



# MINNESOTA AVE OFFICE BUILDING



4904 - 4912 S MINNESOTA AVE | SIOUX FALLS, SD

OWNER OCCUPANT/INVESTMENT

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 \$133,211 and demonstrates above average spending trends.

### QUICK FACTS

- Address:**  
4904 - 4912 S Minnesota Ave, Sioux Falls, SD 57108
- Pricing:**  
\$2,200,000
- Price / SF:**  
\$236.86
- 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 +/-)
- Parking:**  
34 surface parking spaces
- Real Estate Taxes:**  
\$22,570.12 (2023 Taxes payable in 2024) - does not include special assessment
- Zoning:**  
O - Office

**ALEXIS MAHLEN**  
Broker Associate

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

**KRISTEN ZUEGER, SIOR**  
Broker Associate

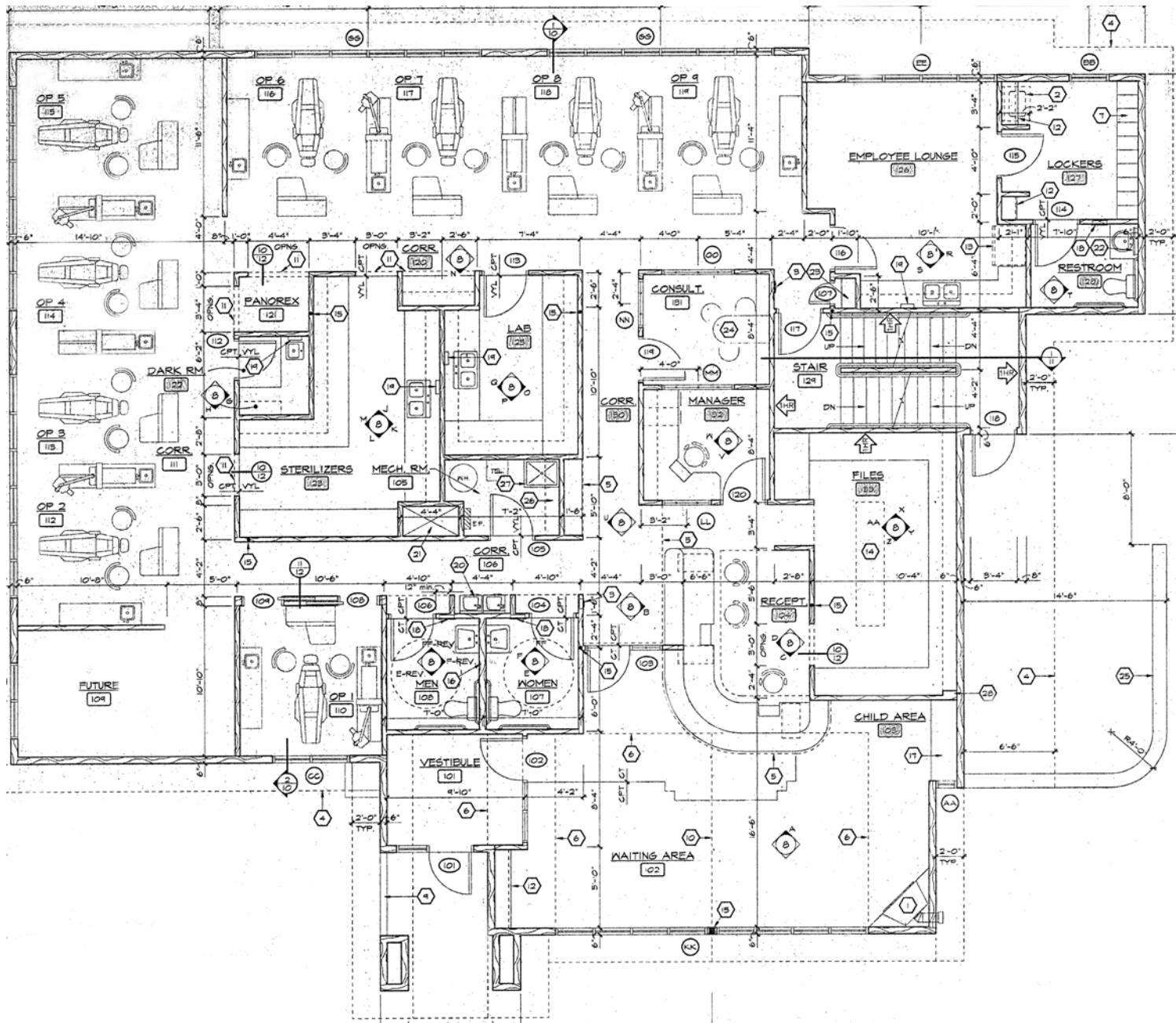
605.376.1903 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



