



26TH STREET OFFICE

UPPER LEVEL OFFICE SPACE FOR LEASE



1800 S Summit Ave, Suite 200,
Sioux Falls, SD 57104



Suite: 2,190 SF +/-
Lot: 0.50 Acres +/-



\$12.50 / SF NNN
Estimated NNN: \$3.58 / SF

LOCATION

Excellent location just west of Minnesota Avenue along 26th Street, near the University of Sioux Falls (1,624 students) and Augustana University (2,690 students). Located just 0.5 mile from Sanford Health and 1 mile from Avera McKennan, the two largest hospitals in the state.

DESCRIPTION

- Floor plan includes large open work area, 2 private offices, a conference room, small kitchenette style area, and restroom
- Full basement may be used for storage (shared with first floor tenant; included in rent)
- All furniture is included in lease
- 29 surface parking stalls on-site (ratio of 1:153)
- Excellent signage opportunities
- Zoning: O - Office
- Built in 1951/renovated in 2022
- Nearby businesses include Keystone Mortgage, Sunny's Pizzeria, Walgreens, Wells Fargo, Caribou Coffee and more
- 26th St/Minnesota Ave intersection attracts a combined 38,776 VPD
- NNN includes taxes, insurance, and HVAC maintenance; tenants are responsible for their proportionate share of utilities, lawncare, and snow removal

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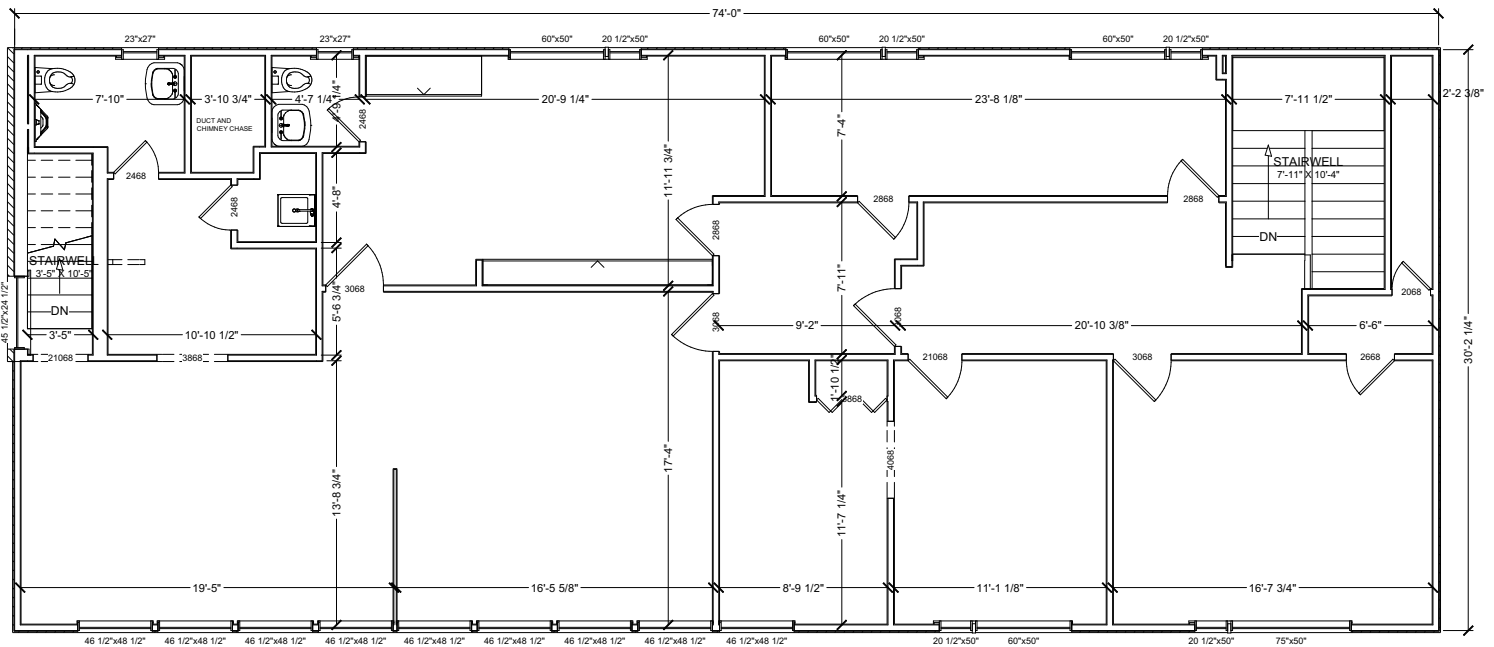
BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	2024 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,190 SF	\$12.50/SF NNN	\$3.58/SF	\$16.08/SF	\$35,215.20	\$2,934.60

