PRICE REDUCTION



MINNESOTA AVE OFFICE BUILDING



Opportunity for an owner-occupant investor to acquire a prime office building located just 1 mile off I-229, near the S Minnesota Avenue/57th Street intersection. This property offers a flexible office layout across three levels, including a former dental office on the main and upper levels, and adaptable office space in the lower level. The site is surrounded by abundant trees and lush foliage creating an attractive work environment. With monument signage available along Minnesota Avenue and 34 surface parking spaces, this location is well-suited for businesses seeking visibility and convenience. The surrounding area hosts a vibrant community with top amenities, including Look's Market-place, Prairie Green Golf Course, and The Bridges at 57th. Neighboring tenants include Dakota Dermatology, Hoy Law, Farm Bureau Financial Services, Bender Commercial, and The First National Bank in Sioux Falls. This property is an excellent choice in an upscale area of Sioux Falls, where the median income within a 1-mile radius is \$147,480 and demonstrates above average spending trends.

QUICK FACTS

Address:

4904 - 4912 S Minnesota Ave, Sioux Falls, SD 57108

• Pricing:

\$1.980.000

Price / SF:

\$213.18

Year Built:

1994

• Total Building Size (GBA/RSF):

9,288 SF +/-

• Main & Upper Level Size:

5,076 SF +/-

• Lower Level Size:

4,212 SF +/-

• Site Size:

0.76 Acres +/- (33,105 SF+/-)

ALEXIS MAHLEN

Broker Associate

605.321.4861 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

KRISTEN ZUEGER, SIOR

Broker Associate

605.376.1903 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

• Parking:

34 surface parking spaces

Real Estate Taxes:

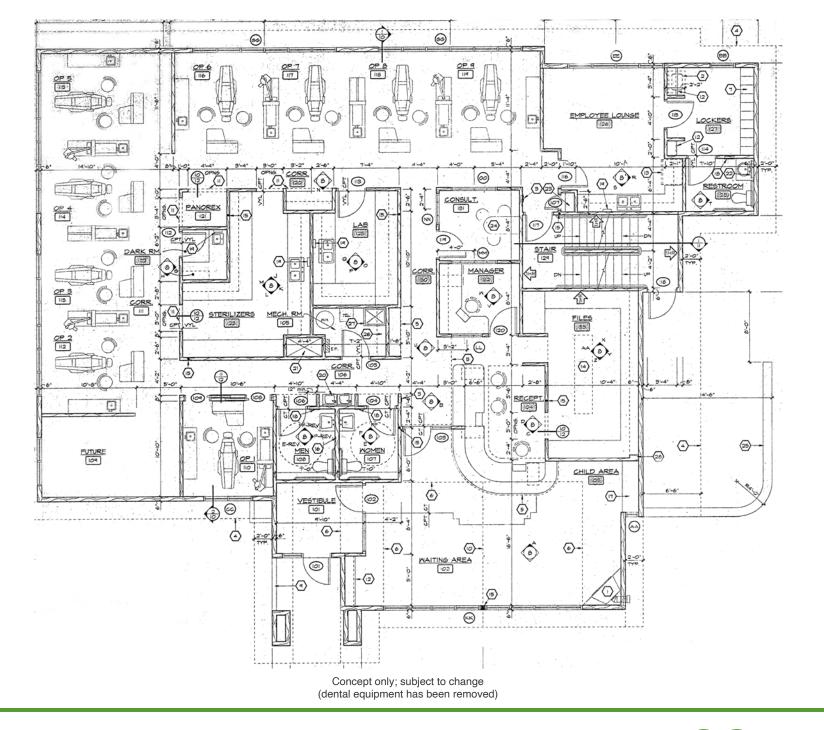
\$23,730.18 (2024 Taxes payable in 2025) - does not include special assessment

• Zoning:

