



410 W 26TH STREET

RETAIL SPACE FOR LEASE



410 W 26th St,
Sioux Falls, SD 57105



2,800 SF +/-



\$18.50 / 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

- Current floor plan is built-out as a salon with an open area and private pedicure, manicure, and massage rooms
- Available January 1, 2025, or potentially sooner (negotiable)
- ~85 shared parking stalls on-site
- Co-tenants include Songbird Kombucha and a restaurant (announcement coming soon)
- Approximately 1 mile to the Sanford USD Medical Center and Hospital, which brought in 2.1M visits to the area in the past year
- Near multiple elementary and middle schools, as well as Augustana University (1,624 students) and The University of Sioux Falls (2,690 students)
- Area neighbors include Walgreens, H&R Block, Wells Fargo, Crown Casino Central, Acucare Physical Therapy, Wingstop, Jimmy John's, Caribou Coffee, and much more

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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	\$18.50/SF NNN	\$4.86/SF	\$23.36/SF	\$65,408.00	\$5,450.67



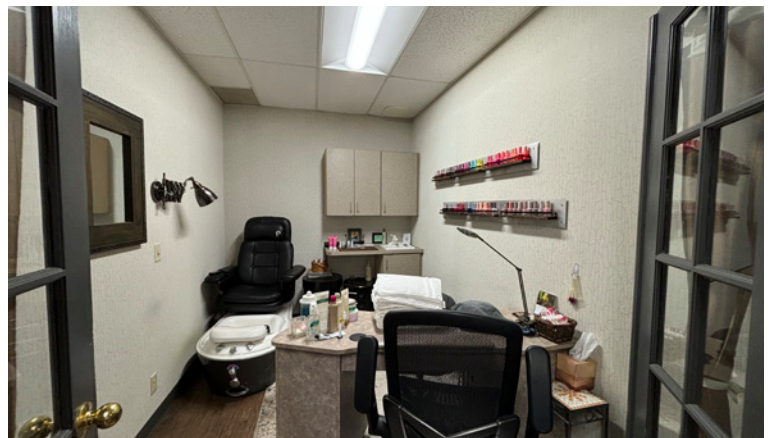
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INTERIOR PHOTOS



