
Dawley

Farm Village

INVESTMENT OPPORTUNITY

100% OCCUPIED 14,523 SF

POWER CENTER ANCHORED RETAIL STRIP

1025 - 1035 S HIGHLINE PL | SIOUX FALLS, SD



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PLEASE CONTACT LLOYD COMPANIES FOR MORE INFORMATION.

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Investment Facts

Lloyd Companies is pleased to present the opportunity to acquire a prime investment property at the area's regional shopping development, Dawley Farm Village, in Sioux Falls, South Dakota. The subject project, a 14,523 square foot retail strip, is 100% leased to five strong tenants, including Subway, Gent's Grooming, GNC, Verizon, and the Community Blood Bank. Dawley Farm Village has attracted 7.3 million visits in the past year from across the MSA. The property offers easy access via Veterans Parkway, a major route that will connect I-29 and I-90, designed to mirror I-229. The area is rapidly growing, with 750+ new housing units under construction and plans for over 1,600 acres of additional residential development.

- **Address:**
1025 - 1035 South Highline Place, Sioux Falls, SD 57110
- **County:**
Minnehaha
- **Pricing:**
\$5,100,000
- **Price / SF:**
\$351.17
- **Gross Building Area (GBA):**
14,523 SF +/-
- **Net Rentable Square Footage (RSF):**
13,982 SF +/-
- **Site Size:**
3.29 Acres +/- (143,312 SF +/-)
- **Year Built:**
2012
- **Real Estate Taxes:**
\$47,928.06 (2023 Taxes payable in 2024)
- **Zoning:**
C-4 Commercial

- **Occupancy Rate:**
100%
- **Number of Tenants:**
5
- **Parking:**
83 surface stalls
- **Parking Ratio:**
5.35 : 1,000 SF
- **Investment Highlights:**

Year 1 Proforma Income & Expenses		
	Annual - Year 1	Note
Income		
Gross Potential Income	\$347,759	
Less "Kohl's CAM Limit" Est.	<u>(\$2,790)</u>	2025 Estimate - See Contract Highlights
Proforma NOI	\$344,969	
Sale Price	\$5,100,000	
Proforma Cap Rate	6.76%	

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Parcel Map

Parcel ID

#083765

Size

3.29 Acres

2023 Taxes (Payable 2024)

\$47,928.06



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Floor Plan



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Tenant Overview



Subway is a leading quick-service restaurant known for offering fresh, customizable sandwiches, wraps, and salads. It's a popular choice for health-conscious customers seeking affordable, fast-casual dining options with convenient service.

Address: 1025 S Highline Pl

Lease Expiration: 02/28/2027

Gross Leasable Area: 1,364 SF +/-

Pro Rata Share of Project: 9.76%

Number of Locations: 37,000+

Headquarters: Shelton, CT

Year Founded: 1965



Gents Grooming is a men's salon offering specialty haircuts, beard grooming, and waxing services, with a modern, trendy atmosphere. The salon has plans to introduce massage and aesthetic services, making it a full-service destination.

Address: 1027 S Highline Pl

Lease Expiration: 02/28/2029

Gross Leasable Area: 973 SF +/-

Pro Rata Share of Project: 6.96%

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2023



GNC is a leading global health and wellness brand specializing in vitamins, supplements, and sports nutrition products. Known for its wide range of high-quality, scientifically-backed offerings, GNC caters to health-conscious consumers.

Address: 1029 S Highline Pl

Lease Expiration: 05/31/2029

Gross Leasable Area: 1,787 SF +/-

Pro Rata Share of Project: 12.78%

Number of Locations: 4,000+

Headquarters: Pittsburgh, PA

Year Founded: 1935



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Tenant Overview

verizon

Verizon is the largest wireless carrier in the U.S., providing a comprehensive range of telecommunications services, including mobile and broadband. With a strong focus on innovation, Verizon enhances its network to deliver exceptional customer experiences.

Address: 1031 S Highline Pl

Lease Expiration: 05/31/2027

Gross Leasable Area: 2,359 SF +/-

Pro Rata Share of Project: 16.87%

Number of Locations: 6,236

Headquarters: New York, NY

Year Founded: 2000



COMMUNITY BLOOD BANK

The Community Blood Bank is an independent, nonprofit organization that provides life-saving blood products to hospitals in eastern South Dakota, western Minnesota, and northwestern Iowa. As a cooperative of Sanford Medical Center and Avera McKennan Hospital & University, the bank focuses on community education and engagement while collecting, testing, and distributing blood to ensure every donation positively impacts local patients in need.

