



UNDER CONTRACT

# KCC1 | WAREHOUSE & RETAIL

2701 S CAROLYN AVE | SIOUX FALLS, SD



FOR SALE - OWNER OCCUPANT/INVESTMENT

Opportunity for an owner occupant investor to acquire a prime industrial (warehouse/retail) property located in the Meadows on the River development. This property provides an excellent opportunity for a business to secure an investment and occupy 11,200 +/- usable square feet now with the ability to accommodate their future growth as current leases expire. This property boasts an exceptional location with visibility from the interstate and a range of attractive features that make it an excellent owner occupant opportunity. This building is a sought-after location for businesses, in one of the fastest-growing areas of Sioux Falls. The area is known for its thriving business community and a strong economy, making it an ideal location for retail users. This property is conveniently located near The Empire Mall, Empire Place, Empire East, Lake Lorraine, Meadows on the River, and many other popular retail and dining locations. Near the 41st St/Louise Ave corridor providing easy access to I-29 from multiple exits.

## QUICK FACTS

- **Address:**  
2701 S Carolyn Ave, Sioux Falls, SD 57106
- **Pricing:**  
\$2,200,000
- **Price / SF:**  
\$87.58
- **Year Built:**  
1972
- **Total Building Size (GBA/RSF):**  
25,120 SF +/-
- **Total Usable Square Feet (USF):**  
11,200 SF +/-
- **Site Size:**  
1.53 Acres +/- (66,646 SF +/-)
- **Parking:**  
72 surface stalls
- **Real Estate Taxes:**  
\$28,159.48 (2023 Taxes payable in 2024)
- **Zoning:**  
C-1 Commercial—Pedestrian-Oriented

