

2 MONTHS FREE RENT



410 W 26TH STREET

RETAIL SPACE FOR LEASE



410 W 26th St,
Sioux Falls, SD 57105



2,800 SF +/-



\$16.00 / SF NNN
Estimated NNN: \$4.86 / SF

LOCATION

Located near the corner of 26th Street & Minnesota Avenue. Minnesota Avenue connects Sioux Falls, leading directly downtown and to major roadways I-29 and I-229 for added convenience. The 26th/Minnesota intersection attracts a combined 38,776 VPD.

DESCRIPTION

- Floor plan is currently built-out as a salon with an open area and private pedicure, manicure, and massage rooms
- Available now
- ~85 shared parking stalls on-site
- Co-tenants include Pizza Cheeks, Songbird Kombucha, & J Miles Design
- In a central location to the Sanford Medical Campus (1 mile west) and the Avera McKennan Health Campus (1.2 miles east)
- Near multiple elementary and middle schools, as well as Augustana University (2,548 students) and The University of Sioux Falls (1,332 students)
- Nearby amenities include Walgreens, Wingstop, Wells Fargo, Caribou Coffee, Slim Chickens, O'Reilly Auto Parts, Tires Tires Tires, multiple gas stations, and so much more
- Centrally positioned between 41st Street & downtown Sioux Falls, just ~1 mile from each

SCOTT BLOUNT | 605.231.1882 | scott@lloydcompanies.com

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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.
2,800 SF	\$16.00/SF NNN	\$4.86/SF	\$20.86/SF	\$58,408.00	\$4,867.33



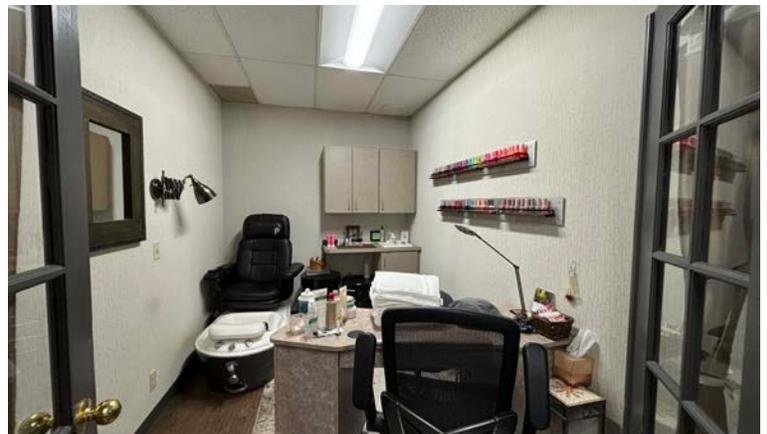
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INTERIOR PHOTOS



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NEIGHBORING TENANTS



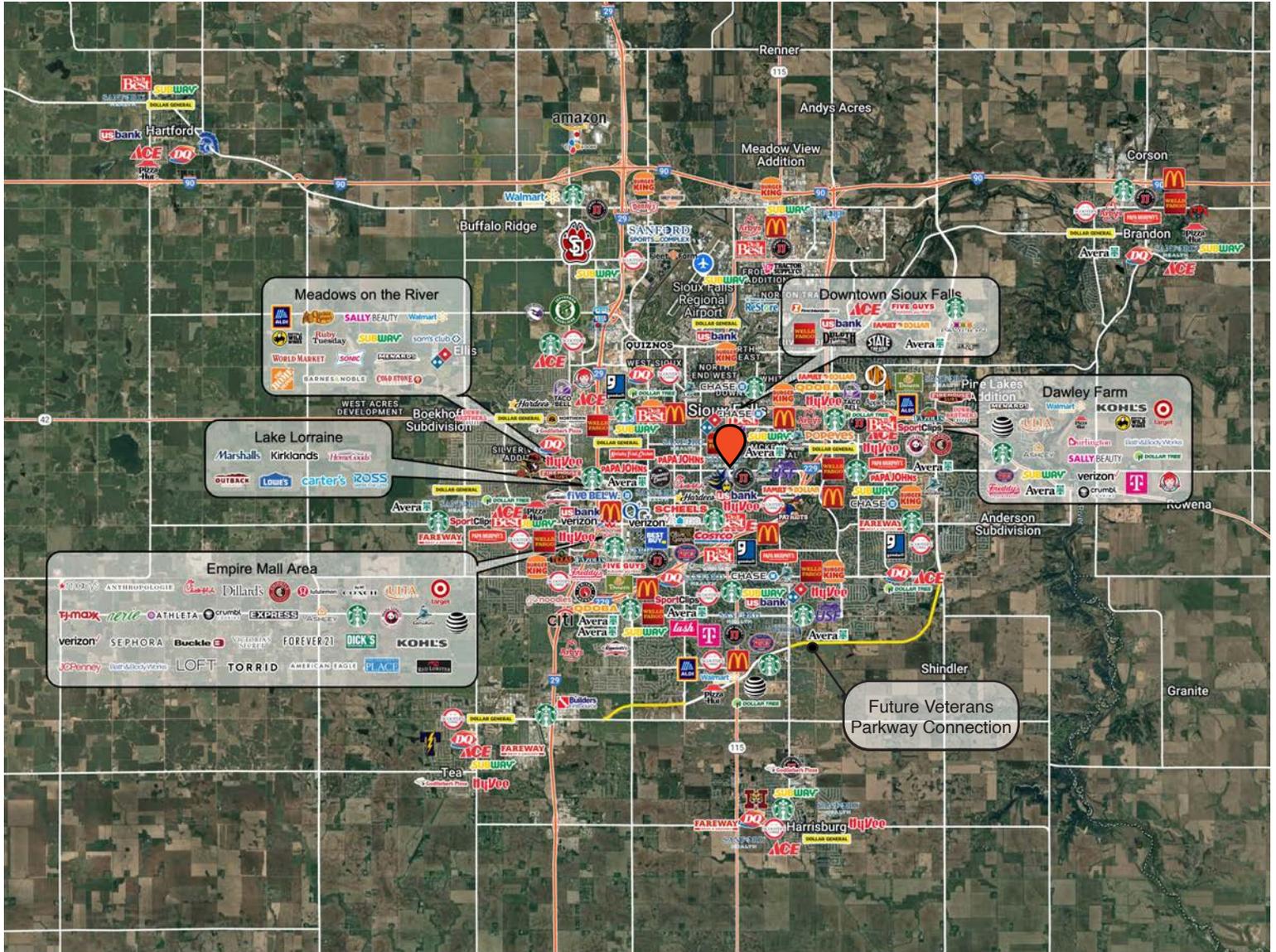
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

