



TAN TARA 102

OFFICE SPACE FOR LEASE



609 E Tan Tara Circle, Unit 102,
Sioux Falls, SD 57108



570 USF +/-
684 RSF +/-



\$1,650 / Month
Gross including utilities

LOCATION

Class A office space located near Prairie Green Golf Course at 69th Street & Tan Tara Circle, just off S Minnesota Avenue. Located 2.0 miles off I-229 for added convenience with many professional services and eating establishments nearby.

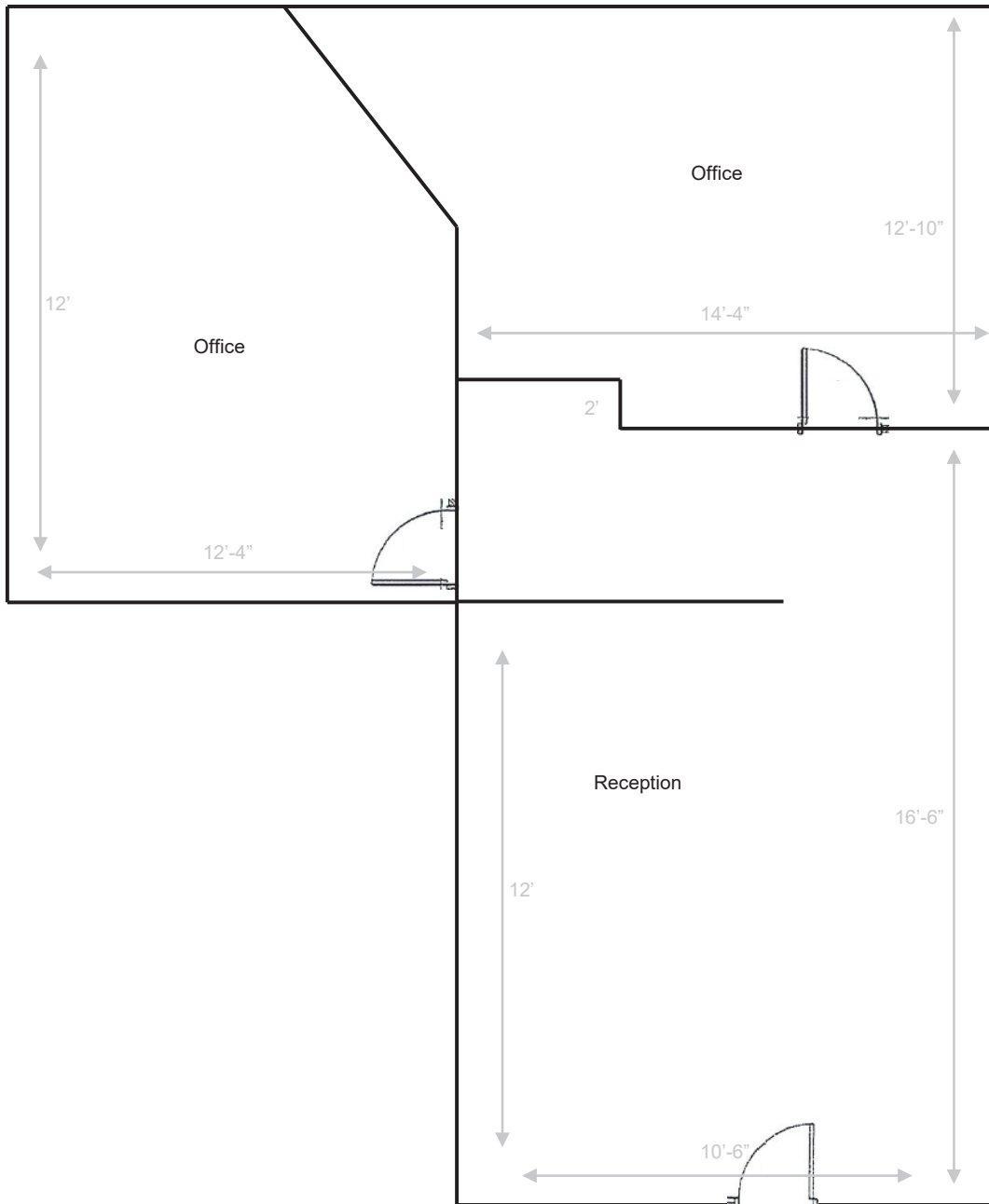
DESCRIPTION

- Floor plan includes reception area and two private offices
- Common area restrooms, breakroom, and storage
- Signage potential on Tan Tara Circle monument facing 69th Street, and near the suite's door
- Seventeen on-site surface parking spaces
- FF&E is negotiable
- Available November 1, 2024
- Join neighborhood tenants Prairie Green Golf Course, Look's Marketplace, GPAC, Tinner's Public House, University of Sioux Falls Sports Complex, Roundhouse Brew Pub, Sioux Falls Christian School, many residential neighborhoods, and more
- In an area of above average income, with a median income of \$85,812 within a 1-mile radius