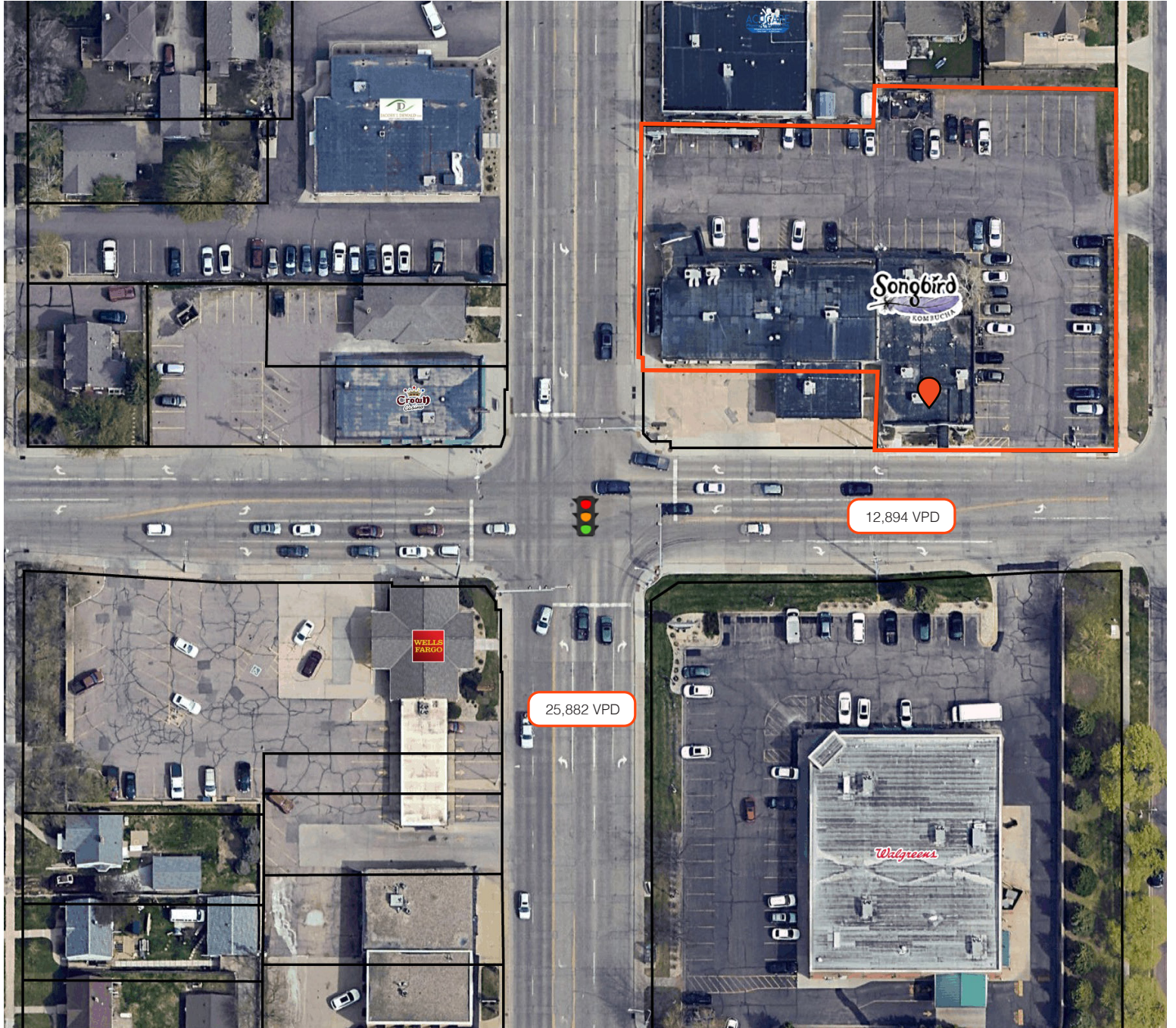
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SITE MAP