## SUMMARY



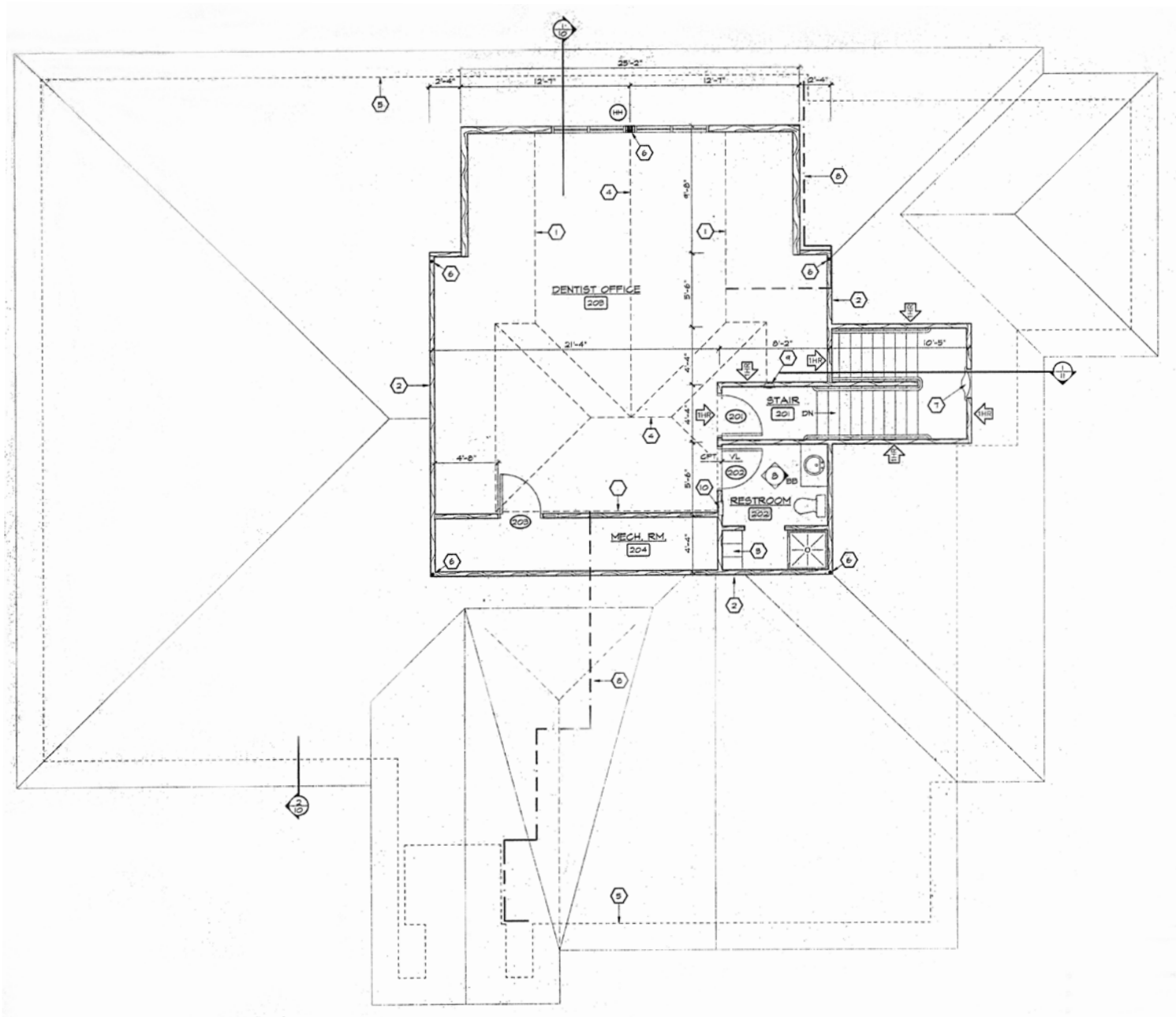
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Concept only; subject to change  
(dental equipment has been removed)



