



# KCC1

## INDUSTRIAL SPACE FOR LEASE



2701 S Carolyn Ave,  
Sioux Falls, SD 57104



11,200 SF +/-



\$9.00 / SF NNN  
Estimated NNN: \$3.39 / SF

### LOCATION

Located in the Meadows on the River development, along Carolyn Avenue and I-29. Conveniently near the 41st St/Louise Ave corridor providing easy access to I-29 from multiple exits. The subject site is down the road from The Empire Mall, Empire Place, and Empire East, attracting over 10M annual visits.

### DESCRIPTION

- Floor plan includes a large retail showroom, warehouse area with an overhead garage door, and restrooms
- Excellent visibility from I-29
- 72 shared parking stalls on-site
- Co-tenants include 1-800-Hanson, Lloyd Companies (storage), and a short term manufacturing lease
- Nearby businesses include Sturdevant's Auto Parts, Shahi India Grill, Morrie's Steakhouse, Abra Auto Body, Carnaval Brazilian Grill, multiple hotels, and more
- Meadows on the River Development is anchored by The Home Depot, Buffalo Wild Wings, Menards, Sam's Club, Slumberland, and more
- Adjacent to I-29, across from Lake Lorraine (3.2M annual visits), a premier 130-acre development offering national and local retailers, lakeside dining, innovative housing, and Class A office space
- This listing is also available for sale for \$2,200,000

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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.
11,200 SF	\$9.00/SF NNN	\$3.39/SF	\$12.39/SF	\$138,768.00	\$11,564.00

## 2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.22*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.31*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$1.86*
<b>Total</b>	-	<b>\$3.39</b>
CAM includes the following utilities: Water & Sewer		

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	No	Yes
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	No	Yes
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	No	Yes
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A

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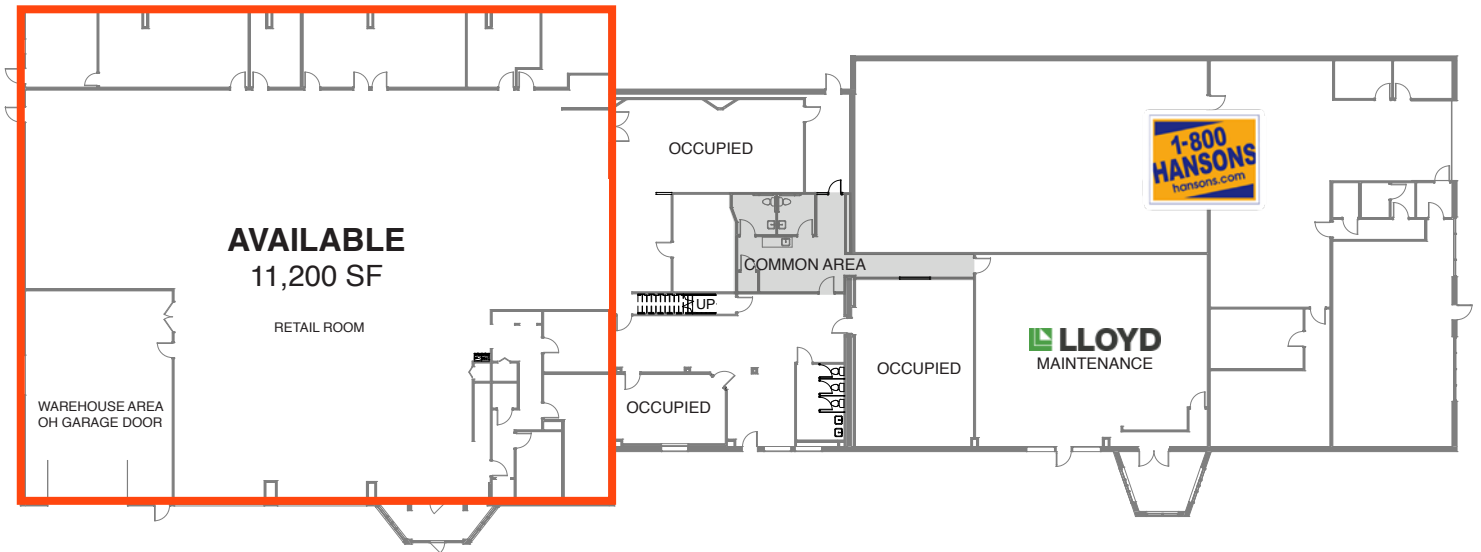
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# FLOOR PLAN

Concept only; subject to change



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# INTERIOR PHOTOS



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# EXTERIOR PHOTOS



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## INDUSTRIAL SPACE FOR LEASE