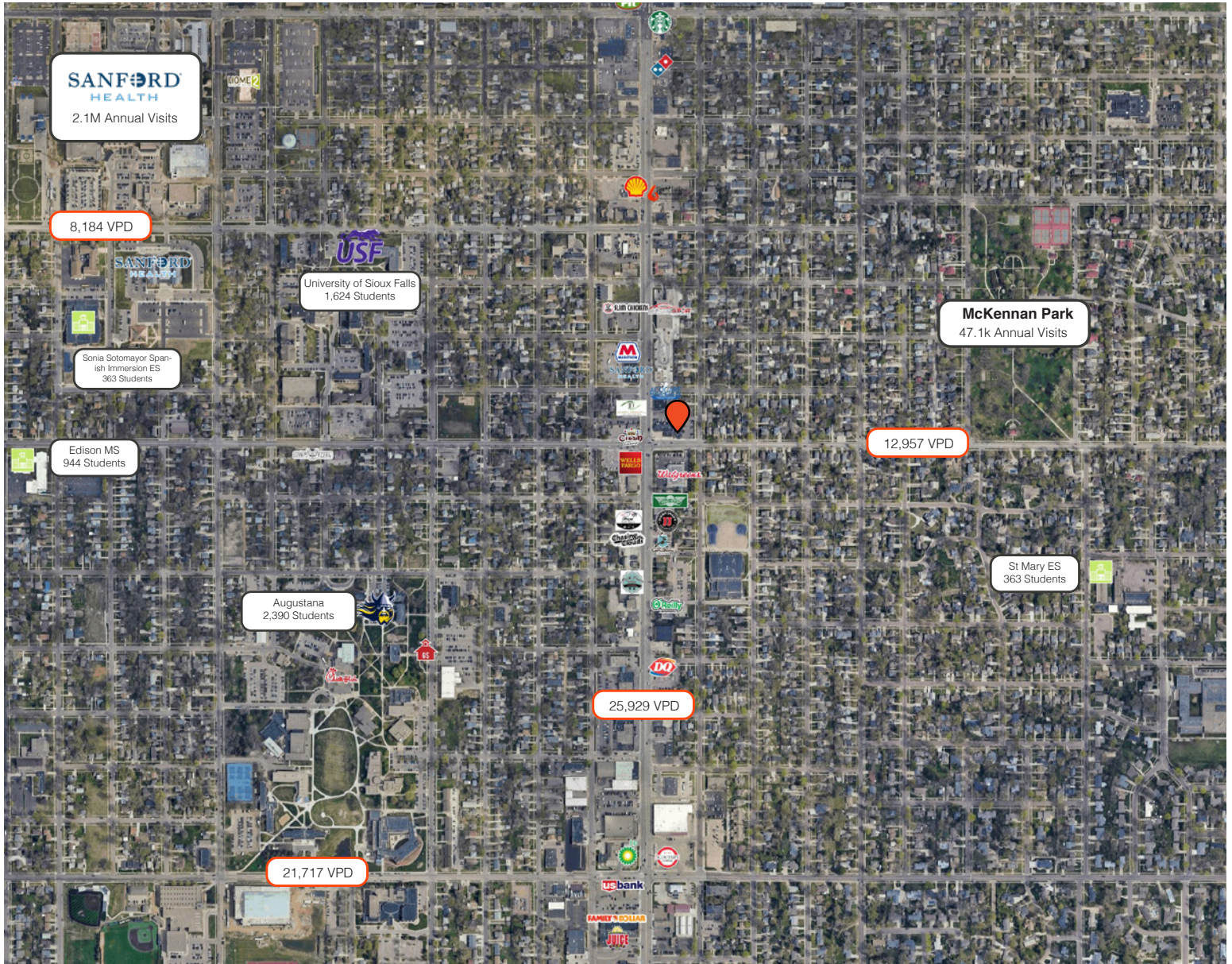
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AREA MAP



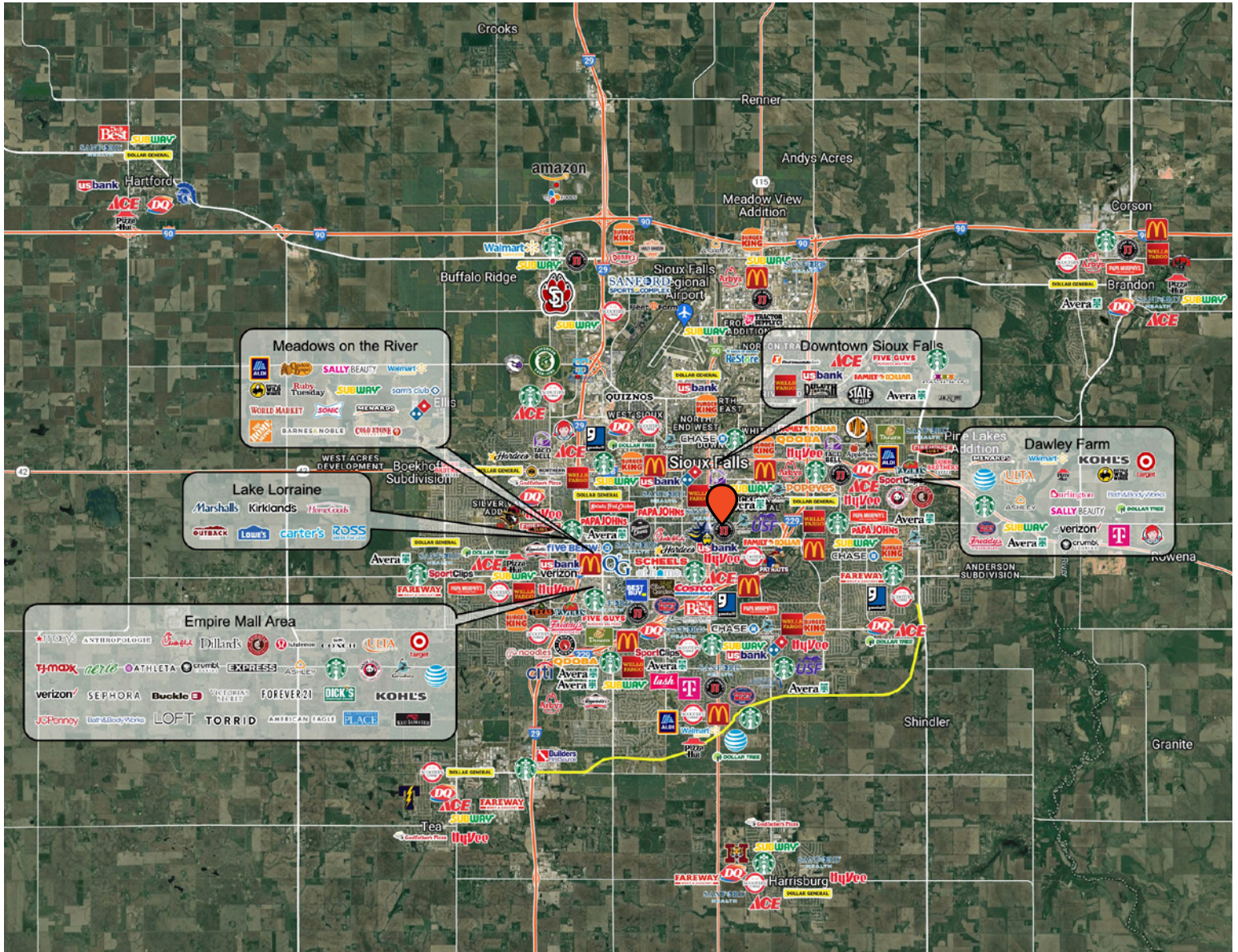
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CITY MAP