# MAIN LEVEL FLOOR PLAN



Concept only; subject to change  
 (dental equipment has been removed)



# UPPER LEVEL FLOOR PLAN



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# MAIN & UPPER LEVEL PHOTOS

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



# MAIN LEVEL POTENTIAL FLOOR PLAN



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



# MAIN LEVEL POTENTIAL BUILD-OUT

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## LOWER LEVEL PHOTOS

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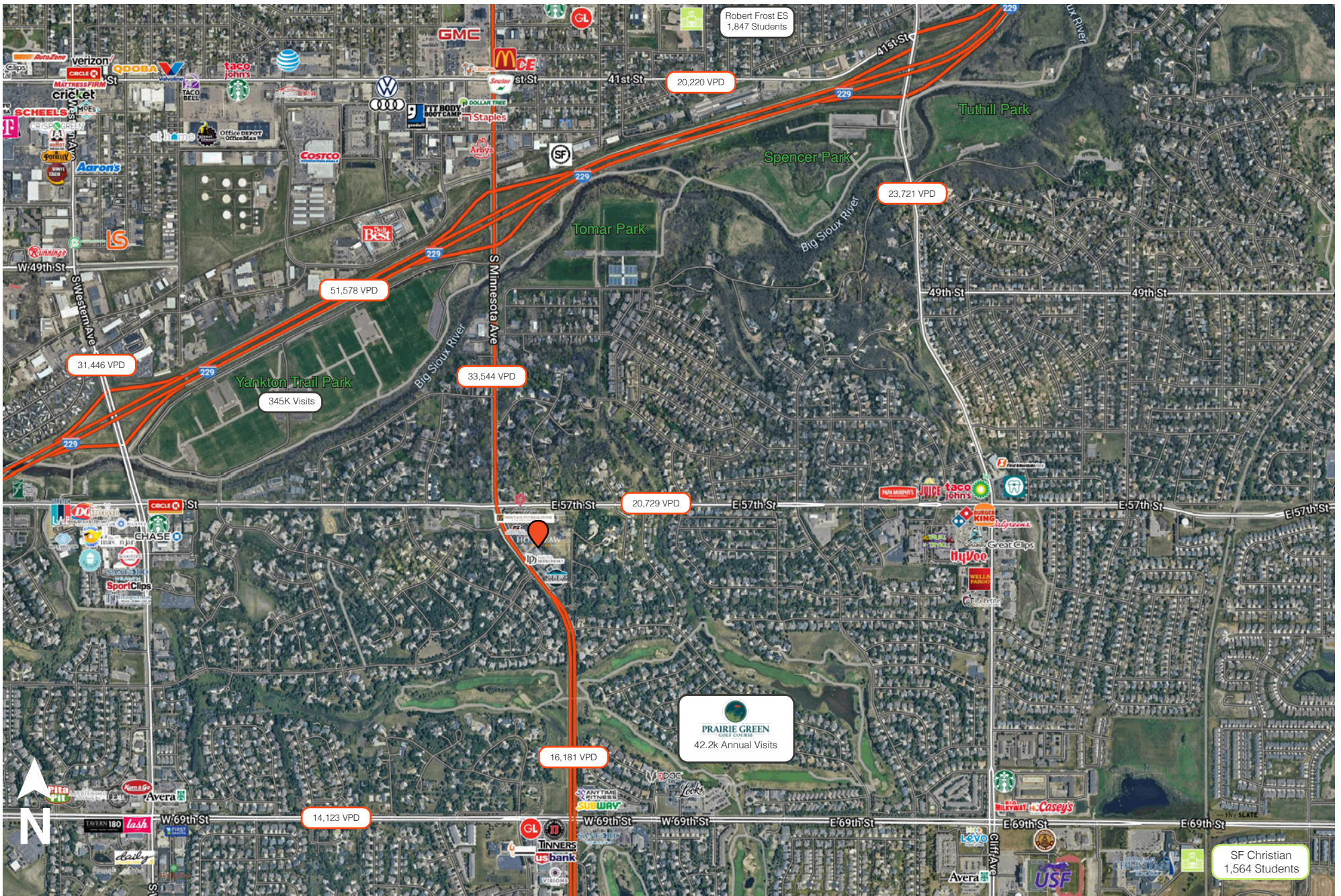




