



ARROWHEAD RIDGE

RETAIL/OFFICE/FLEX SPACE FOR LEASE



5422 E Arrowhead Parkway,
Sioux Falls, SD 57110



1,535 SF +/-



\$18.00 / SF NNN
Estimated NNN: \$8.25 / SF

LOCATION

Located near the Veterans Parkway/E Arrowhead Parkway intersection in an established strip mall. The subject site is across from Dawley Farm Village, an established development anchored by Target, Ulta Beauty, Starbucks, Kohl's, Crumbl, Walmart, and many more attractive tenants.

DESCRIPTION

- Warm vanilla shell space ready for tenant build-outs
- Floor plan includes kitchenette area, restroom, and storage closet with a maintenance sink
- Co-tenants include HuHot, Woofs and Waves, The Man Salon, Verizon Wireless, and Pro Nails II
- Access points off S Highline Ave and E Arrowhead Pl
- Monument and building signage available
- Near Dawley Farm Village, which has attracted 7.2 million visits in the past 12 months and contains over 30 popular retailers
- In an area of strong residential growth with over 750 units under construction and many more planned
- ~5 miles to I-90; ~2 miles to I-229

CO-LISTED WITH SAM ASSAM OF ASSAM COMPANIES

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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.
1,535 SF	\$18.00/SF NNN	\$8.25/SF	\$26.25/SF	\$40,293.75	\$3,357.81

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.45*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.55*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.25*
Total	-	\$8.25

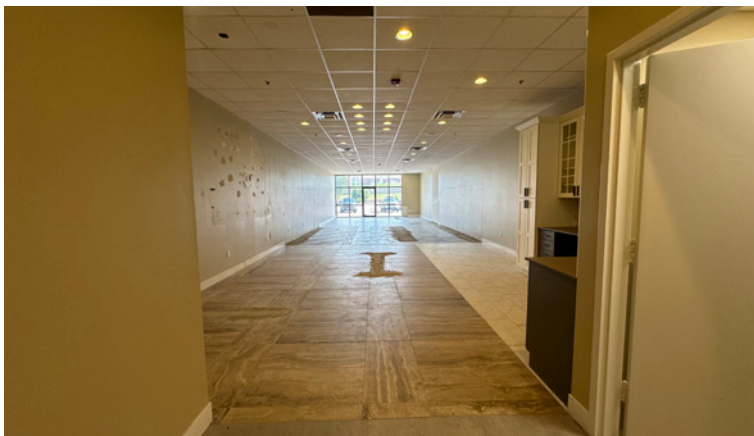
FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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SITE MAP