ALEXIS MAHLEN | 605.321.4861 | alexis@lloydcompanies.com

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



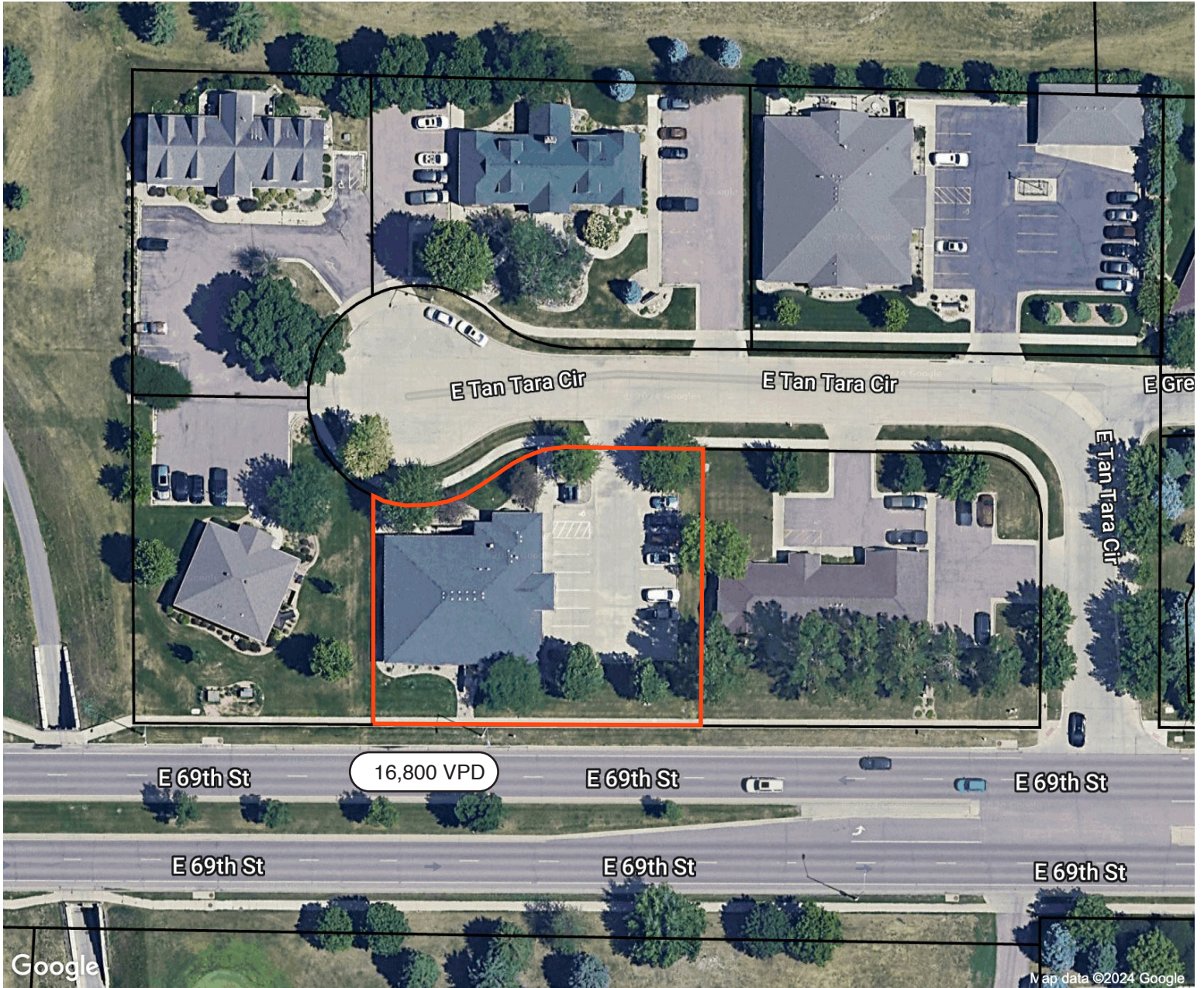
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EXTERIOR PHOTOS