# AERIAL



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# AREA MAP



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# 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.

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
2024	213,891	311,500
2029	230,570	336,494

## 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

**SANFORD**  
HEALTH  
10,750

**Avera**  
8,298

**SIoux FALLS**  
SCHOOL DISTRICT  
3,688

**Smithfield**  
3,600

**HyVee**  
EMPLOYEE OWNED  
2,939

**amazon**  
2,505

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	5,861	59,341	142,734
2020 Total Population	6,436	73,174	171,015
2020 Group Quarters	40	1,725	4,657
2024 Total Population	7,120	79,521	185,399
2024 Group Quarters	39	1,724	4,657
2029 Total Population	7,664	85,785	199,964
2023-2028 Annual Rate	1.48%	1.53%	1.52%
2024 Total Daytime Population	7,587	100,604	202,797
Workers	4,245	64,264	120,218
Residents	3,342	36,340	82,579
<b>Household Summary</b>			
2010 Households	2,284	24,619	57,802
2010 Average Household Size	2.55	2.31	2.37
2020 Total Households	2,585	30,954	70,219
2020 Average Household Size	2.47	2.31	2.37
2024 Households	2,826	33,436	75,753
2024 Average Household Size	2.51	2.33	2.39
2029 Households	3,001	35,777	81,375
2029 Average Household Size	2.54	2.35	2.40
2023-2028 Annual Rate	1.21%	1.36%	1.44%
2010 Families	1,702	14,688	34,880
2010 Average Family Size	2.95	2.94	3.00
2024 Families	1,928	18,941	43,296
2024 Average Family Size	2.97	3.06	3.12
2029 Families	2,035	20,064	46,111
2029 Average Family Size	3.02	3.10	3.15
2023-2028 Annual Rate	1.09%	1.16%	1.27%
2024 Housing Units	2,886	35,682	81,135
Owner Occupied Housing Units	75.3%	54.7%	54.1%
Renter Occupied Housing Units	22.6%	39.0%	39.3%
Vacant Housing Units	2.1%	6.3%	6.6%
<b>Median Household Income</b>			
2024	\$133,211	\$78,937	\$73,762
2029	\$152,000	\$93,334	\$85,815
<b>Median Age</b>			
2010	44.8	35.8	34.0
2020	46.7	37.0	35.6
2024	46.8	37.3	36.0
2029	47.8	38.5	37.2
<b>2024 Population by Sex</b>			
Males	3,539	38,771	93,334
Females	3,581	40,750	92,065
<b>2029 Population by Sex</b>			
Males	3,797	41,520	99,779
Females	3,868	44,266	100,186
<b>Data for all businesses in area</b>			
Total Businesses:	411	4,214	8,314
Total Employees:	4,096	63,141	122,724