**SCOTT BLOUNT**  
Broker Associate

605.231.1882 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



## SUMMARY



OWNER OCCUPANT/INVESTMENT - WAREHOUSE/RETAIL | 2701 S CAROLYN AVE | SIOUX FALLS, SD

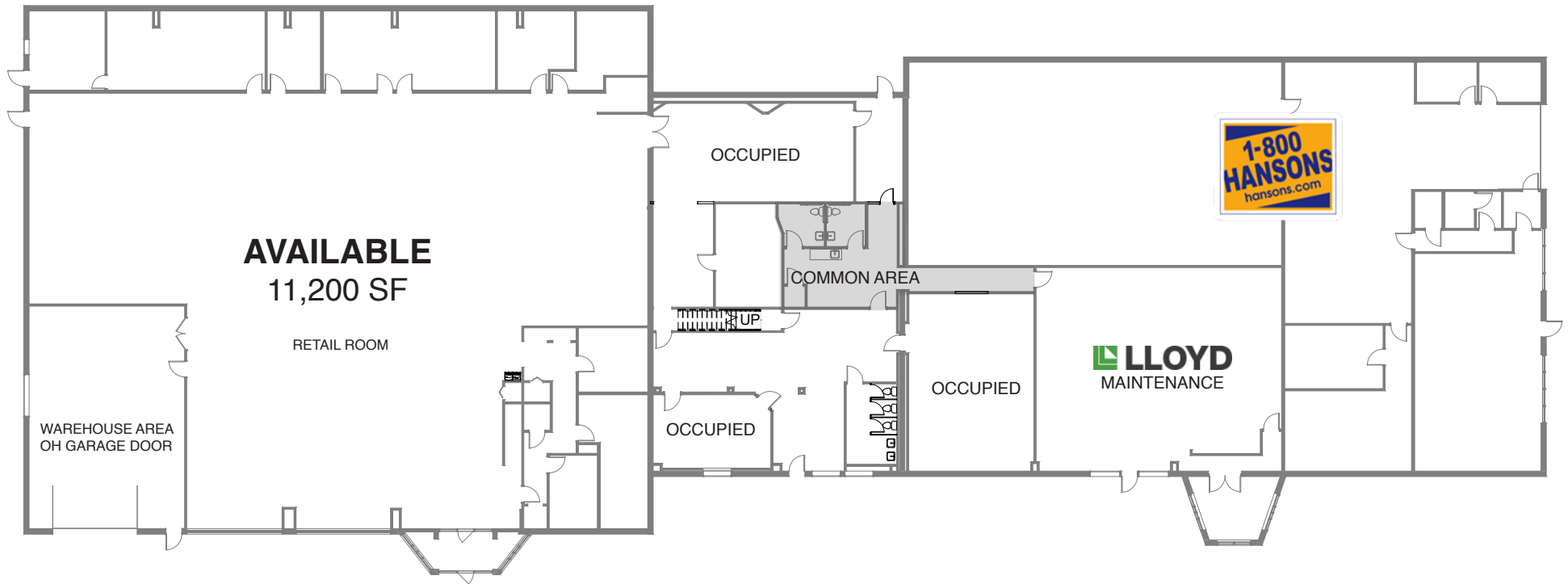
# KCC1 Proforma Rent Roll

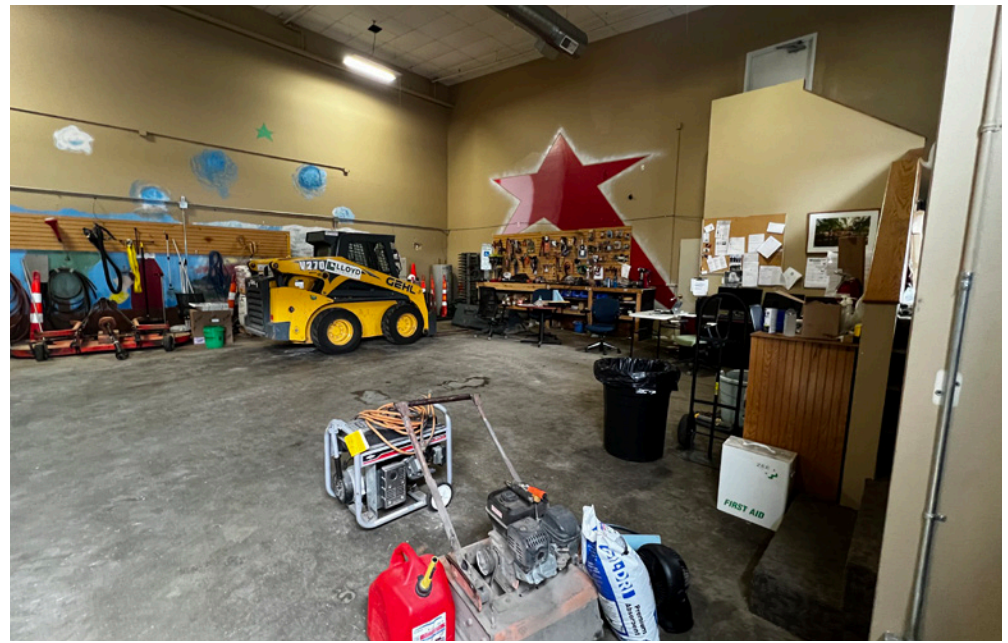
2701 - 2707 S Carolyn Ave, Sioux Falls, SD 57108

*\*CONTACT BROKER FOR RENT ROLL\**

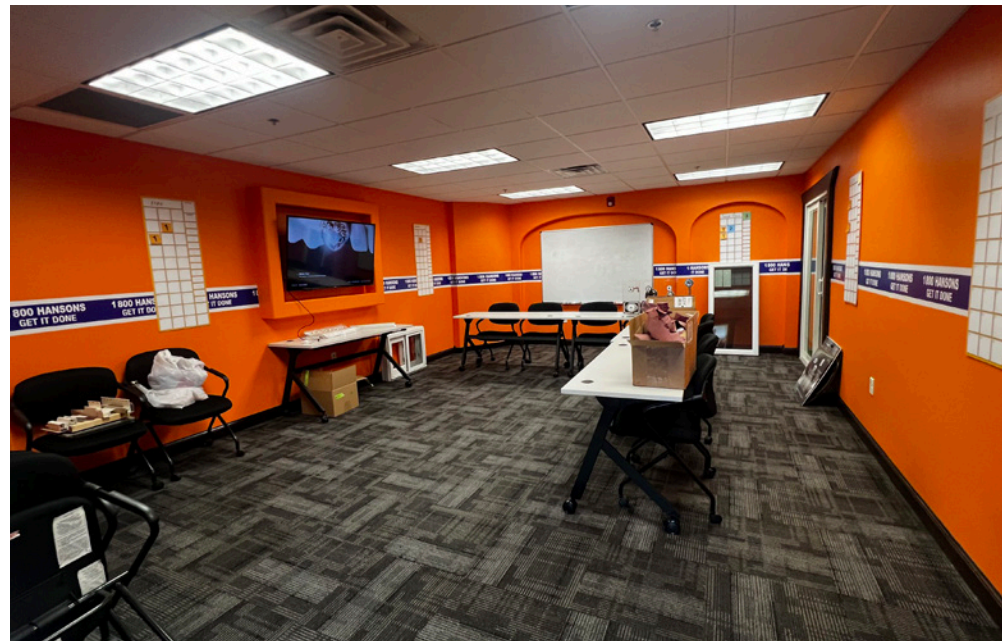
## UTILITY INFORMATION

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









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# INTERIOR | 2707



# EXTERIOR



OWNER OCCUPANT/INVESTMENT - WAREHOUSE/RETAIL | 2701 S CAROLYN AVE | SIOUX FALLS, SD





Lake Lorraine - 3.2M Visits

Kirklands ROSS DSW OSHKOSH carter's  
 Dress For Less Big Boy  
 Marshalls HomeGoods HOBBY LOBBY five BELOW