Address: 1035 S Highline Pl

Lease Expiration: 01/31/2027

Gross Leasable Area: 7,499 SF +/-

Pro Rata Share of Project: 53.63%

Number of Locations: 3

Headquarters: Sioux Falls, SD

Year Founded: 1972



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Exterior Photos



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Parcel Aerial



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Dawley Farm Village is an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment. The development features over 40 retailers and boasts a growing 8,720 population within just 1 mile. The retail district is surrounded by multiple growing multifamily & residential housing developments.



Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- La Cantina
- Nektar Juice Bar
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway (2)
- Wendy's



With shops ranging in apparel, health & beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT&T
- Ashley Furniture Homestore
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Cooks & Bakers
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers
- Kidtopia
- Kohl's
- Maurices
- PetSmart
- Sally Beauty
- Sherwin Williams
- Target
- T-Mobile
- Ulta
- Verizon
- Walmart



Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

- Active Generations Senior Living
- Carlton at Dawley Farm
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments

Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- Community Blood Bank
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Gents Grooming
- Massage Envy
- Midco
- Modern Dental
- Voyage Federal Credit Union
- Waxing the City

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Development Co-Tenants



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Dawley Farm Village Retailers

Dawley
Farm Village

LLOYD

STATE DATA
NATIONWIDE DATA

Ashley
HOMESTORE
1 / 4 or Top 100% Visits
Top 54% Visits

AT&T
3 / 13 or Top 84% Visits
Top 48% Visits

Bath & Body Works
1 / 2 or Top 100% Visits
Top 10% Visits

Buff City Soap
2 / 2 or Top 50% Visits
Top 46% Visits

BUFFALO WILD WINGS
2 / 6 or Top 83% Visits
Top 89% Sales

burn boot camp
1 / 2 or Top 50% Visits
Top 68% Visits

Burlington
1 / 1 or Top 100% Visits
Top 34% Sales

Casey's
12 / 47 or Top 76% Visits
Top 74% Visits

Caribou COFFEE
6 / 10 or Top 50% Visits
Top 16% Sales

CINEMARK
2 / 2 or Top 50% Visits
Top 22% Visits

crumbl cookies
3 / 3 or Top 33% Visits
Top 47% Sales

Culver's
5 / 13 or Top 69% Visits
Top 78% Sales

DOLLAR TREE
12 / 33 or Top 66% Visits
Top 20% Sales

