



# MINNESOTA AVE BUILDING

FLEX OFFICE SPACE FOR LEASE



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



Main & Upper Level: 5,076 SF +/-  
Lower Level: 4,212 SF +/-  
Total Building Size: 9,288 SF +/-



Main & Upper Level:  
\$18.50 / SF NNN  
Lower Level: \$10 / SF NNN

## LOCATION

Located 1 mile off I-229 near the S Minnesota Avenue/57th Street intersection, this site is well-connected to many popular roads in Sioux Falls. The subject site is surrounded by top amenities like Look's Marketplace, Prairie Green Golf Course, Yankton Trail Park, and The Bridges at 57th, making it an ideal spot in a vibrant community with a strong demographic profile and above average spending trends.

## DESCRIPTION

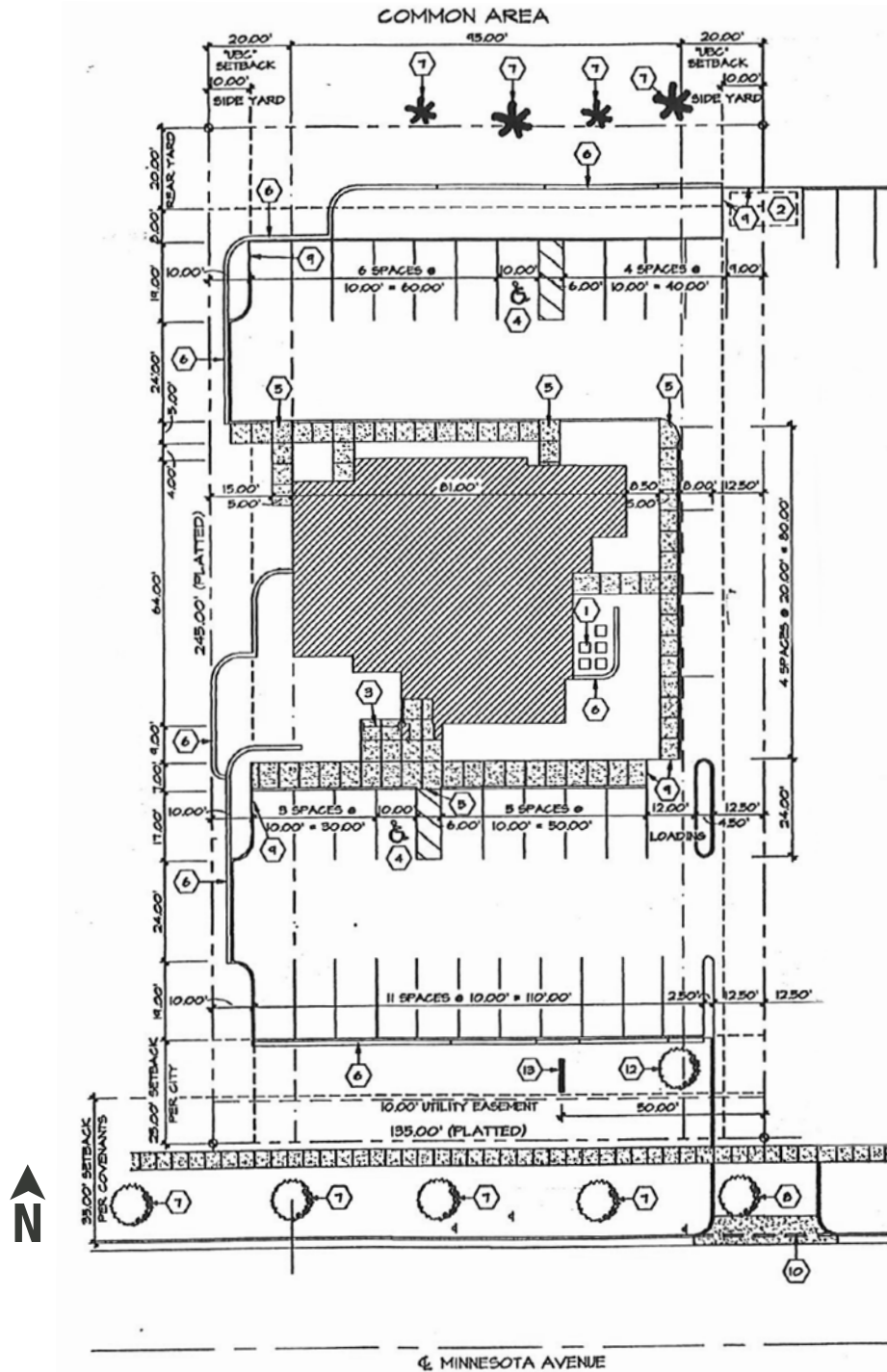
- Main and upper levels accommodate abundant office/medical configurations to fit numerous uses
- Lower level is flexible office space
- Surrounded by abundant trees and lush foliage
- Monument signage available along Minnesota Avenue
- 34 surface parking spaces
- Neighboring tenants include Dakota Dermatology, Hoy Law, Farm Bureau Financial Services, The First National Bank in Sioux Falls, and Bender Commercial
- In an upscale area of Sioux Falls with a median income of \$133,211 within a 1-mile radius
- This listing is also available for sale