O - Office



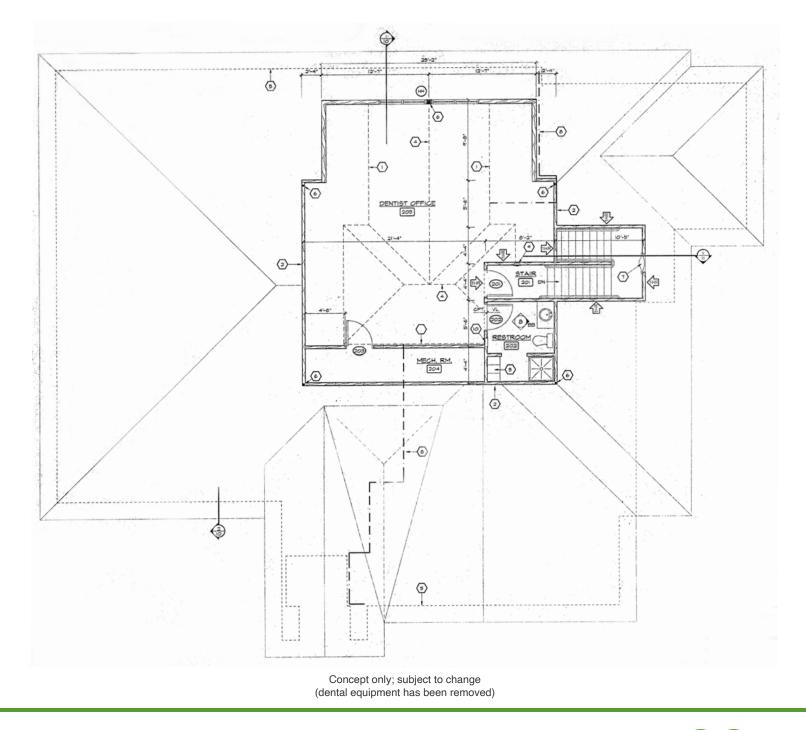








MAIN LEVEL FLOOR PLAN







UPPER LEVEL FLOOR PLAN

















MAIN & UPPER LEVEL PHOTOS



Concept plan provided by Canfield Business Interiors



MAIN LEVEL POTENTIAL FLOOR PLAN











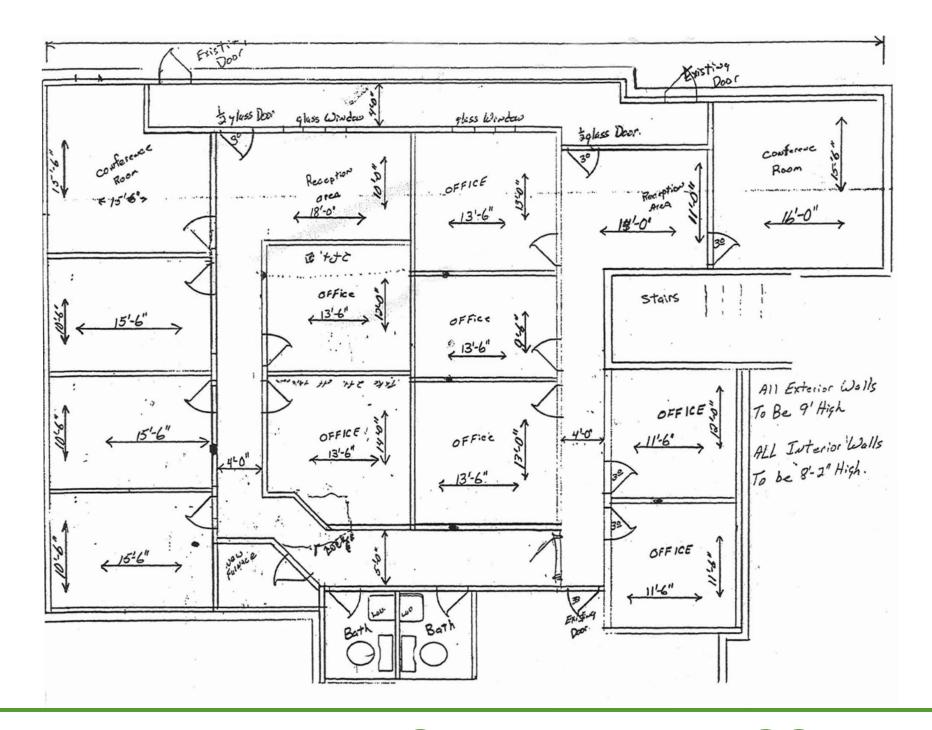




Concept only; for visualization purposes only Concept plan provided by Canfield Business Interiors