FAMOUS footwear
1 / 1 or Top 100% Visits
Top 52% Visits

Freddy's FROZEN CUSTARD & STEAKBURGERS
1 / 1 or Top 100% Visits
Top 62% Sales

GameStop
2 / 3 or Top 66% Visits
Top 63% Visits

GNC LIVE WELL
3 / 3 or Top 33% Visits
Top 23% Sales

Jersey Mike's SUBS
2 / 3 or Top 66% Visits
Top 71% Sales

KOHL'S
2 / 4 or Top 75% Visits
Top 32% Visits

maurices
2 / 6 or Top 83% Visits
Top 78% Sales

MENARDS
3 / 8 or Top 75% Visits
Top 75% Visits

Panera BREAD
3 / 3 or Top 33% Visits
Top 3% Visits

PANDA EXPRESS CHINESE KITCHEN
12 / 33 or Top 66% Visits
Top 20% Sales

PEARLE VISION
3 / 4 or Top 50% Visits
Top 62% Visits

PETSMART
3 / 3 or Top 33% Visits
Top 54% Sales

Pizza Hut
13 / 20 or Top 40% Visits
Top 34% Visits

SHERWIN-WILLIAMS
1 / 14 or Top 100% Visits
Top 91% Sales

Starbucks
11 / 22 or Top 54% Visits
Top 34% Visits

SUBWAY
18 / 57 or Top 70% Visits
Top 83% Sales

Target
3 / 5 or Top 60% Visits
Top 83% Sales

T Mobile
1 / 5 or Top 100% Visits
Top 85% Visits

ULTA BEAUTY
3 / 3 or Top 33% Visits
Top 22% Visits

verizon
18 / 29 or Top 41% Visits
Top 52% Visits

Walmart
5 / 15 or Top 73% Visits
Top 80% Sales

WAXING THE CITY
1 / 2 or Top 100% Visits
Top 63% Visits

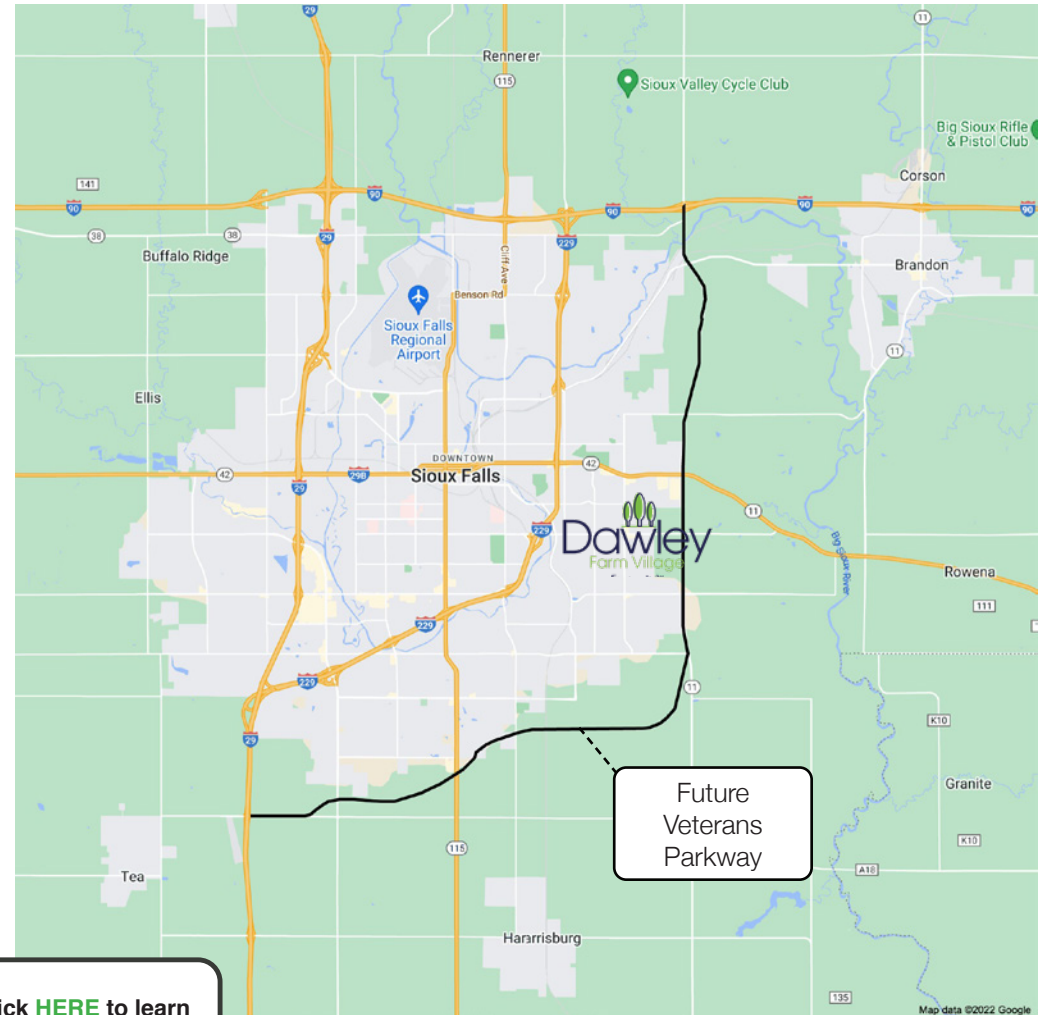
Wendy's
2 / 7 or Top 85% Visits
Top 87% Sales

Ease of Access

Dawley Farm Village is located at the crossroads of Veterans Parkway and Highway 42. Just minutes from I-229 and I-90, Dawley Farm is at the heart of the rapidly-growing east region of Sioux Falls. Conveniently located less than 15 minutes from both Downtown Sioux Falls and Brandon, the shopping center brings in visitors from the city of Sioux Falls and neighboring rural communities.

The State of South Dakota Transportation Commission approved plans to complete construction on the remaining 8.5 miles that make up the southern section of Veterans Parkway. This project is the final stage in connecting I-29 and I-90 with construction expected to begin in 2023 and an anticipated completion date in 2027. This 6-lane (3 in each direction) addition is aimed to largely reduce congestion on nearby roads and prepare Sioux Falls for 2050 transportation system needs. With this addition, it is anticipated that the area of Dawley Farms Village will largely increase in traffic.

The area is also very accessible by other means of transportation with bike paths and bus routes developed around and through the shopping area. The center is designed with ample sidewalk & bike path space to be pedestrian-friendly and welcoming neighboring residents to visit.