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

**KRISTEN ZUEGER** SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

# SITE PLAN

Concept only; subject to change

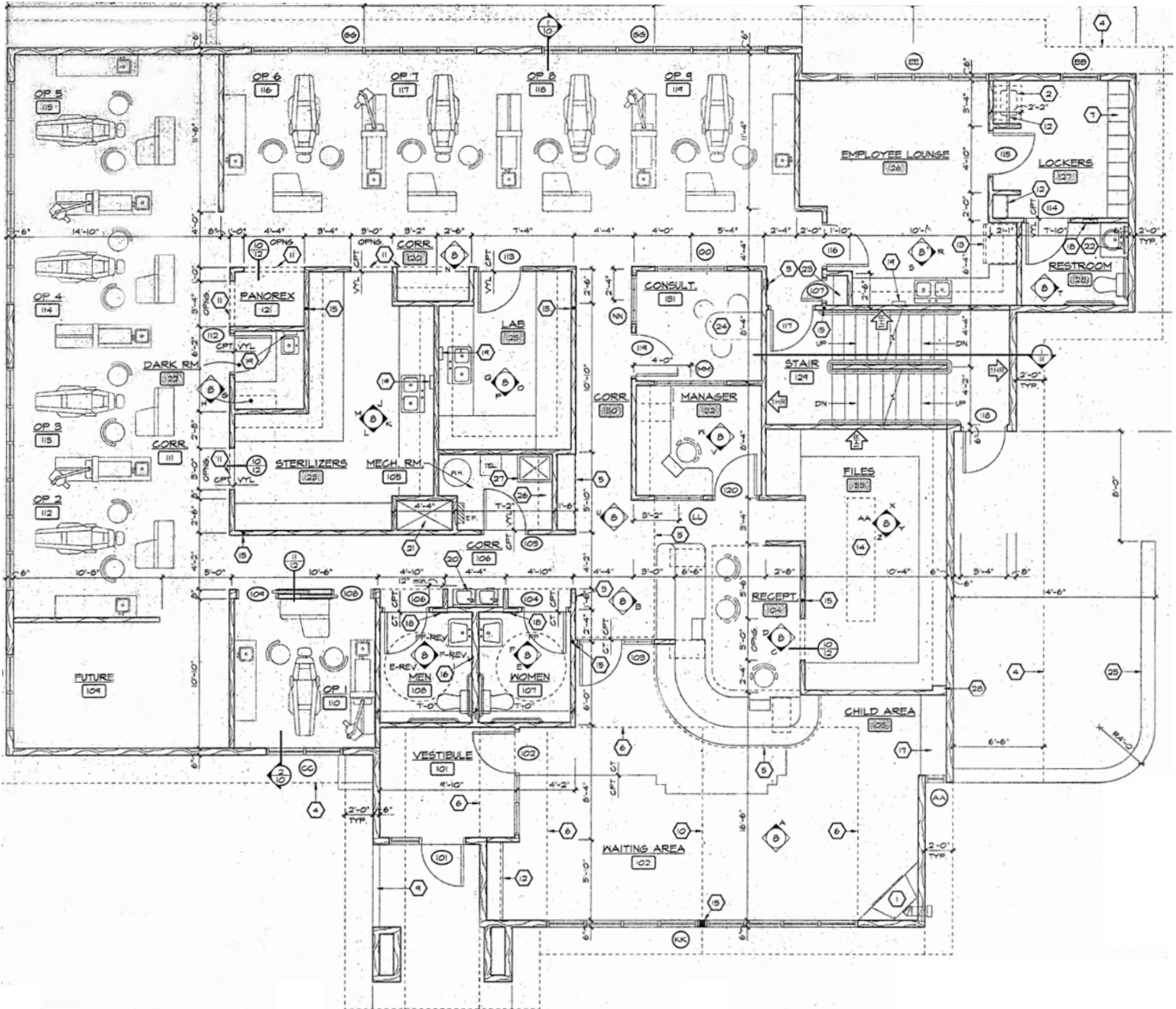


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**KRISTEN ZUEGER, SIOR**

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# MAIN LEVEL FLOOR PLAN

Concept only; subject to change  