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PARCEL



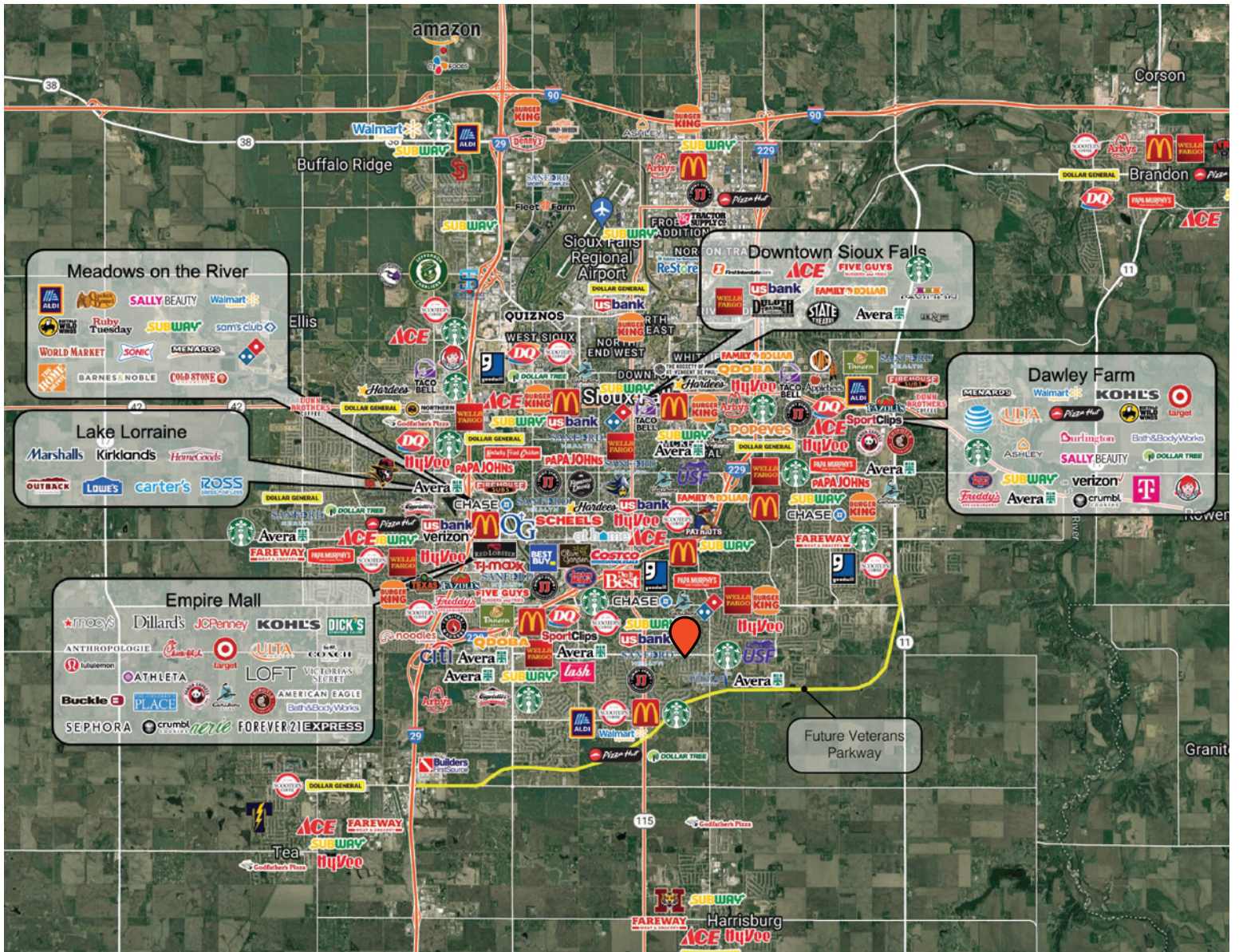
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AREA MAP