MAIN LEVEL POTENTIAL BUILD-OUT







LOWER LEVEL FLOOR PLAN











LOWER LEVEL PHOTOS









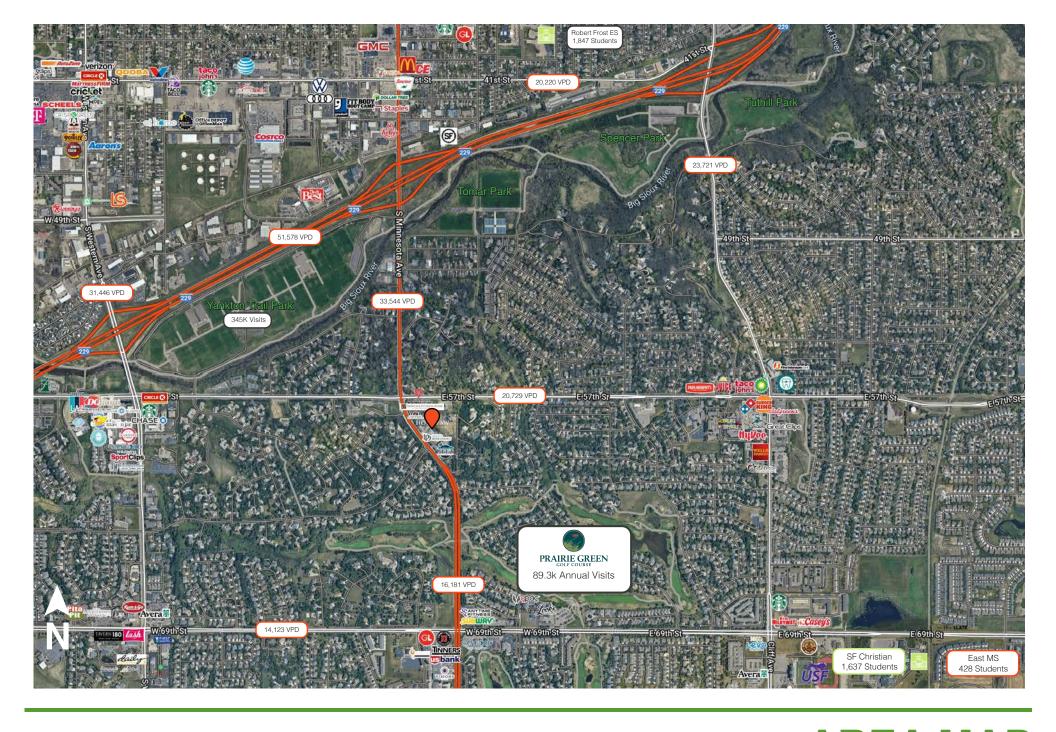


EXTERIOR





AERIAL







SIOUX FALLS DEMOGRAPHICS

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.

POPULATION PROJECTION				
Year	Sioux Falls	MSA		
2025	219,588*	314,596		
2030	235,786	341,319		

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)



Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS



10,929



8,200



3,627

Smith*f*ield

3,239



2,390



1,600

4M

of Visitors to Sioux Falls in 2024 1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax

DEMOGRAPHICS



	1 mile	3 miles	5 mile
Population Summary			
2010 Total Population	5,861	59,341	142,73
2020 Total Population	6,436	73,174	171,01
2020 Group Quarters	40	1,725	4,65
2025 Total Population	6,902	79,291	187,24
2025 Group Quarters	39	1,727	4,66
2030 Total Population	7,654	87,241	204,07
2024-2029 Annual Rate	2.09%	1.93%	1.749
2025 Total Daytime Population	6,867	98,071	203,75
Workers	3,681	62,065	120,58
Residents	3,186	36,006	83,17
Household Summary			
2010 Households	2,284	24,619	57,80
2010 Average Household Size	2.55	2.31	2.3
2020 Total Households	2,585	30,954	70,21
2020 Average Household Size	2,303	2.31	2.3
•	2,759	33,559	
2025 Households	2,759	•	77,06 2.3
2025 Average Household Size		2.31	
2030 Households	3,051	36,904	84,17
2030 Average Household Size	2.50	2.32	2.3
2024-2029 Annual Rate	2.03%	1.92%	1.78
2010 Families	1,702	14,688	34,88
2010 Average Family Size	2.95	2.94	3.
2025 Families	1,886	19,047	44,17
2025 Average Family Size	2.94	3.04	3.
2030 Families	2,070	20,768	47,8
2030 Average Family Size	2.96	3.06	3.
2024-2029 Annual Rate	1.88%	1.75%	1.62
2025 Housing Units	2,817	35,616	82,87
Owner Occupied Housing Units	75.9%	54.5%	53.4
Renter Occupied Housing Units	22.0%	39.7%	39.6
Vacant Housing Units	2.1%	5.8%	7.0
2025 Population 25+ by Educational Attainment	2.170	0.070	7.0
Total	5,012	53,809	125,53
Less than 9th Grade	0.8%	1.1%	2.1
	0.6%	1.7%	3.2
9th - 12th Grade, No Diploma			
High School Graduate	17.4%	16.6%	19.8
GED/Alternative Credential	2.0%	2.4%	3.5
Some College, No Degree	14.5%	17.1%	19.0
Associate Degree	7.5%	10.0%	11.4
Bachelor's Degree	35.0%	32.4%	27.8
Graduate/Professional Degree	21.9%	18.8%	13.3
Median Household Income			
2025	\$147,480	\$84,561	\$76,80
2030	\$162,381	\$100,059	\$87,93
Median Age			
2010	44.8	35.8	34
2020	46.7	37.0	35
2025	47.4	37.7	36
2030	47.9	38.6	37
2025 Population by Sex	· · · · · · · · · · · · · · · · · · ·		
Males	3,402	20 544	93,9
		38,544	
Females	3,500	40,747	93,3
2030 Population by Sex			
Males	3,752	42,271	101,80
Females	3,902	44,970	102,21
ta for all businesses in area	1 mile	3 miles	5 miles
tal Businesses:	392	4,110	8,197
tal Employees:	3,719	57,081	115,501