(dental equipment has been removed)  
See pg6 for a potential floor plan of an office build-out; for visualization purposes only

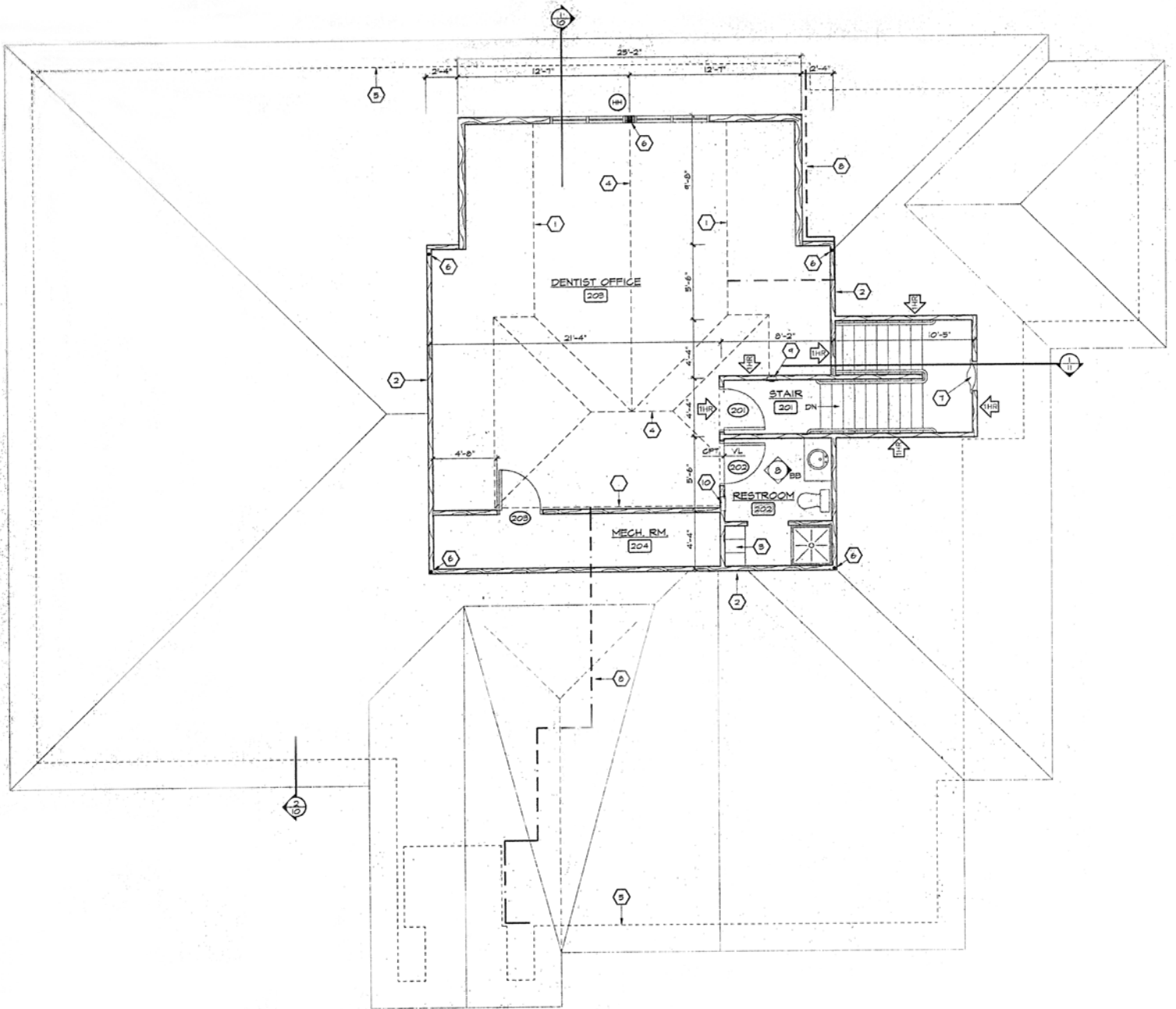


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# UPPER LEVEL FLOOR PLAN

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## MAIN & UPPER LEVELS



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## MAIN LEVEL POTENTIAL FLOOR PLAN