FLOOR PLAN

Concept only; subject to change



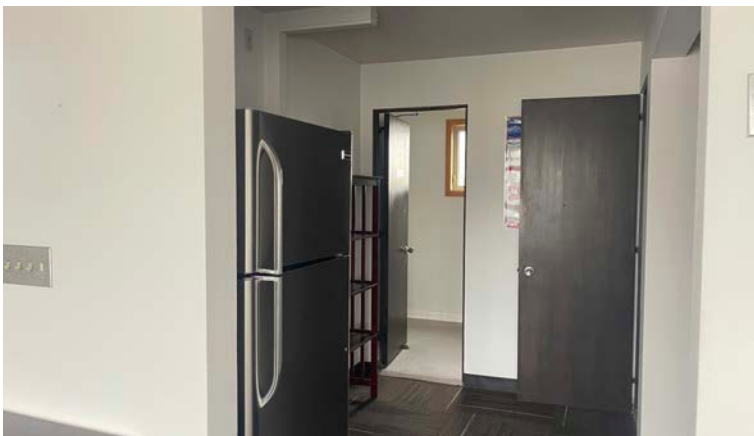
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INTERIOR PHOTOS



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SITE MAP



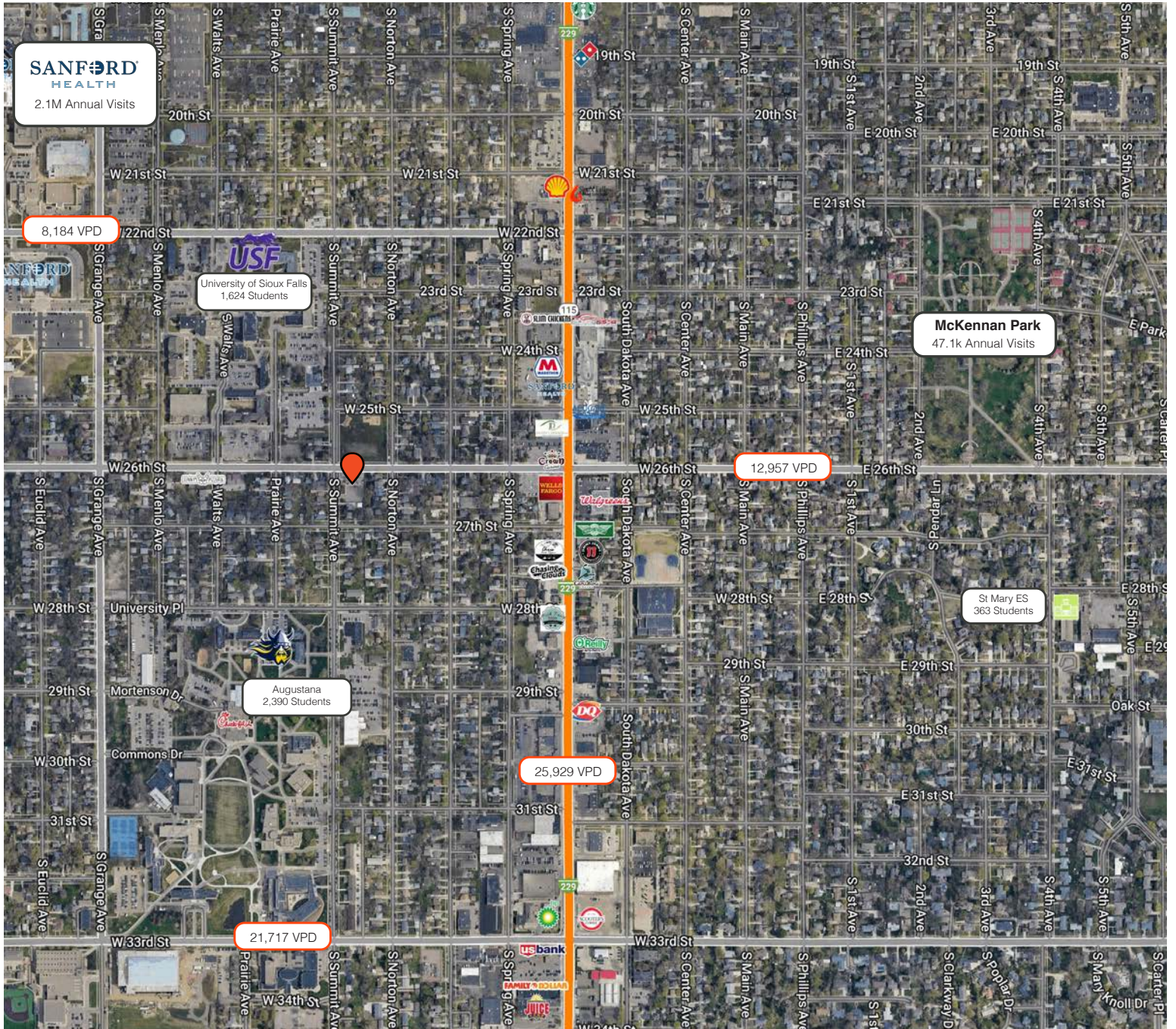
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AREA MAP



