



# 41ST & LINCOLN LAND

LAND FOR LEASE



2600 W 41st St,  
Sioux Falls, SD 57105



.35 Acres +/-  
(15,225 SF +/-)



\$1.95 / SF NNN  
Est NNN: \$0.75 / SF

## LOCATION

Located along 41st Street, just east of Kiwanis Ave, near the intersections of 41st/ Louise Ave and 41st/Western Ave. The subject site provides easy access from I-29 and is surrounded by an abundance of shopping and dining establishments.

## DESCRIPTION

- Land provides an excellent opportunity for a coffee kiosk, or similar use
- Zoned: C-2
- Established retail corridor with neighbors including Perkins, Best Buy, Scheels, Legacy Dental, Aspen Dental, Chapter Aesthetic Studio, Crisp & Green, Burger King, T-Mobile, and Hu Hot
- Near 41st Street Plaza, which is anchored by The Original Pancake House, Boot Barn, Subway, and JoAnn Fabric, and has attracted 1.3M visits in the past 12 months
- Attractive traffic counts along 41st Street with 26,203 VPD
- <0.5 mile from O’Gorman High School, home to 986 junior & high school students (2023 - 2024)
- Real Estate Taxes: \$4,057.30 (2023 taxes payable in 2024)
- NNN includes RE taxes (above), snow removal, lawn care, and insurance

**KRISTEN ZUEGER** SIOR | 605.376.1903 | kristen.zueger@lloydcompanies.com

# SITE PLAN

Concept only; subject to change  
Land area may vary slightly from what is referenced. Contact Broker.



**KRISTEN ZUEGER, SIOR** 605.376.1903 | kristen.zueger@lloydcompanies.com

# CONCEPT SITE PLAN

Concept only; subject to change  
Land area may vary slightly from what is referenced. Contact Broker.



<b>ZONING INFORMATION:</b>	
C-2 NEIGHBORHOOD COMMERCIAL RE3 FORM - PARKING-ORIENTED RETAIL EMPLOYMENT	
<b>PARKING REQUIREMENTS:</b>	
1 STALL PER 75 SQFT FLOOR AREA	
TOTAL FLOOR AREA:	± 700 SF
TOTAL PARKING REQUIRED:	10 STALLS
PROPOSED PARKING STALLS:	12 STALLS
PROPOSED QUEUING STALLS:	4 STALLS
TOTAL PARKING STALLS:	16 STALLS



**KRISTEN ZUEGER, SIOR** | 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

# 41ST & LINCOLN LAND

LAND FOR LEASE



## PHOTOS



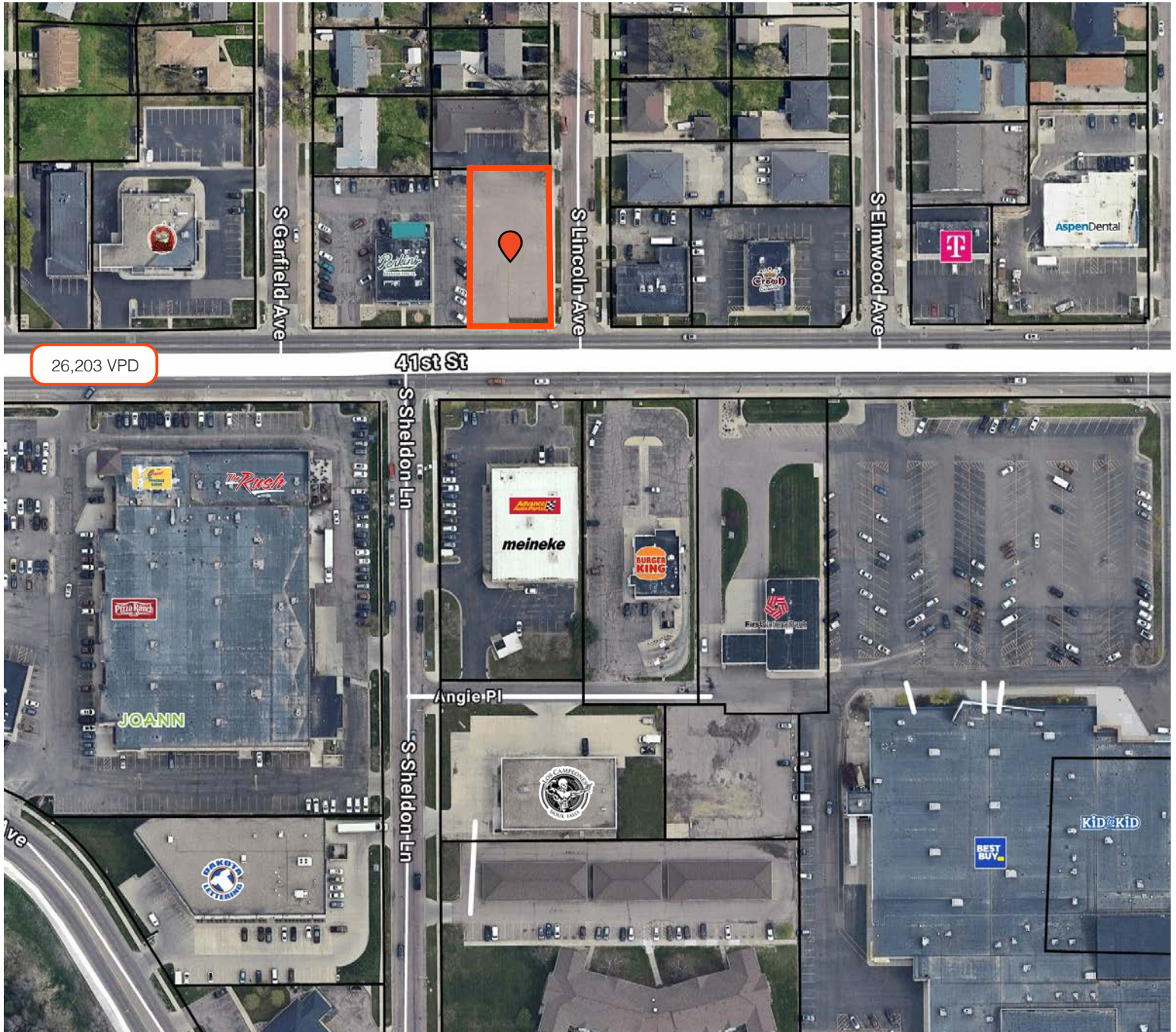
**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