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



**ALEXIS MAHLEN**  
**KRISTEN ZUEGER, SIOR**

605.321.4861 | [alexis@lloydcompanies.com](mailto:alexis@lloydcompanies.com)  
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# MAIN LEVEL POTENTIAL BUILD-OUT

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Concept plan provided by Canfield Business Interiors

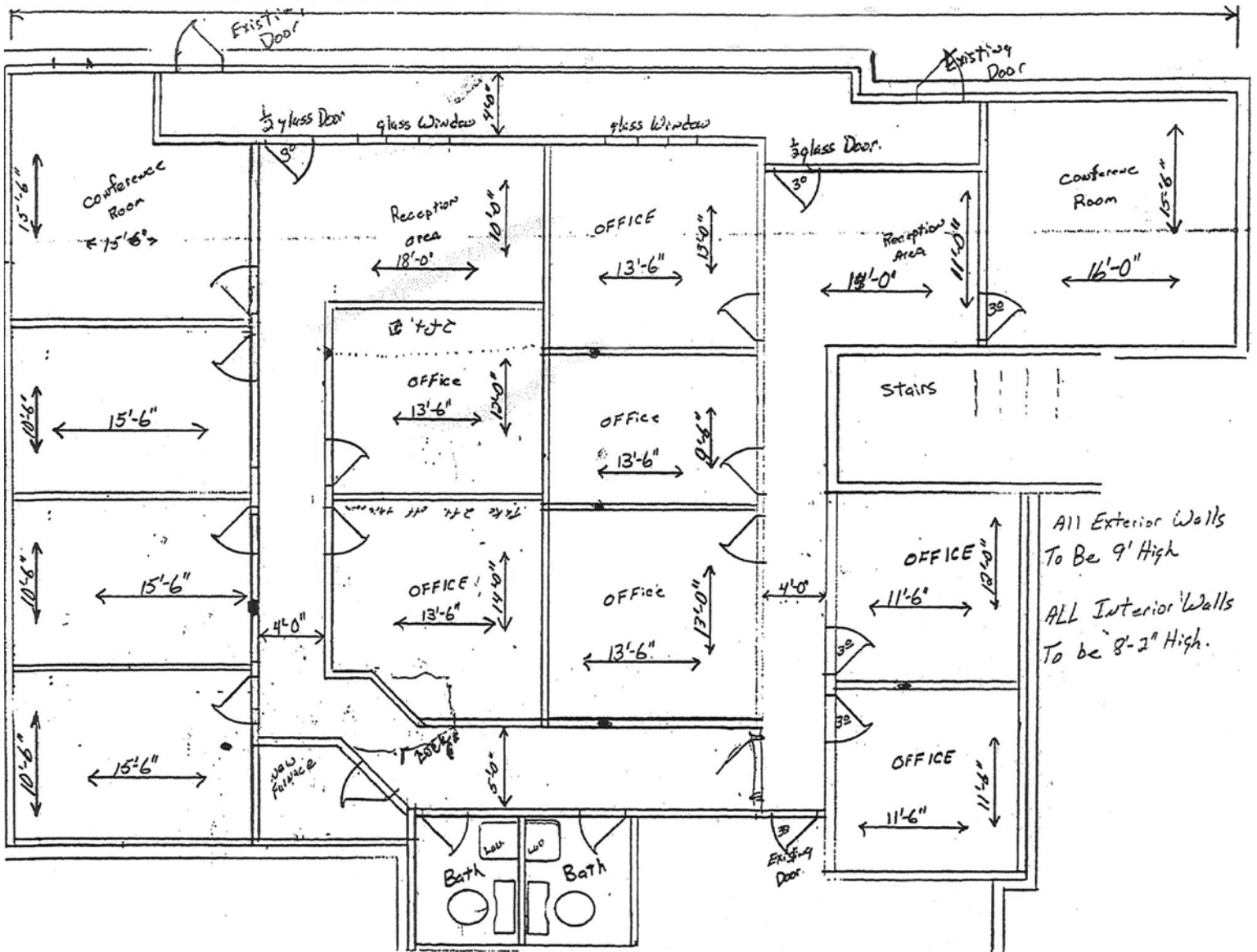


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# LOWER LEVEL FLOOR PLAN

Concept only; subject to change