29  
 59,780 VPD

W 34th St  
 11,978 VPD

S Shirley Ave  
 5,278 VPD

# EXTERIOR



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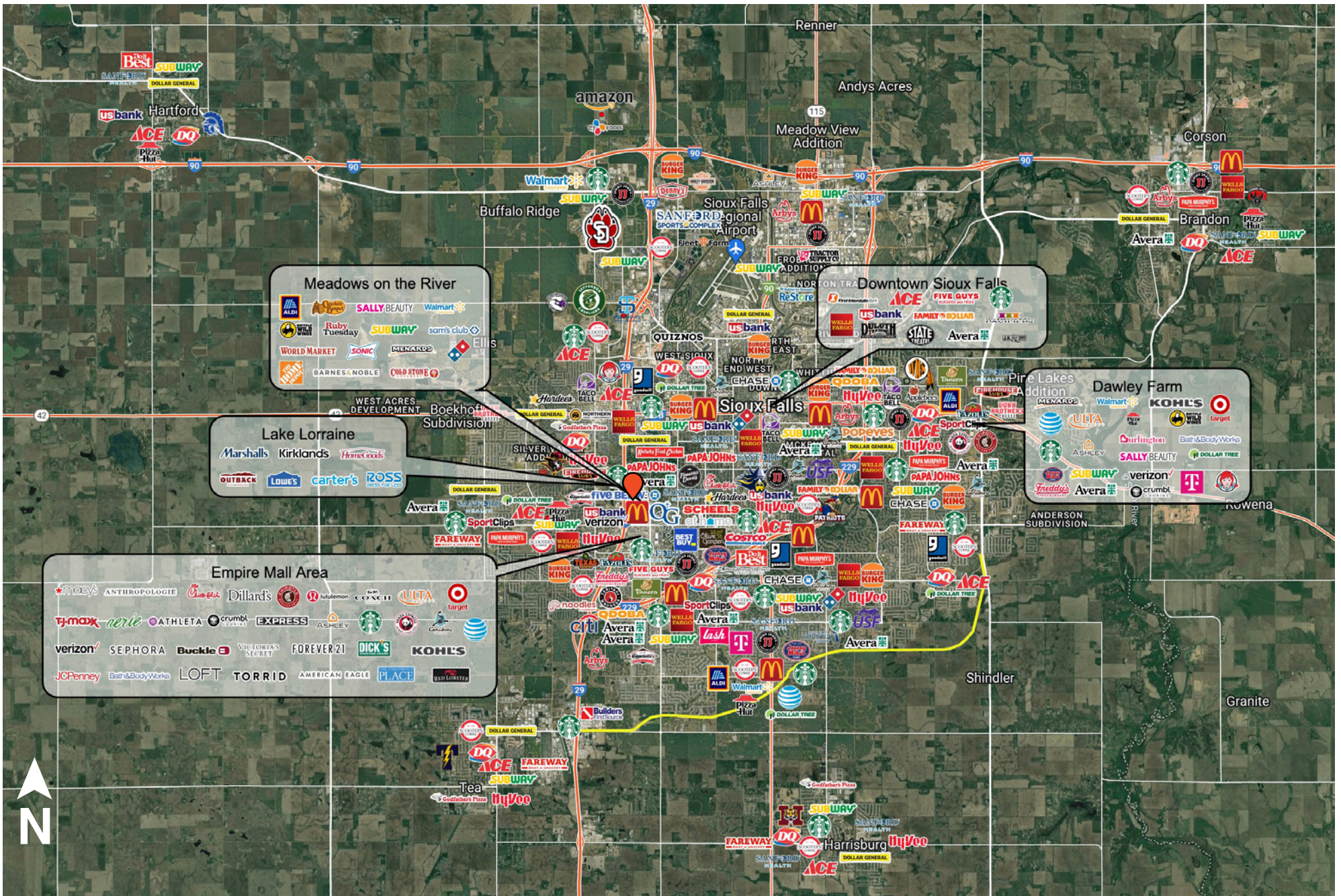
**AERIAL**



# AREA MAP



OWNER OCCUPANT/INVESTMENT - WAREHOUSE/RETAIL | 2701 S CAROLYN AVE | SIOUX FALLS, SD



# CITY 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	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

# SUMMARY PROFILE



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## SCOTT BLOUNT

**Broker Associate**

605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104  
605.323.2820 | [LloydCompanies.com](http://LloydCompanies.com)

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# CONTACT INFO