Click [HERE](#) to learn more about Veterans Parkway

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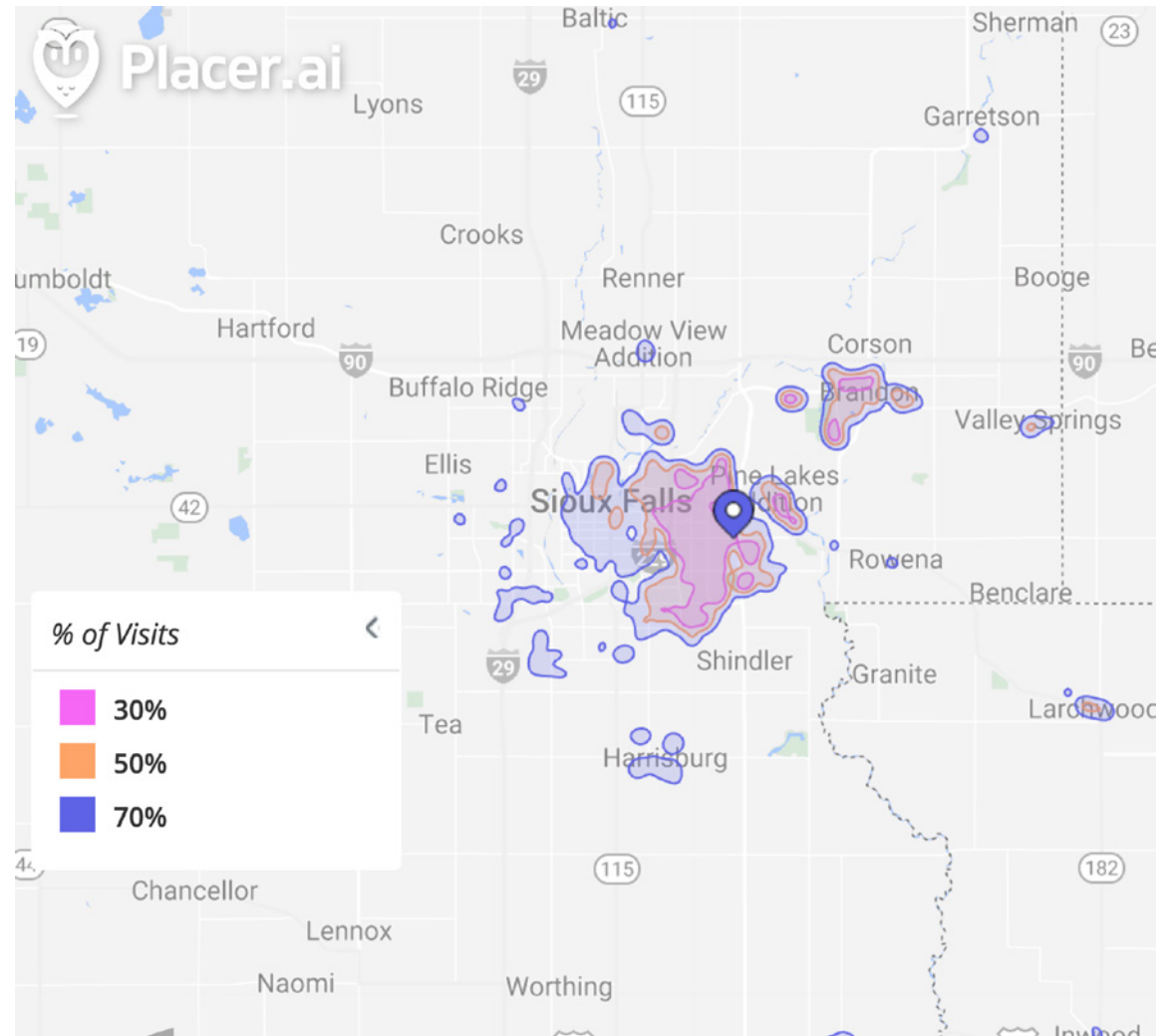
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Visitor Data

7.3M
visits in the past
12 months

635.2K
visitors in the past
12 months

40+
retailers



Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | May 1st, 2023 - Apr 30th, 2024 | True Trade Area | Vol: 30%, 50%, 70% 50 mi


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Economic Drivers



Active Generations is building its new campus for seniors that will offer adult daycare; social, recreational, & educational activities; nutrition & food delivery services; counseling services, and more.

 **250 - 500 Patrons**




Glo by Best Western, built in 2020, serves the east side as one of the newest and only hotels in the area.

 **79 Beds**




Capital Services built their new headquarters in 2021 and chose Dawley Farms Village as a result of majority of their employees living near the center.