**ALEXIS MAHLEN**  
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605.321.4861 | alexis@lloydcompanies.com  
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## LOWER LEVEL



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**KRISTEN ZUEGER, SIOR**

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## EXTERIOR PHOTOS



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## PARCEL



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**KRISTEN ZUEGER, SIOR**

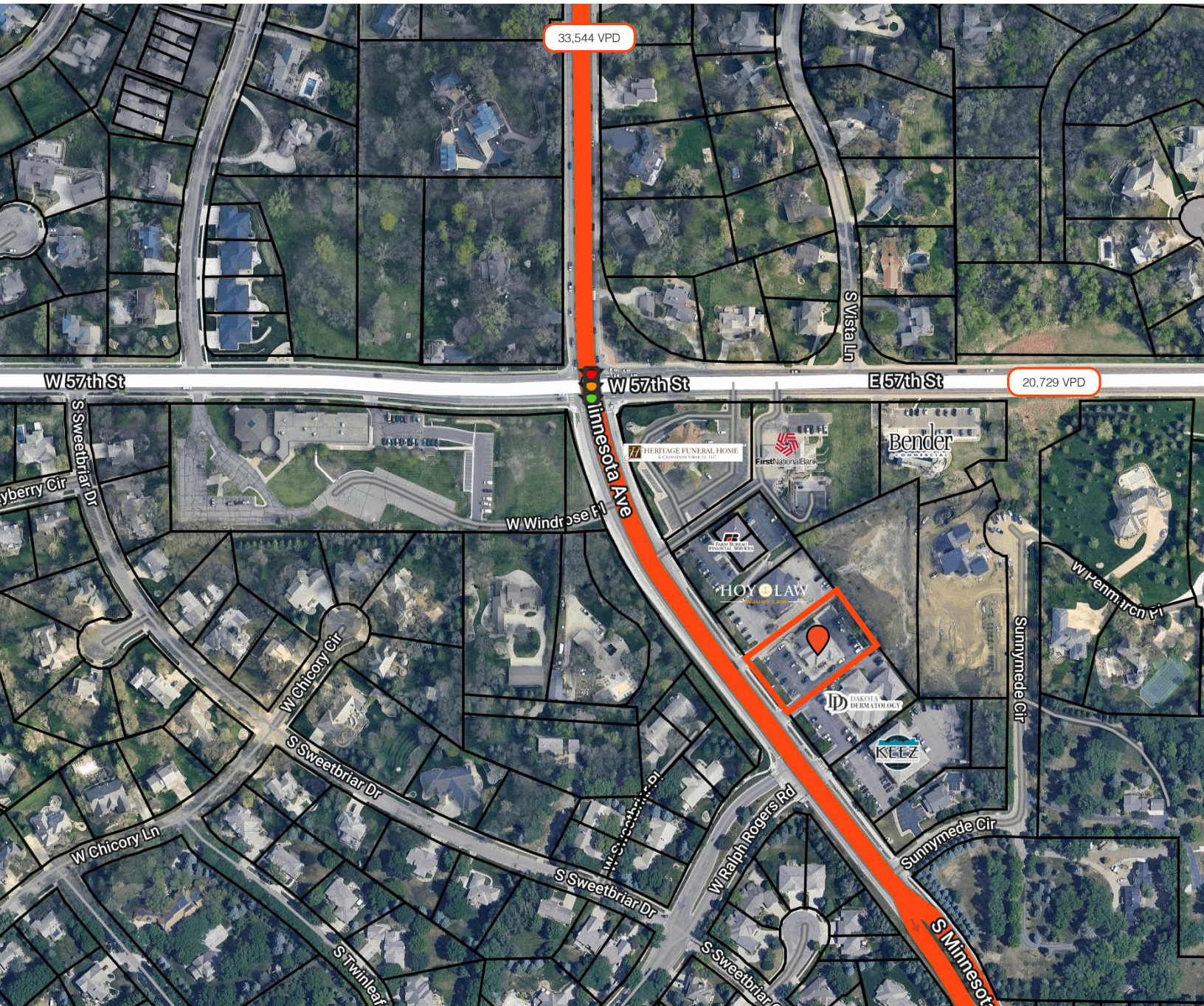
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## SITE MAP