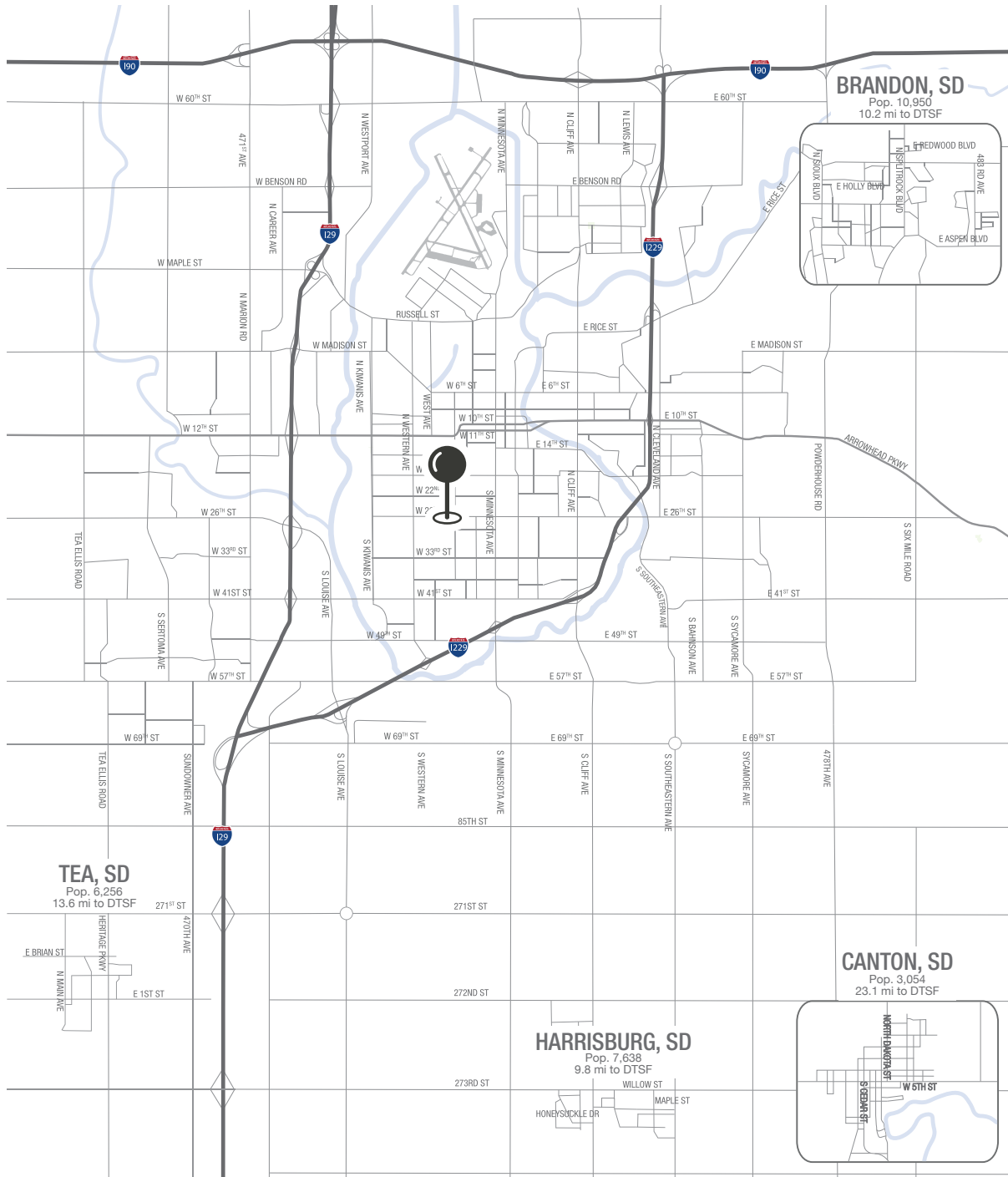
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MSA MAP



