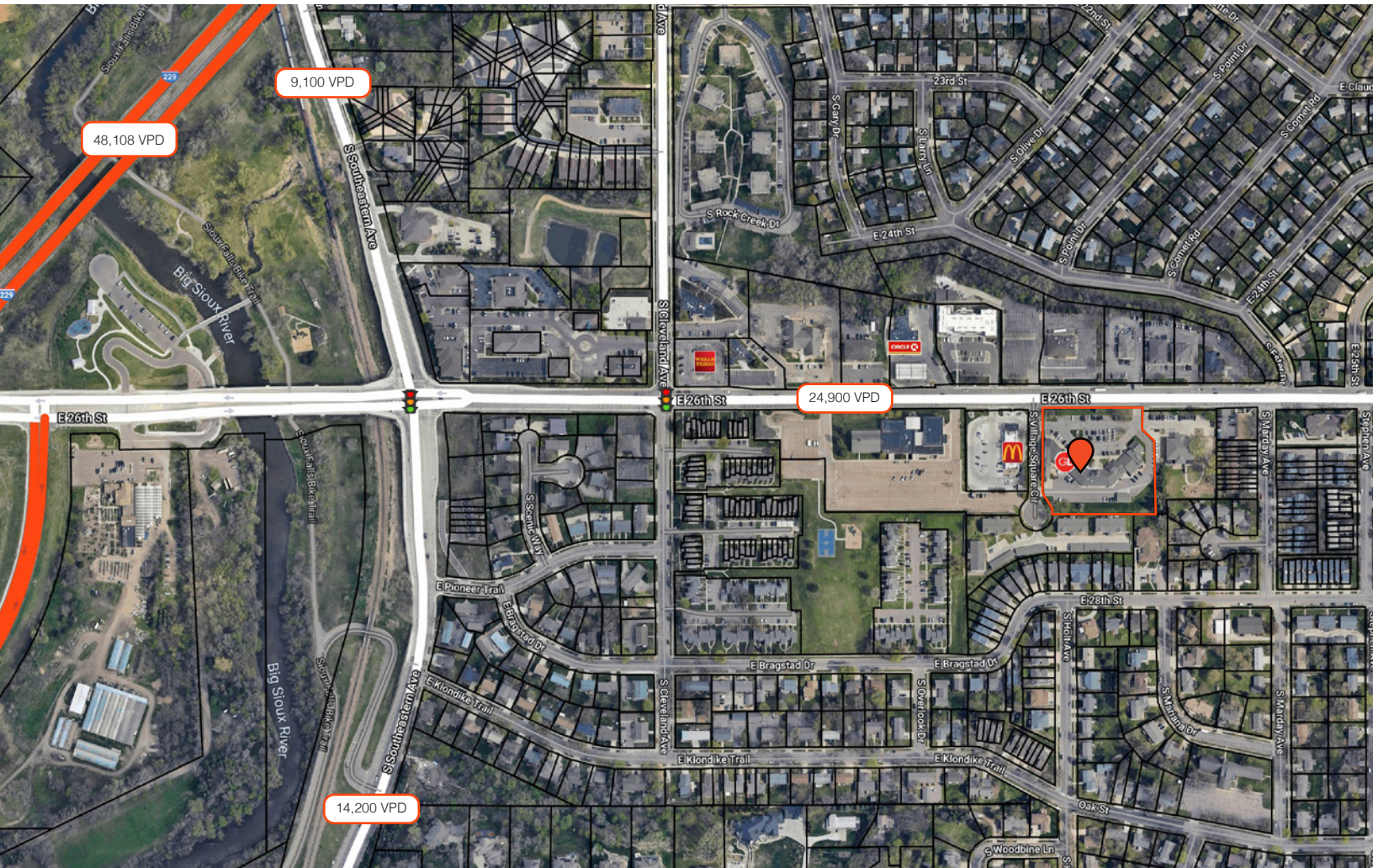
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# VILLAGE SQUARE MALL

RETAIL/OFFICE SPACE FOR LEASE



## SITE MAP



**ALEXIS MAHLEN** 605.321.4861 | alexis@lloydcompanies.com

**JORDAN RIEFFENBERGER, CCIM, SIOR** 605.275.4258 | jordan@lloydcompanies.com

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.