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## AREA MAP



**ALEXIS MAHLEN**  
**KRISTEN ZUEGER, SIOR**

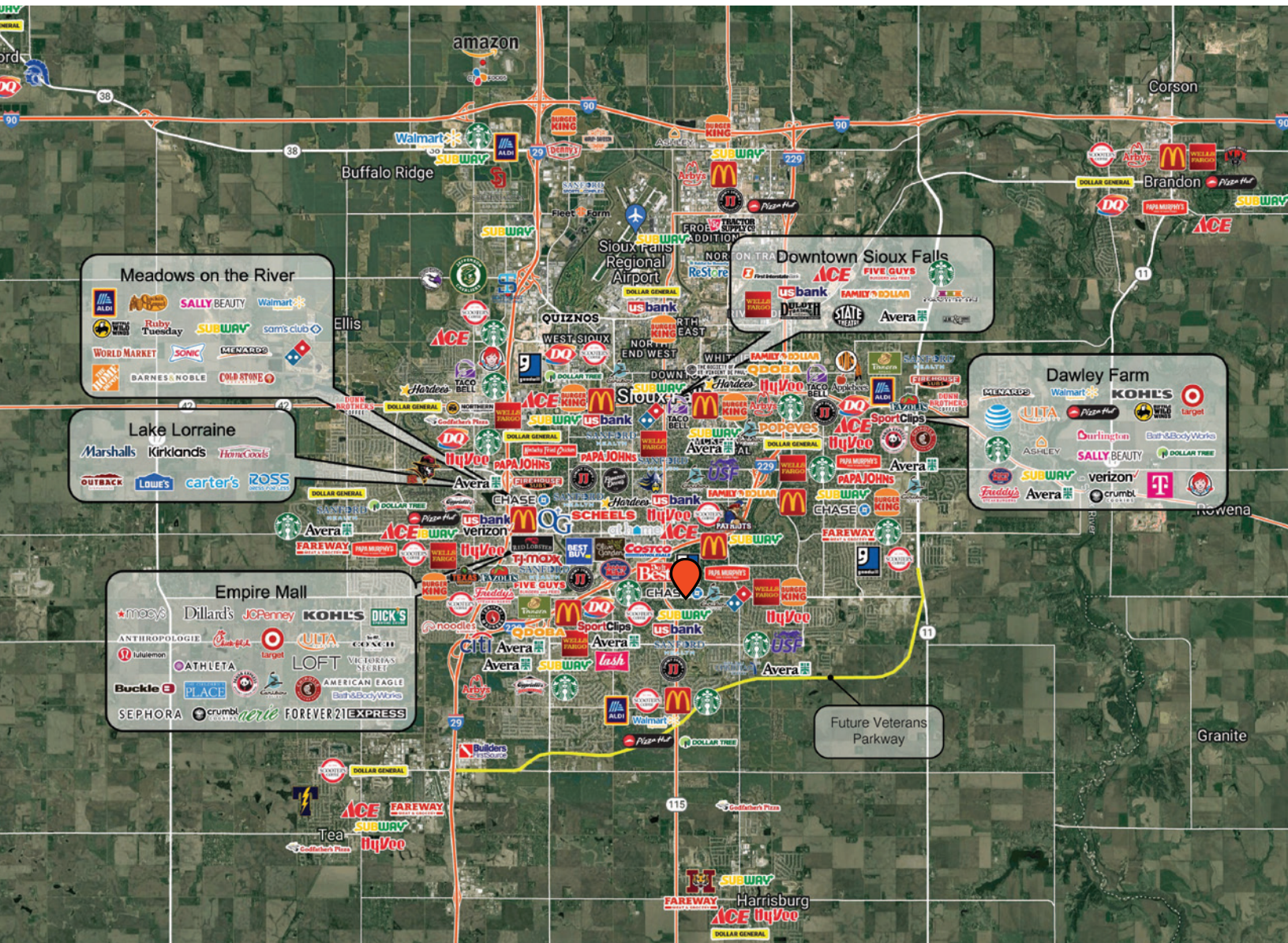
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## CITY MAP