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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. 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

#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)

Best City for Young Professionals
(SmartAsset 2023)

1.4%
Minnehaha Unemployment Rate
(September 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

 SANFORD HEALTH 10,750	 Avera 8,298	 SIoux FALLS SCHOOL DISTRICT 3,688
 Smithfield 3,600	 HyVee EMPLOYEE OWNED 2,939	 amazon 2,505

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	17,349	86,917	153,172
2020 Total Population	15,829	88,731	185,835
2020 Group Quarters	1,087	4,084	4,872
2024 Total Population	15,930	92,772	203,135
2024 Group Quarters	1,084	4,084	4,872
2029 Total Population	16,242	96,987	219,552
2023-2028 Annual Rate	0.39%	0.89%	1.57%
2024 Total Daytime Population	23,787	133,723	225,123
Workers	17,374	93,733	135,418
Residents	6,413	39,990	89,705
Household Summary			
2010 Households	6,779	36,788	61,455
2010 Average Household Size	2.26	2.22	2.39
2020 Total Households	6,479	38,500	75,710
2020 Average Household Size	2.28	2.20	2.39
2024 Households	6,665	40,441	82,407
2024 Average Household Size	2.23	2.19	2.41
2029 Households	6,826	42,407	88,908
2029 Average Household Size	2.22	2.19	2.41
2023-2028 Annual Rate	0.48%	0.95%	1.53%
2010 Families	3,530	19,844	37,364
2010 Average Family Size	2.96	2.92	3.01
2024 Families	3,275	20,250	47,396
2024 Average Family Size	2.96	3.05	3.15
2029 Families	3,304	20,953	50,625
2029 Average Family Size	2.96	3.06	3.17
2023-2028 Annual Rate	0.18%	0.68%	1.33%
2024 Housing Units	7,273	43,073	88,418
Owner Occupied Housing Units	51.3%	48.1%	54.5%
Renter Occupied Housing Units	40.4%	45.8%	38.7%
Vacant Housing Units	8.4%	6.1%	6.8%
Median Household Income			
2024	\$68,554	\$63,373	\$74,155
2029	\$80,236	\$71,835	\$86,977
Median Age			
2010	30.8	35.0	33.9
2020	33.9	36.8	35.6
2024	34.5	37.3	36.0
2029	35.9	38.7	37.1
2024 Population by Sex			
Males	7,953	47,486	102,206
Females	7,977	45,286	100,929
2029 Population by Sex			
Males	8,051	49,185	109,493
Females	8,191	47,802	110,059
Data for all businesses in area			
Total Businesses:	952	6,326	8,832
Total Employees:	11,390	87,234	121,441

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