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



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate

(September 2024)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	15,788	88,411	151,616
2020 Total Population	14,438	90,806	182,981
2020 Group Quarters	979	4,193	4,872
2025 Total Population	14,627	95,613	202,404
2025 Group Quarters	977	4,203	4,884
2030 Total Population	15,213	101,049	220,511
2024-2029 Annual Rate	0.79%	1.11%	1.73%
2025 Total Daytime Population	28,952	134,599	226,493
Workers	23,035	93,040	137,021
Residents	5,917	41,559	89,472
Household Summary			
2010 Households	6,242	36,834	60,817
2010 Average Household Size	2.25	2.25	2.39
2020 Total Households	5,982	38,694	74,700
2020 Average Household Size	2.25	2.24	2.38
2025 Households	6,231	41,199	82,873
2025 Average Household Size	2.19	2.22	2.38
2030 Households	6,521	43,811	90,614
2030 Average Household Size	2.18	2.21	2.38
2024-2029 Annual Rate	0.91%	1.24%	1.80%
2010 Families	3,210	20,333	36,913
2010 Average Family Size	2.96	2.95	3.02
2025 Families	3,023	21,160	47,761
2025 Average Family Size	2.94	3.05	3.12
2030 Families	3,110	22,217	51,768
2030 Average Family Size	2.95	3.06	3.13
2024-2029 Annual Rate	0.57%	0.98%	1.62%
2025 Housing Units	6,879	44,186	88,991
Owner Occupied Housing Units	48.8%	49.3%	53.9%
Renter Occupied Housing Units	41.8%	44.0%	39.2%
Vacant Housing Units	9.4%	6.8%	6.9%
2025 Population 25+ by Educational Attainment			
Total	9,505	65,948	135,848
Less than 9th Grade	1.0%	2.4%	2.2%
9th - 12th Grade, No Diploma	2.0%	4.0%	3.4%
High School Graduate	16.5%	21.0%	19.8%
GED/Alternative Credential	2.9%	4.7%	3.6%
Some College, No Degree	19.5%	19.9%	19.1%
Associate Degree	10.0%	10.6%	11.5%
Bachelor's Degree	31.1%	24.5%	27.4%
Graduate/Professional Degree	16.9%	12.9%	12.9%
Median Household Income			
2025	\$69,738	\$66,394	\$76,111
2030	\$76,494	\$73,239	\$87,480
Median Age			
2010	30.3	35.0	34.0
2020	33.7	36.7	35.8
2025	35.3	37.8	36.7
2030	36.2	39.0	37.7
2025 Population by Sex			
Males	7,278	48,878	101,487
Females	7,349	46,735	100,917
2030 Population by Sex			
Males	7,560	51,329	109,992
Females	7,653	49,720	110,519
Data for all businesses in area			
Total Businesses:	1,002	6,082	8,820
Total Employees:	16,878	91,577	130,083