**ALEXIS MAHLEN**  
**KRISTEN ZUEGER, SIOR**

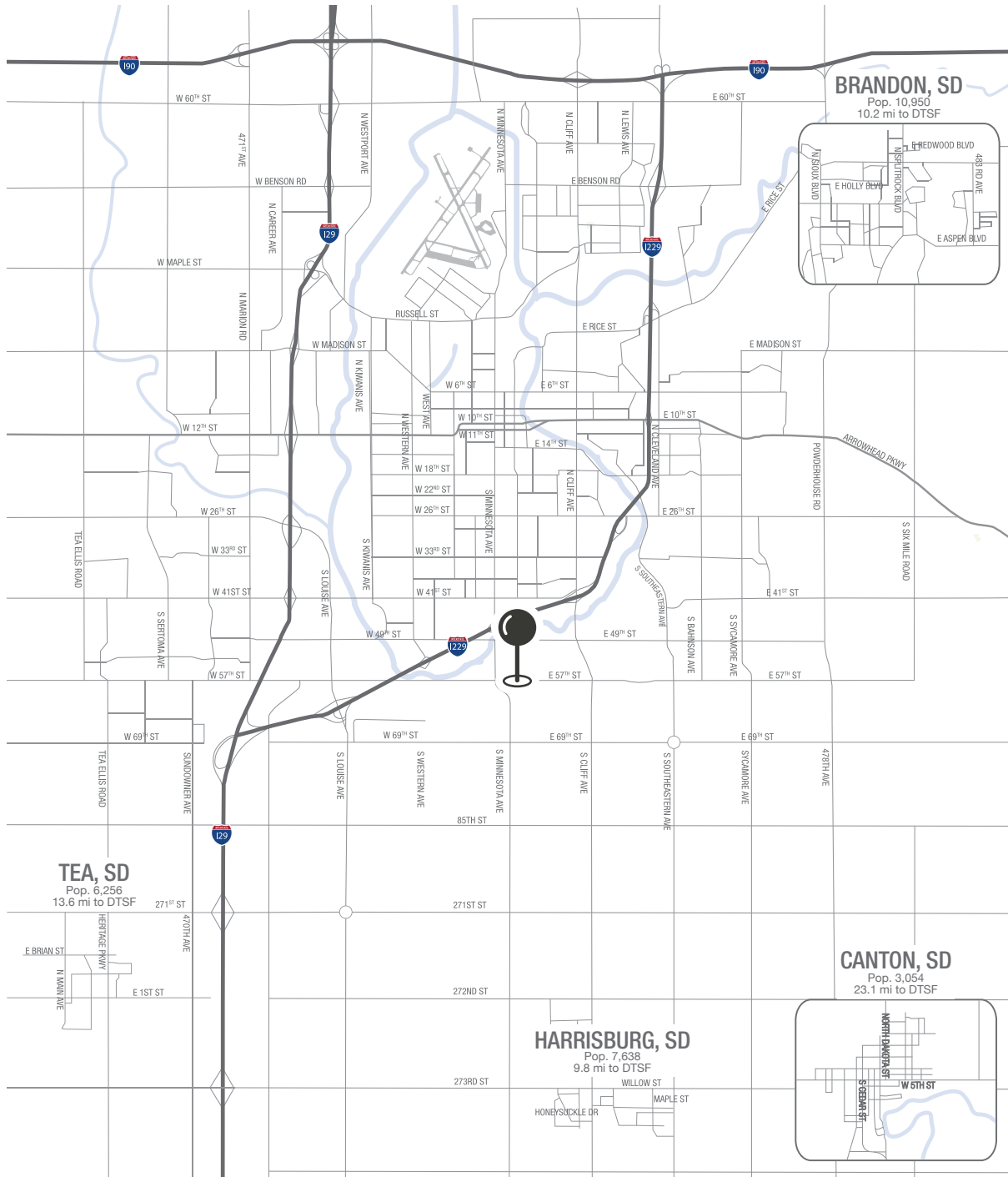
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## MSA MAP



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

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