SUMMARY PROFILE

	Spending Potential	Average Amount	
	Index	Spent	
Apparel and Services	168	\$4,108.99	\$11,33
Men's	168	\$808.14	\$2,22
Women's	172	\$1,438.37	\$3,90
Children's	158	\$530.10	\$1,46
Footwear	163	\$888.12	\$2,4
Watches & Jewelry	182	\$365.85	\$1,00
Apparel Products and Services (1)	168	\$78.39	\$2
Entertainment & Recreation	175	\$7,175.74	\$19,79
Fees and Admissions	190	\$1,775.62	\$4,89
Membership Fees for Clubs (2)	191	\$603.62	\$1,6
Fees for Participant Sports, excl. Trips	189	\$312.88	\$80
Tickets to Theatre/Operas/Concerts	191	\$217.06	\$5
Tickets to Movies	175	\$64.53	\$17
Tickets to Parks or Museums	180	\$76.81	\$2
Admission to Sporting Events, excl. Trips	174	\$159.64	\$4
Fees for Recreational Lessons	203	\$339.25	\$9:
Dating Services	158	\$1.83	. :
TV/Video/Audio	165	\$2,032.59	\$5,60
Pets	171	\$1,815.58	\$5,0
Toys/Games/Crafts/Hobbies (4)	167	\$298.69	\$82
Recreational Vehicles and Fees (5)	180	\$345.52	\$9
Sports/Recreation/Exercise Equipment (6)	172	\$445.85	\$1,2
Photo Equipment and Supplies (7)	182	\$125.89	\$34
Reading (8)	189	\$244.17	\$6
Catered Affairs (9)	302	\$91.83	\$2
Food	166	\$19,232.97	\$53,0
Food at Home	164	\$12,203.13	\$33,6
Bakery and Cereal Products	166	\$1,650.52	\$4,5
Meats, Poultry, Fish, and Eggs	161	\$2,458.36	\$6,78
Dairy Products	164	\$1,243.46	\$3,4
Fruits and Vegetables	168	\$2,153.34	\$5,9
Snacks and Other Food at Home (10)	233	\$4,697.45	\$12,9
Food Away from Home	170	\$7,029.84	\$19,3
Alcoholic Beverages	185	\$1,248.49	\$3,4
Health			
Nonprescription Drugs	166	\$332.33	\$9
Prescription Drugs	157	\$659.30	\$1,8
Eyeglasses and Contact Lenses	174	\$229.51	\$6
Transportation			
Payments on Vehicles excluding Leases	158	\$4,762.85	\$13,1
Gasoline and Motor Oil		* -,=	¥ · - , ·
Vehicle Maintenance and Repairs	166	¢2 242 77	\$6,18
•	100	\$2,242.77	φ0, 10
Travel			
Airline Fares	194	\$1,644.12	\$4,5
Lodging on Trips	190	\$2,096.69	\$5,7
Auto/Truck Rental on Trips	182	\$221.99	\$6
Food and Drink on Trips	182	\$1,534.05	\$4,2
Household Operations			
Child Care	186	\$1,091.78	\$3,0
Lawn and Garden (16)	181	\$1,234.21	\$3,4
Moving/Storage/Freight Express	178	\$227.39	\$62
		DZZ1.39	20

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals. Based on a 1-mile radius.



CONSUMER SPENDING TRENDS



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CONTACT INFO