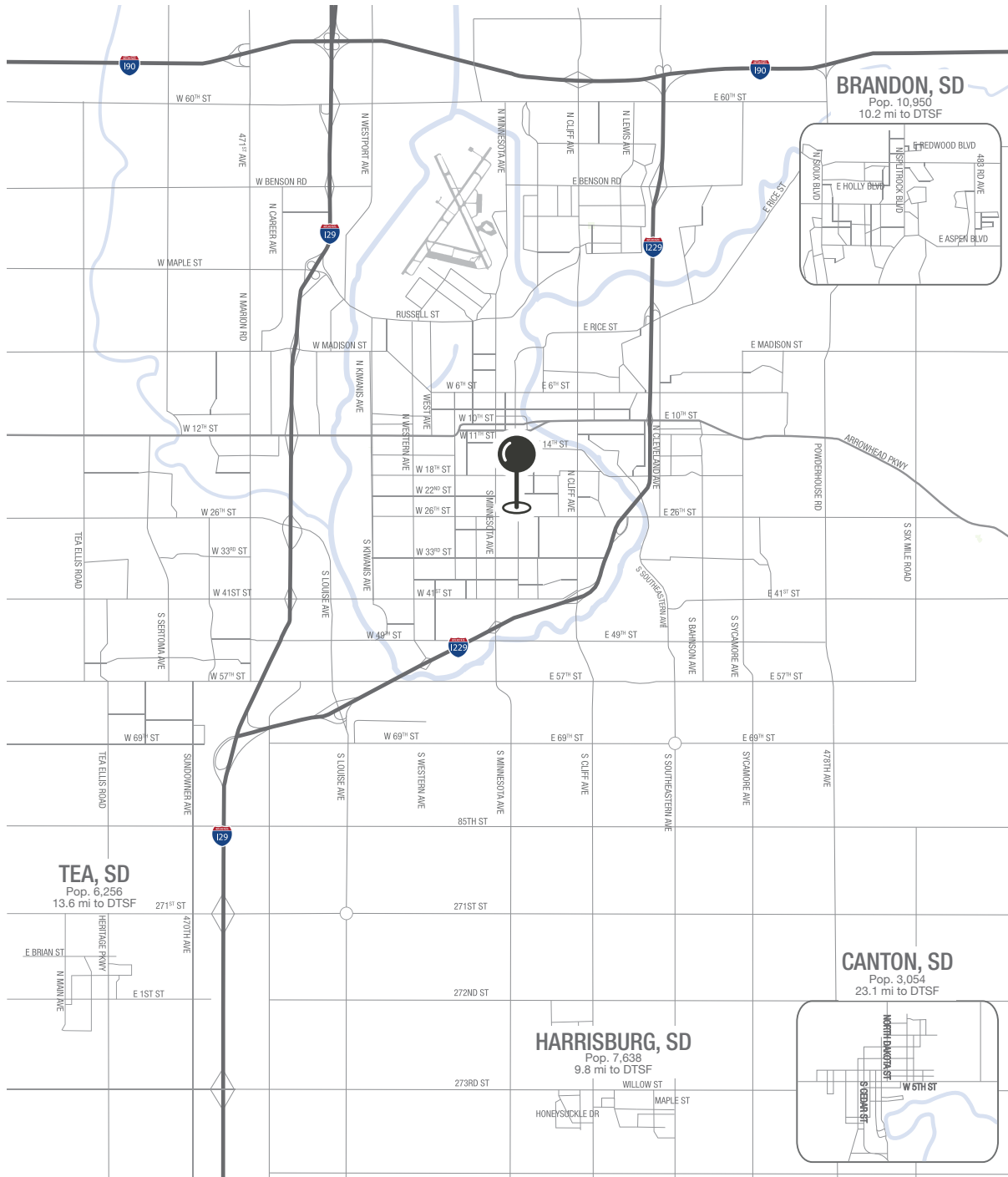
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MSA MAP