 **150 Employees**




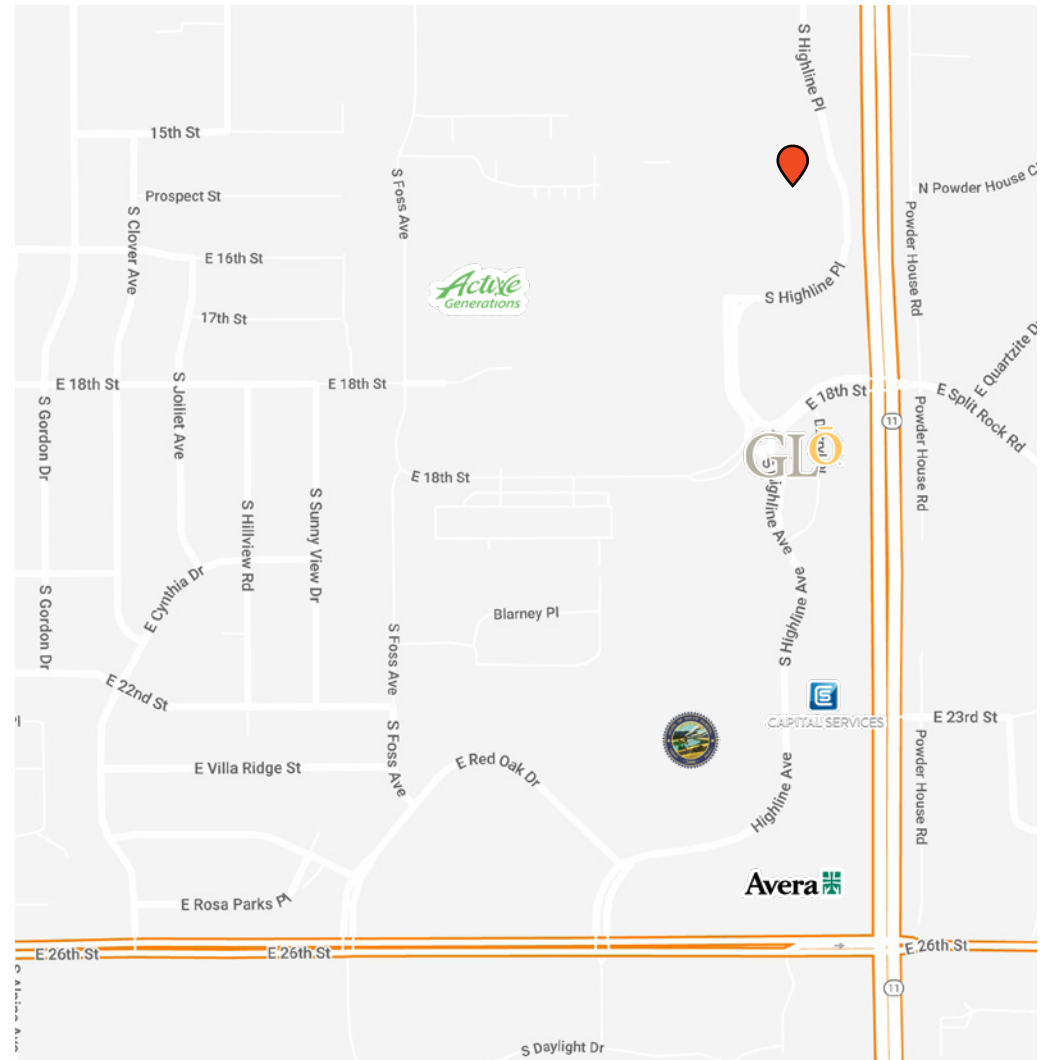
Avera is in the midst of building their newest 3-story, 86,000 sq/ft medical center that will service Sioux Falls & rural surrounding communities.

 **120 Employees**



The Sioux Falls One Stop will be a state-of-the-art building, combining 12 state agencies previously located throughout Sioux Falls into one location, including the Department of Health, the Department of Labor & Regulation and the Department of Social Services.

 **900+ Employees**



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2024 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	8,720	61,975	124,499	311,500
Projected Population (2029)	9,856	66,707	134,040	336,494
Daytime Population	6,784	44,654	136,310	311,087
Median Age	35.5	35.5	36.6	36.4
Area Households	3,273	24,108	50,014	122,443
Median Household Income	\$83k	\$82k	\$76k	\$80k
Median Home Value	\$323k	\$307k	\$296k	\$301k
Educational Attainment (Associates Degree +)	44.4%	51.7%	52.0%	53.2%

Experience 
It All

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Residents

The Dawley Farm Village surrounding area has been growing exponentially over the years especially when it comes to housing. With ample housing developments under construction and many in planning phases, this growth is expected to continue into the coming years. Not only does the area feature many multi-family complexes, but also single-family homes that hold a median value of \$323,220 (1-mile radius).