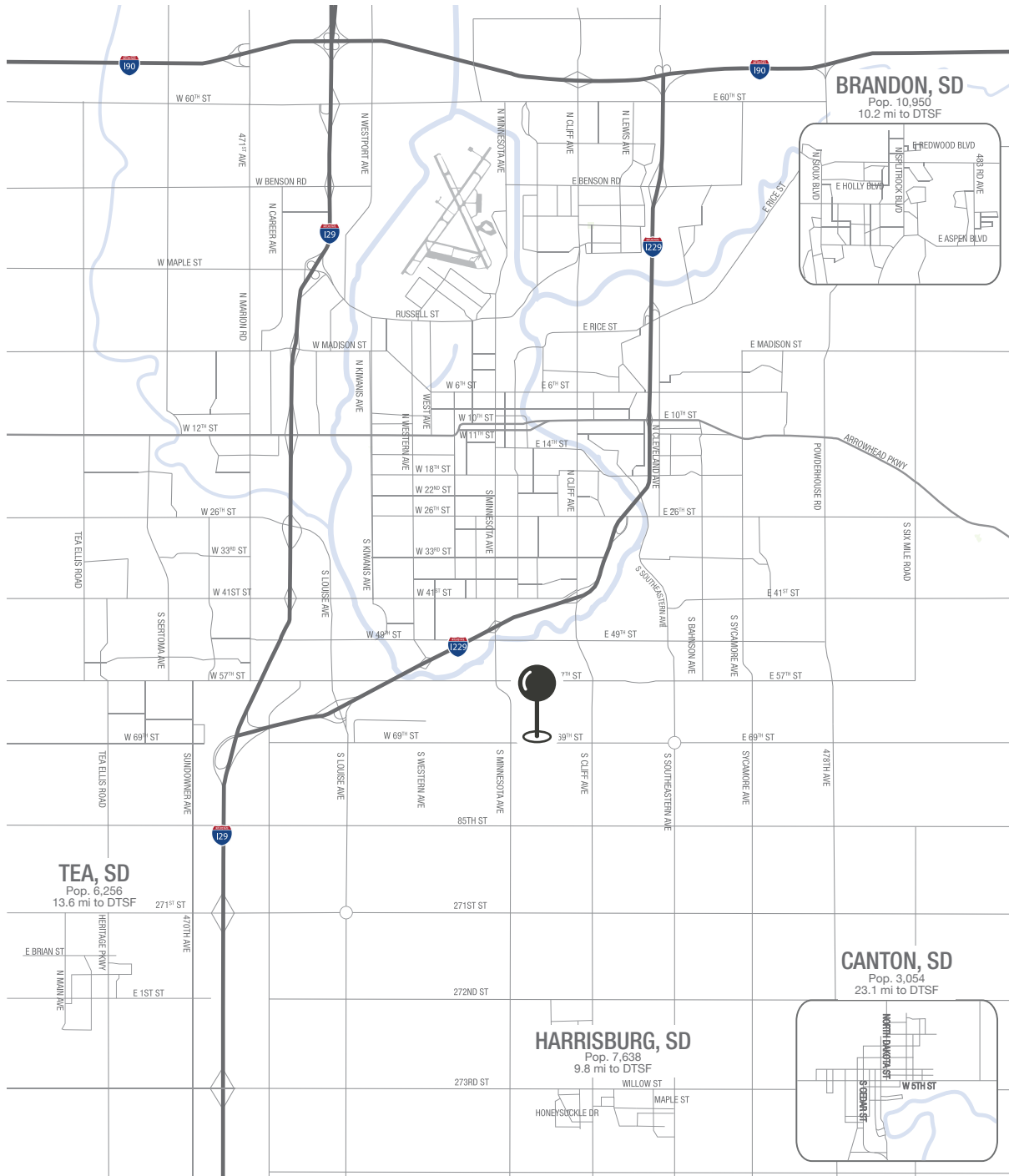
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CITY MAP



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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	6,742	44,501	128,432
2020 Total Population	9,509	59,465	154,958
2020 Group Quarters	9	852	3,008
2024 Total Population	11,040	65,791	169,243
2024 Group Quarters	9	846	3,001
2029 Total Population	12,926	72,049	183,782
2023-2028 Annual Rate	3.20%	1.83%	1.66%
2024 Total Daytime Population	8,860	63,146	183,634
Workers	3,287	32,279	107,438
Residents	5,573	30,867	76,196
Household Summary			
2010 Households	2,677	17,650	52,671
2010 Average Household Size	2.52	2.43	2.36
2020 Total Households	4,127	24,505	64,508
2020 Average Household Size	2.30	2.39	2.36
2024 Households	4,678	26,882	69,891
2024 Average Household Size	2.36	2.42	2.38
2029 Households	5,380	29,148	75,412
2029 Average Household Size	2.40	2.44	2.40
2023-2028 Annual Rate	2.84%	1.63%	1.53%
2010 Families	1,965	11,645	31,522
2010 Average Family Size	2.94	2.97	3.00
2024 Families	2,874	16,367	39,619
2024 Average Family Size	3.04	3.09	3.13
2029 Families	3,270	17,594	42,414
2029 Average Family Size	3.12	3.14	3.16
2023-2028 Annual Rate	2.62%	1.46%	1.37%
2024 Housing Units	4,999	28,496	75,193
Owner Occupied Housing Units	59.3%	60.2%	52.9%
Renter Occupied Housing Units	34.2%	34.1%	40.0%
Vacant Housing Units	6.4%	5.7%	7.1%
Median Household Income			
2024	\$85,812	\$88,795	\$72,863
2029	\$101,828	\$103,707	\$84,719
Median Age			
2010	39.0	37.0	34.1
2020	41.6	37.4	35.5
2024	41.2	37.6	35.9
2029	41.6	38.5	37.1
2024 Population by Sex			
Males	5,358	31,978	84,360
Females	5,682	33,813	84,883
2029 Population by Sex			
Males	6,255	34,788	90,841
Females	6,670	37,261	92,940
Data for all businesses in area			
Total Businesses:	411	2,993	7,753
Total Employees:	3,175	36,005	112,306

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

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