# SITE MAP



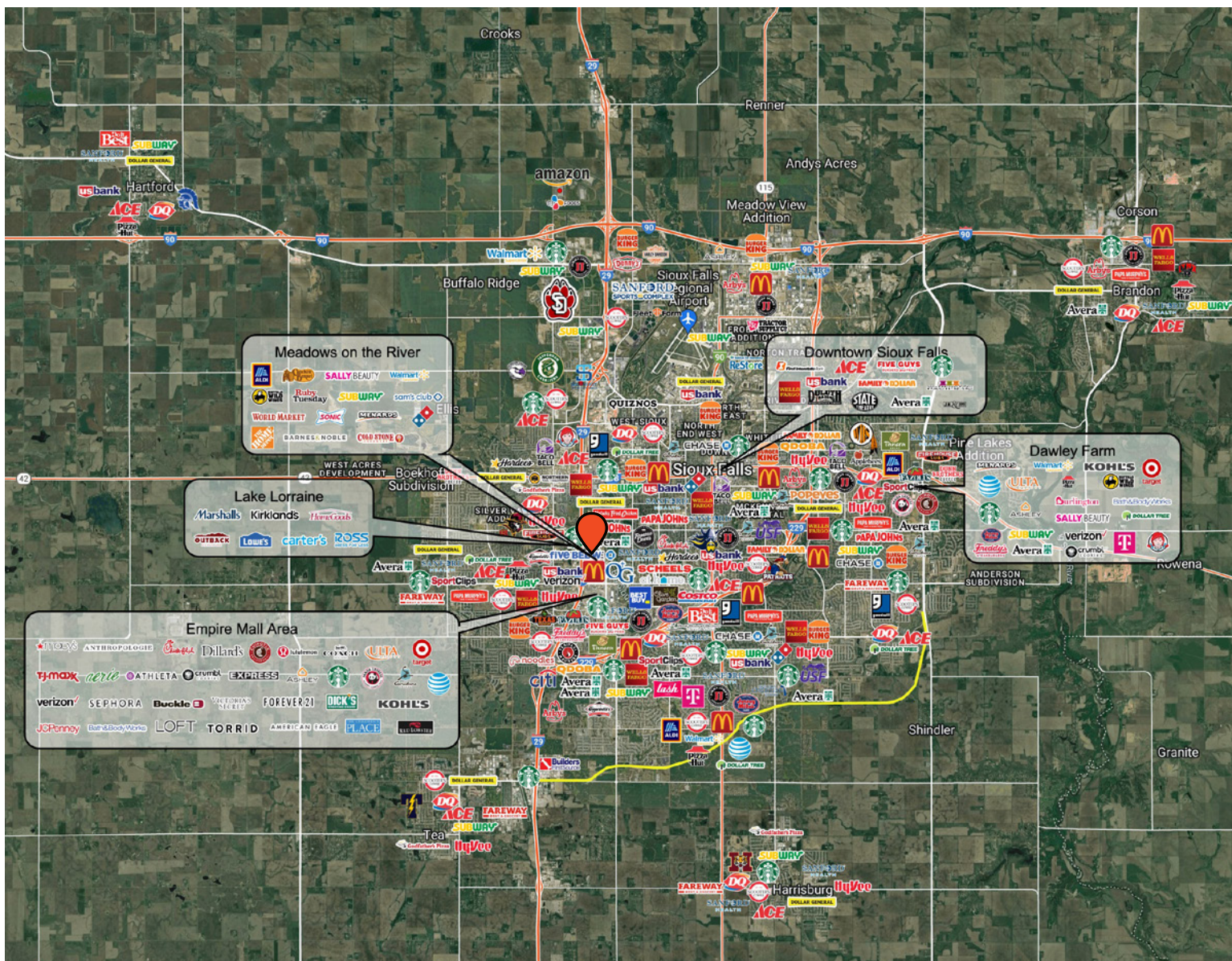
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# AREA MAP



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# CITY 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
<b>Population Summary</b>			
2010 Total Population	7,017	78,759	130,487
2020 Total Population	7,307	88,091	154,127
2020 Group Quarters	273	2,098	4,617
2024 Total Population	7,605	94,033	167,306
2024 Group Quarters	273	2,103	4,617
2029 Total Population	8,015	98,832	180,357
2023-2028 Annual Rate	1.06%	1.00%	1.51%
2024 Total Daytime Population	13,741	108,029	193,354
Workers	10,322	67,583	120,212
Residents	3,419	40,446	73,142
<b>Household Summary</b>			
2010 Households	3,574	32,890	53,066
2010 Average Household Size	1.91	2.31	2.35
2020 Total Households	3,788	36,904	63,440
2020 Average Household Size	1.86	2.33	2.36
2024 Households	3,986	39,248	68,713
2024 Average Household Size	1.84	2.34	2.37
2029 Households	4,230	41,198	73,932
2029 Average Household Size	1.83	2.35	2.38
2023-2028 Annual Rate	1.20%	0.97%	1.47%
2010 Families	1,671	18,778	31,404
2010 Average Family Size	2.60	2.96	2.99
2024 Families	1,740	21,676	38,679
2024 Average Family Size	2.80	3.11	3.13
2029 Families	1,831	22,546	41,173
2029 Average Family Size	2.79	3.13	3.15
2023-2028 Annual Rate	1.02%	0.79%	1.26%
2024 Housing Units	4,295	41,682	73,627
Owner Occupied Housing Units	36.1%	54.0%	54.5%
Renter Occupied Housing Units	56.7%	40.2%	38.8%
Vacant Housing Units	7.2%	5.8%	6.7%
<b>Median Household Income</b>			
2024	\$58,090	\$70,919	\$72,767
2029	\$63,297	\$81,838	\$84,629
<b>Median Age</b>			
2010	39.6	32.7	33.6
2020	41.3	35.3	35.6
2024	41.0	35.8	36.0
2029	42.6	37.2	37.3
<b>2024 Population by Sex</b>			
Males	3,592	46,931	84,324
Females	4,013	47,102	82,982
<b>2029 Population by Sex</b>			
Males	3,761	48,949	90,065
Females	4,253	49,883	90,292
<b>Data for all businesses in area</b>			
Total Businesses:	665	4,563	8,054
Total Employees:	10,194	67,821	121,838

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