72.1%
households with
2+ people*



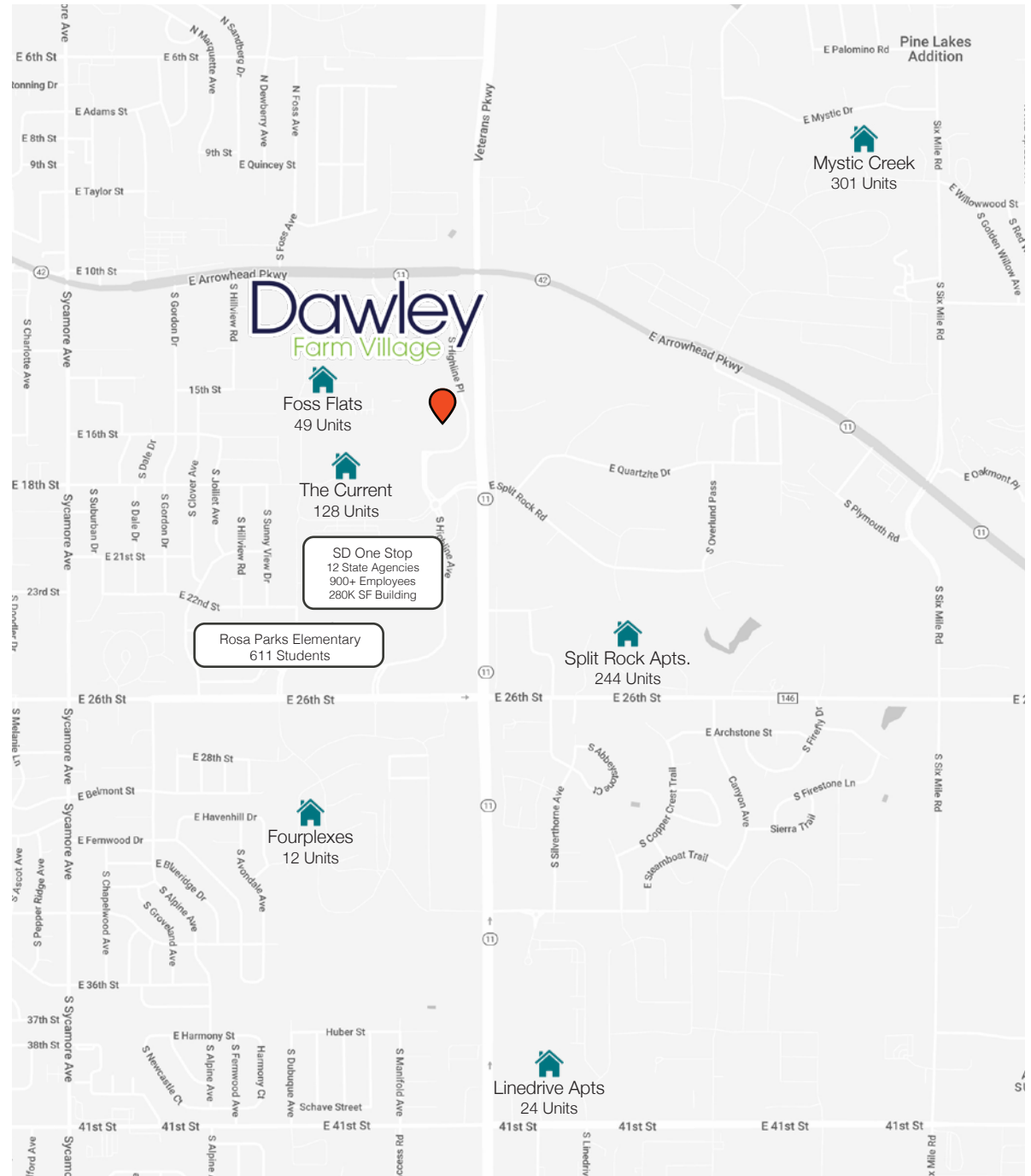
62K
residents within
3 miles



>750
units under
construction



124.5K
residents within
5 miles



* Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2024 geography. 3-mile radius.