# SUMMARY PROFILE

OWNER OCCUPANT/INVESTMENT - OFFICE | 4904 - 4912 S MINNESOTA AVE | SIOUX FALLS, SD

	Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>	152	\$3,624.97	\$10,244,160
Men's	153	\$673.97	\$1,904,652
Women's	153	\$1,219.16	\$3,445,348
Children's	140	\$513.57	\$1,451,362
Footwear	150	\$747.88	\$2,113,503
Watches & Jewelry	174	\$396.34	\$1,120,067
Apparel Products and Services (1)	152	\$74.04	\$209,227
<b>Entertainment &amp; Recreation</b>	162	\$6,619.31	\$18,706,160
Fees and Admissions	177	\$1,463.13	\$4,134,816
Membership Fees for Clubs (2)	174	\$526.38	\$1,487,561
Fees for Participant Sports, excl. Trips	178	\$236.83	\$669,279
Tickets to Theatre/Operas/Concerts	181	\$137.79	\$389,407
Tickets to Movies	160	\$39.51	\$111,644
Tickets to Parks or Museums	163	\$61.15	\$172,814
Admission to Sporting Events, excl. Trips	167	\$132.07	\$373,239
Fees for Recreational Lessons	190	\$328.20	\$927,506
Dating Services	151	\$1.19	\$3,365
TV/Video/Audio	151	\$2,002.74	\$5,659,748
Pets	163	\$1,646.13	\$4,651,965
Toys/Games/Crafts/Hobbies (4)	150	\$274.19	\$774,869
Recreational Vehicles and Fees (5)	169	\$333.56	\$942,648
Sports/Recreation/Exercise Equipment (6)	162	\$493.74	\$1,395,304
Photo Equipment and Supplies (7)	169	\$103.11	\$291,376
Reading (8)	172	\$240.86	\$680,682
Catered Affairs (9)	203	\$61.84	\$174,752
<b>Food</b>	155	\$17,394.20	\$49,156,010
Food at Home	153	\$11,208.28	\$31,674,599
Bakery and Cereal Products	155	\$1,454.43	\$4,110,215
Meats, Poultry, Fish, and Eggs	150	\$2,367.23	\$6,689,780
Dairy Products	155	\$1,073.96	\$3,035,004
Fruits and Vegetables	157	\$2,268.43	\$6,410,571
Snacks and Other Food at Home (10)	152	\$4,044.24	\$11,429,029
Food Away from Home	159	\$6,185.92	\$17,481,410
Alcoholic Beverages	163	\$1,066.95	\$3,015,189
<b>Health</b>			
Nonprescription Drugs	150	\$266.56	\$753,291
Prescription Drugs	146	\$603.94	\$1,706,722
Eyeglasses and Contact Lenses	161	\$203.13	\$574,057
<b>Transportation</b>			
Payments on Vehicles excluding Leases	145	\$4,427.99	\$12,513,489
Gasoline and Motor Oil	144	\$4,788.25	\$13,531,588
Vehicle Maintenance and Repairs	153	\$2,261.54	\$6,391,119
<b>Travel</b>			
Airline Fares	173	\$1,099.54	\$3,107,310
Lodging on Trips	170	\$1,672.93	\$4,727,697
Auto/Truck Rental on Trips	166	\$192.90	\$545,147
Food and Drink on Trips	165	\$1,226.13	\$3,465,035
<b>Household Operations</b>			
Child Care	169	\$936.46	\$2,646,447
Lawn and Garden (16)	168	\$1,172.82	\$3,314,398
Moving/Storage/Freight Express	166	\$202.09	\$571,119
Housekeeping Supplies (17)	153	\$1,379.15	\$3,897,481

**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.



# CONSUMER SPENDING TRENDS

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## CONTACT INFO



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