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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)

2.2M

of Visitors to Sioux Falls in 2023



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	15,384	88,065	151,386
2020 Total Population	14,078	90,335	182,721
2020 Group Quarters	947	4,182	4,869
2024 Total Population	14,306	94,193	200,339
2024 Group Quarters	944	4,182	4,869
2029 Total Population	14,717	98,298	216,374
2023-2028 Annual Rate	0.57%	0.86%	1.55%
2024 Total Daytime Population	30,020	133,176	223,888
Workers	24,328	92,671	135,193
Residents	5,692	40,505	88,695
Household Summary			
2010 Households	6,111	36,595	60,738
2010 Average Household Size	2.24	2.26	2.39
2020 Total Households	5,867	38,375	74,609
2020 Average Household Size	2.24	2.25	2.38
2024 Households	6,116	40,267	81,429
2024 Average Household Size	2.18	2.24	2.40
2029 Households	6,324	42,159	87,779
2029 Average Household Size	2.18	2.23	2.41
2023-2028 Annual Rate	0.67%	0.92%	1.51%
2010 Families	3,133	20,241	36,855
2010 Average Family Size	2.96	2.95	3.02
2024 Families	2,932	20,651	46,782
2024 Average Family Size	2.95	3.07	3.14
2029 Families	2,974	21,348	49,939
2029 Average Family Size	2.96	3.08	3.17
2023-2028 Annual Rate	0.28%	0.67%	1.31%
2024 Housing Units	6,735	42,882	87,359
Owner Occupied Housing Units	47.6%	49.6%	54.2%
Renter Occupied Housing Units	43.2%	44.3%	39.0%
Vacant Housing Units	9.2%	6.1%	6.8%
Median Household Income			
2024	\$67,638	\$64,643	\$73,612
2029	\$78,778	\$73,652	\$86,405
Median Age			
2010	30.3	35.0	34.1
2020	33.7	36.7	35.8
2024	34.3	37.1	36.1
2029	35.5	38.5	37.3
2024 Population by Sex			
Males	7,141	48,342	100,830
Females	7,165	45,851	99,509
2029 Population by Sex			
Males	7,295	49,999	107,947
Females	7,422	48,299	108,427
Data for all businesses in area			
Total Businesses:	1,135	6,266	8,927
Total Employees:	20,694	98,525	138,070

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