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Dawley Farm Village



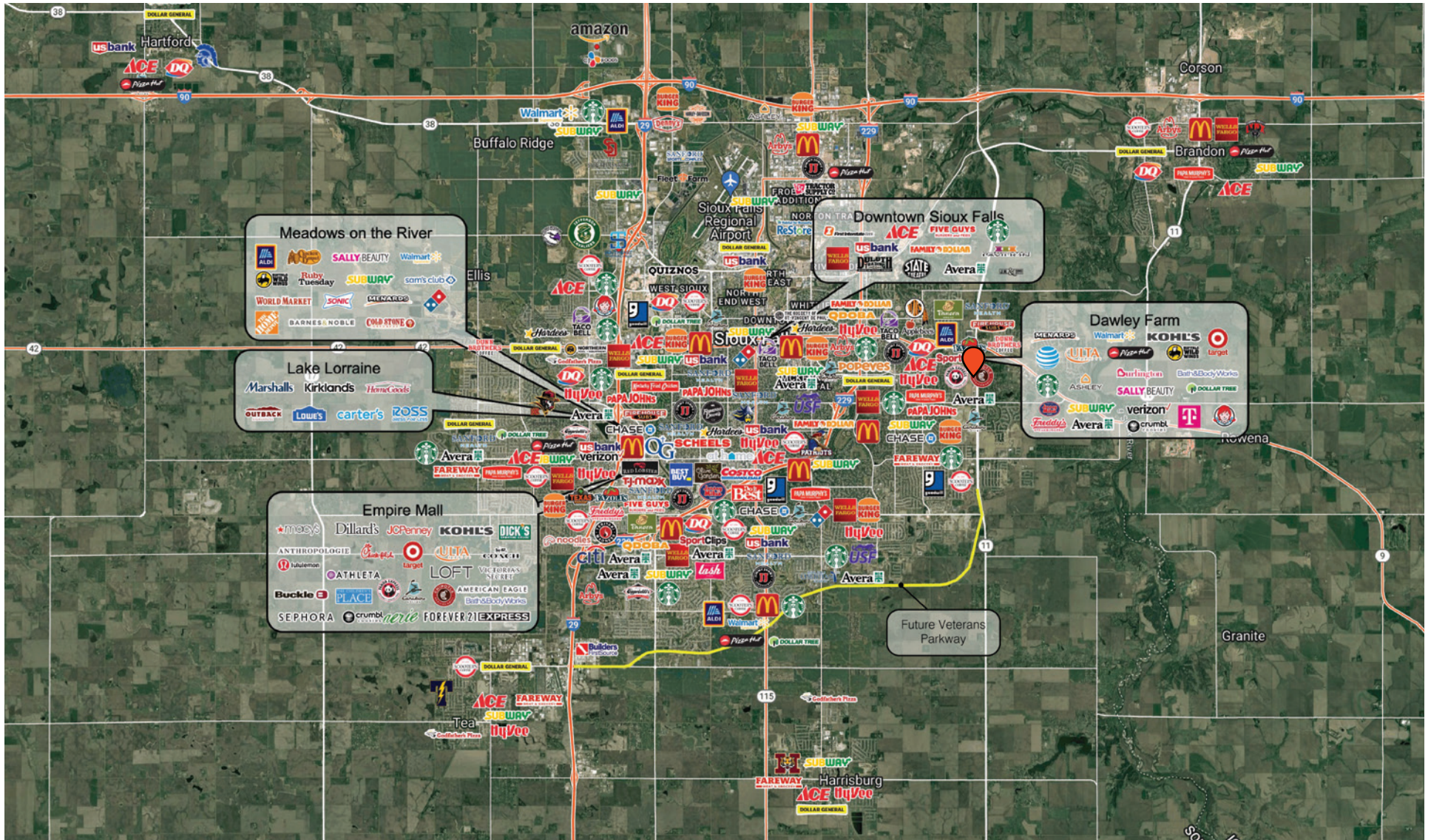
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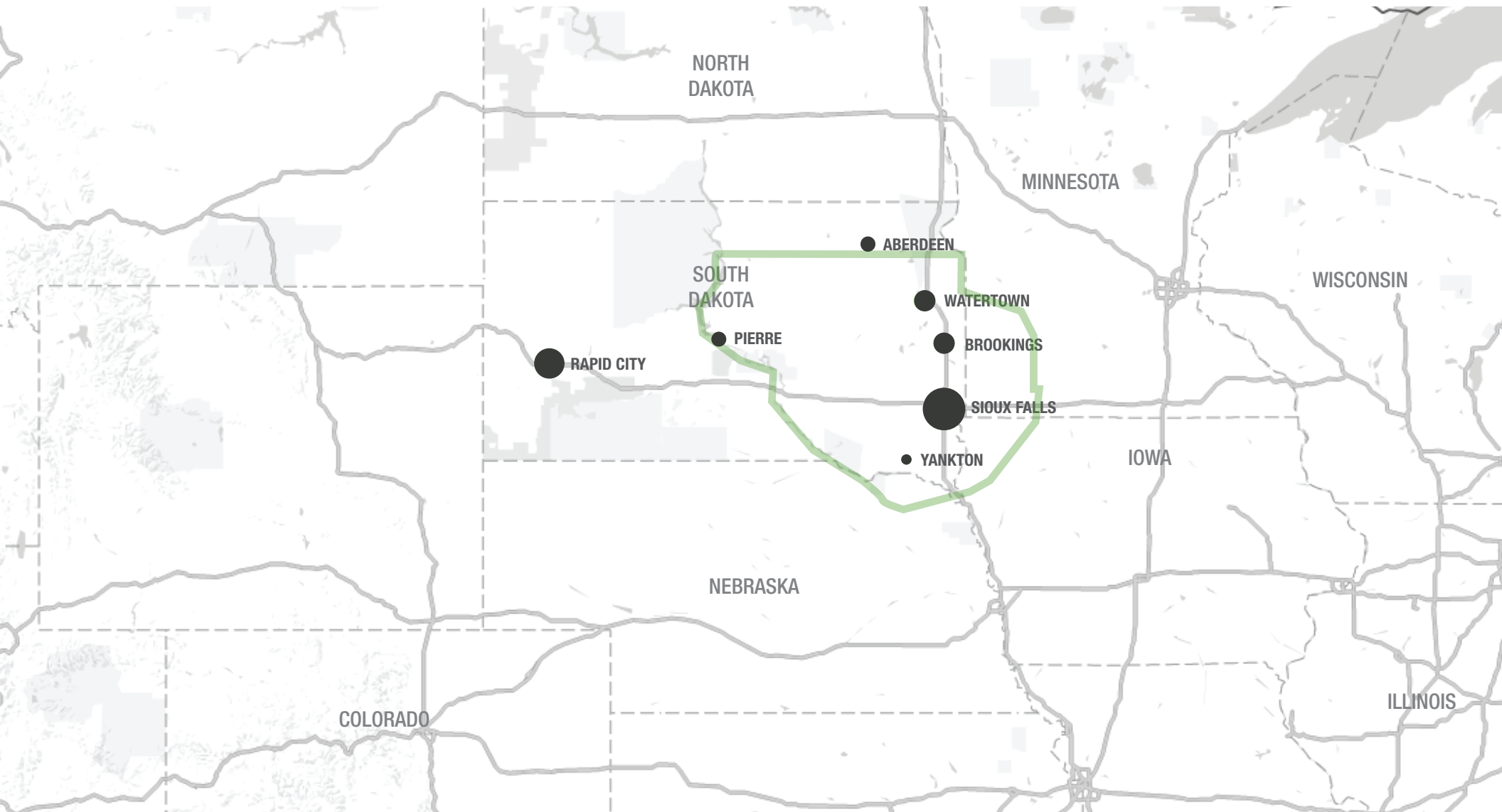
Sioux Falls Map