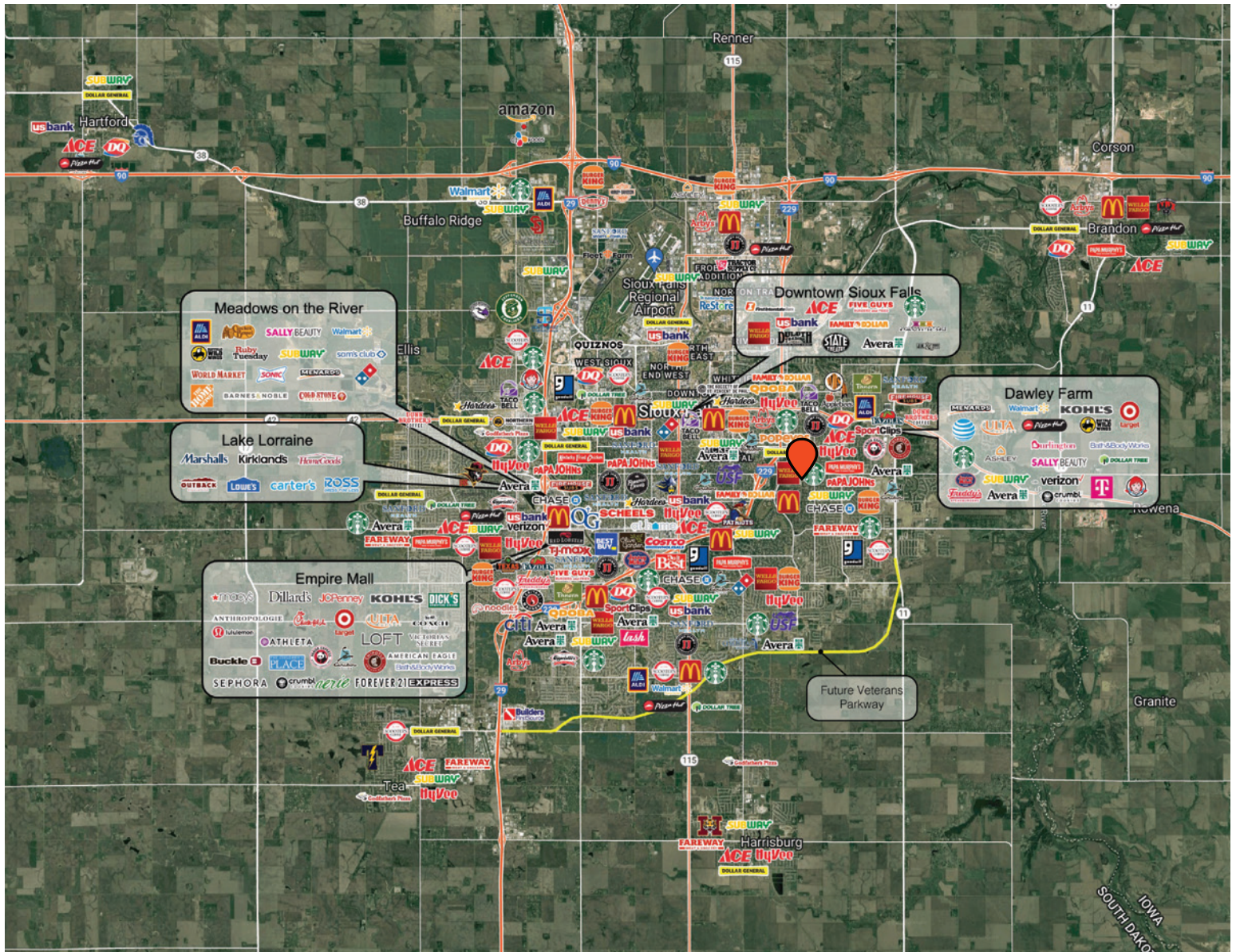


# VILLAGE SQUARE MALL

RETAIL/OFFICE SPACE FOR LEASE



## CITY MAP



**ALEXIS MAHLEN** 605.321.4861 | alexis@lloydcompanies.com

**JORDAN RIEFFENBERGER, CCIM, SIOR** 605.275.4258 | jordan@lloydcompanies.com

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.





# 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

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	12,985	73,545	112,256
2020 Total Population	13,367	87,750	134,004
2020 Group Quarters	104	2,050	4,297
2023 Total Population	13,578	94,331	143,169
2023 Group Quarters	103	2,031	4,297
2028 Total Population	13,528	100,858	151,771
2023-2028 Annual Rate	-0.07%	1.35%	1.17%
2023 Total Daytime Population	8,256	103,366	177,881
Workers	2,833	62,670	115,108
Residents	5,423	40,696	62,773
<b>Household Summary</b>			
2010 Households	5,134	29,295	45,272
2010 Average Household Size	2.51	2.42	2.36
2020 Total Households	5,187	35,768	55,412
2020 Average Household Size	2.56	2.40	2.34
2023 Households	5,278	38,578	59,365
2023 Average Household Size	2.55	2.39	2.34
2028 Households	5,261	41,225	62,903
2028 Average Household Size	2.55	2.40	2.34
2023-2028 Annual Rate	-0.06%	1.34%	1.16%
2010 Families	3,379	18,120	26,789
2010 Average Family Size	3.04	3.03	3.01
2023 Families	3,228	23,131	34,240
2023 Average Family Size	3.22	3.07	3.05
2028 Families	3,176	24,709	36,290
2028 Average Family Size	3.24	3.08	3.05
2023-2028 Annual Rate	-0.32%	1.33%	1.17%
2023 Housing Units	5,513	41,540	64,037
Owner Occupied Housing Units	64.7%	56.1%	54.2%
Renter Occupied Housing Units	31.1%	36.8%	38.5%
Vacant Housing Units	4.3%	7.1%	7.3%
<b>Median Household Income</b>			
2023	\$69,717	\$74,983	\$70,657
2028	\$78,843	\$83,157	\$80,236
<b>Median Age</b>			
2010	36.0	35.4	35.2
2020	36.1	35.8	36.5
2023	38.2	38.4	38.1
2028	39.0	39.1	38.9
<b>2023 Population by Sex</b>			
Males	6,625	46,823	71,565
Females	6,953	47,508	71,604
<b>2028 Population by Sex</b>			
Males	6,612	49,902	75,525
Females	6,916	50,956	76,247
<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	233	3,712	7,224
Total Employees:	2,620	57,392	111,755