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AREA MAP



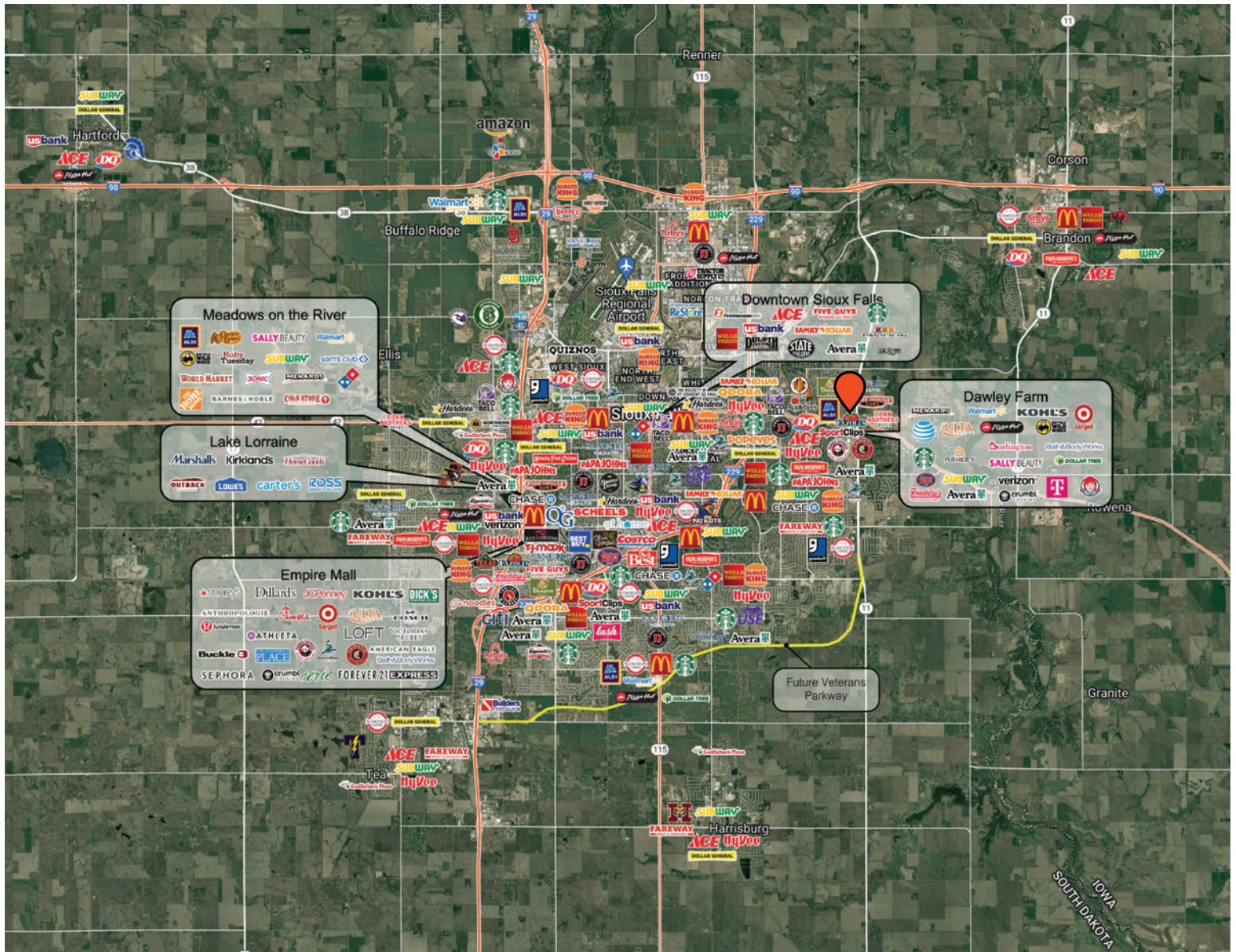
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CITY MAP