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Trade Area



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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)

2.0%

Minnehaha Unemployment Rate
(October 2024)



#1 Most Accessible Financing
(WalletHub 2024)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



#1 Best Long-Term Fiscal Stability
(US News & World Reports 2023)

TOP EMPLOYERS

SANFORD HEALTH
10,750

Avera
8,298



3,688

Smithfield
3,600

HyVee
2,939

amazon
2,505

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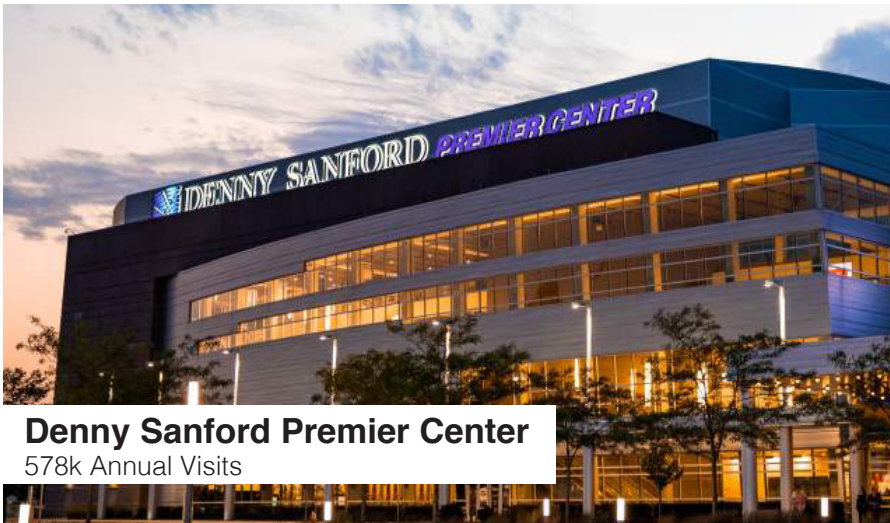
Sioux Falls Major Attractions



Falls Park
636k Annual Visits



Public & Private Universities
7,423 Students*



Denny Sanford Premier Center
578k Annual Visits



Sanford Sports Complex
2.5M Annual Visits

Student count for the 2024-2025 academic year includes both full-time and part-time students. Data provided directly by the respective universities. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.

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RETAIL STRIP FOR SALE

PAWLEY FARM VILLAGE

1025 - 1035 S Highline Place
Sioux Falls, South Dakota



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