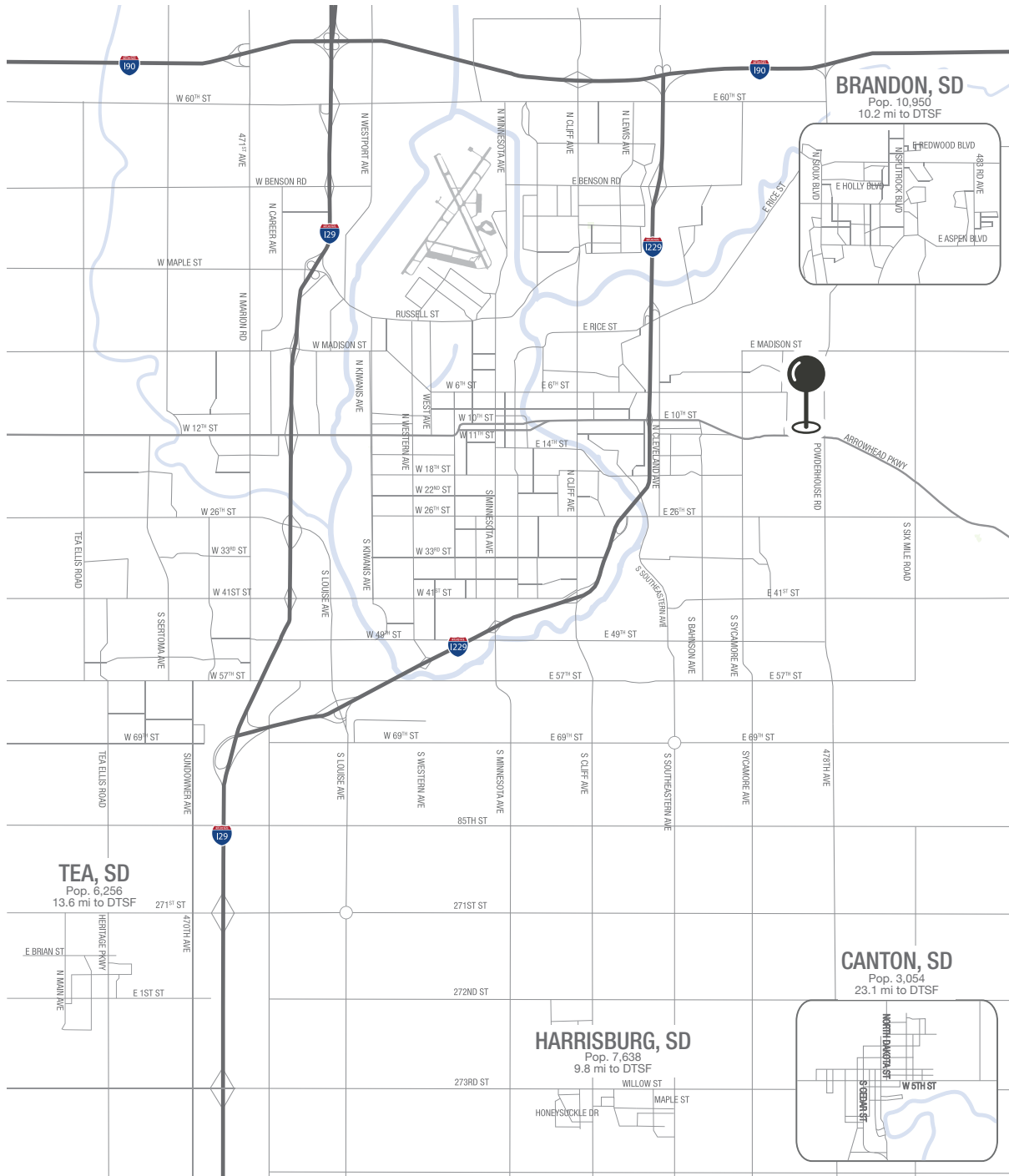
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,482	42,447	95,953
2020 Total Population	7,123	53,222	113,429
2020 Group Quarters	83	351	3,868
2024 Total Population	9,139	59,198	123,696
2024 Group Quarters	84	353	3,865
2029 Total Population	10,330	63,612	133,025
2023-2028 Annual Rate	2.48%	1.45%	1.46%
2024 Total Daytime Population	6,684	41,906	137,372
Workers	2,534	15,586	83,285
Residents	4,150	26,320	54,087
Household Summary			
2010 Households	2,007	16,547	37,271
2010 Average Household Size	2.71	2.53	2.44
2020 Total Households	2,749	20,882	45,476
2020 Average Household Size	2.56	2.53	2.41
2024 Total Households	3,301	23,065	49,653
2024 Average Household Size	2.74	2.55	2.41
2029 Total Households	3,758	24,846	53,449
2029 Average Household Size	2.73	2.55	2.42
2023-2028 Annual Rate	2.63%	1.50%	1.48%
2010 Families	1,396	11,005	23,169
2010 Average Family Size	3.24	3.09	3.05
2024 Total Families	2,023	14,465	29,102
2024 Average Family Size	3.48	3.21	3.11
2029 Total Families	2,263	15,424	31,063
2029 Average Family Size	3.47	3.21	3.13
2023-2028 Annual Rate	2.27%	1.29%	1.31%
2024 Housing Units	3,596	24,913	53,631
Owner Occupied Housing Units	50.0%	57.7%	55.2%
Renter Occupied Housing Units	41.8%	34.9%	37.4%
Vacant Housing Units	8.2%	7.4%	7.4%
Median Household Income			
2024	\$76,747	\$80,361	\$76,153
2029	\$100,379	\$99,344	\$91,397
Median Age			
2010	33.6	35.6	35.0
2020	34.6	35.3	36.2
2024	34.6	35.4	36.5
2029	35.1	36.3	37.6
2024 Population by Sex			
Males	4,529	29,841	63,014
Females	4,610	29,357	60,682
2029 Population by Sex			
Males	5,053	31,806	67,138
Females	5,277	31,805	65,887
Data for all businesses in area			
Total Businesses:	1 mile 225	3 miles 1,263	5 miles 5,427
Total Employees:	2,616	16,548	85,986

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