# 41ST & LINCOLN LAND

LAND FOR LEASE



## SITE MAP



26,203 VPD

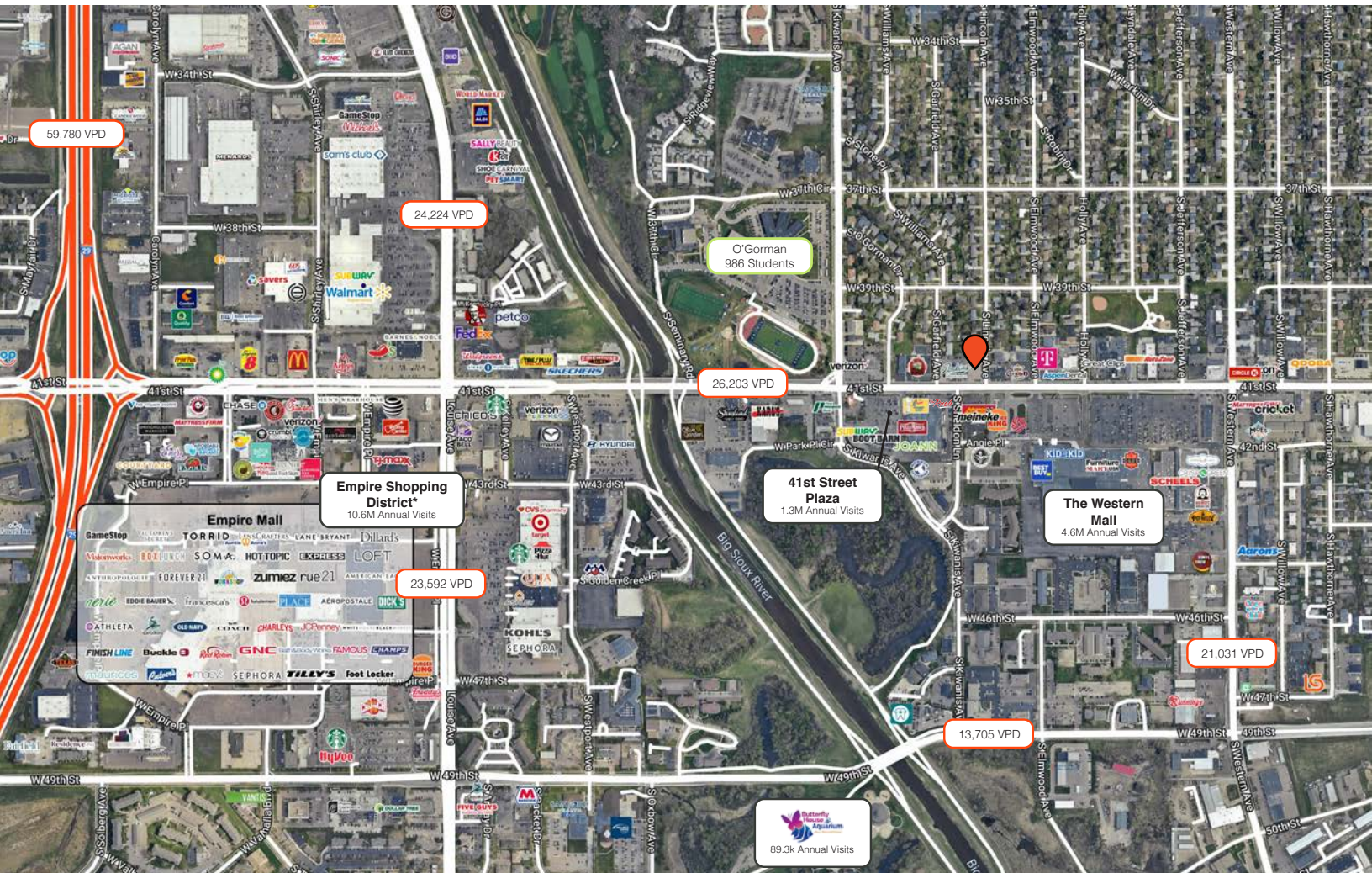
**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

# 41ST & LINCOLN LAND

LAND FOR LEASE



## AREA MAP



\*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

**KRISTEN ZUEGER, SIOR** 605.376.1903 | kristen.zueger@lloydcompanies.com

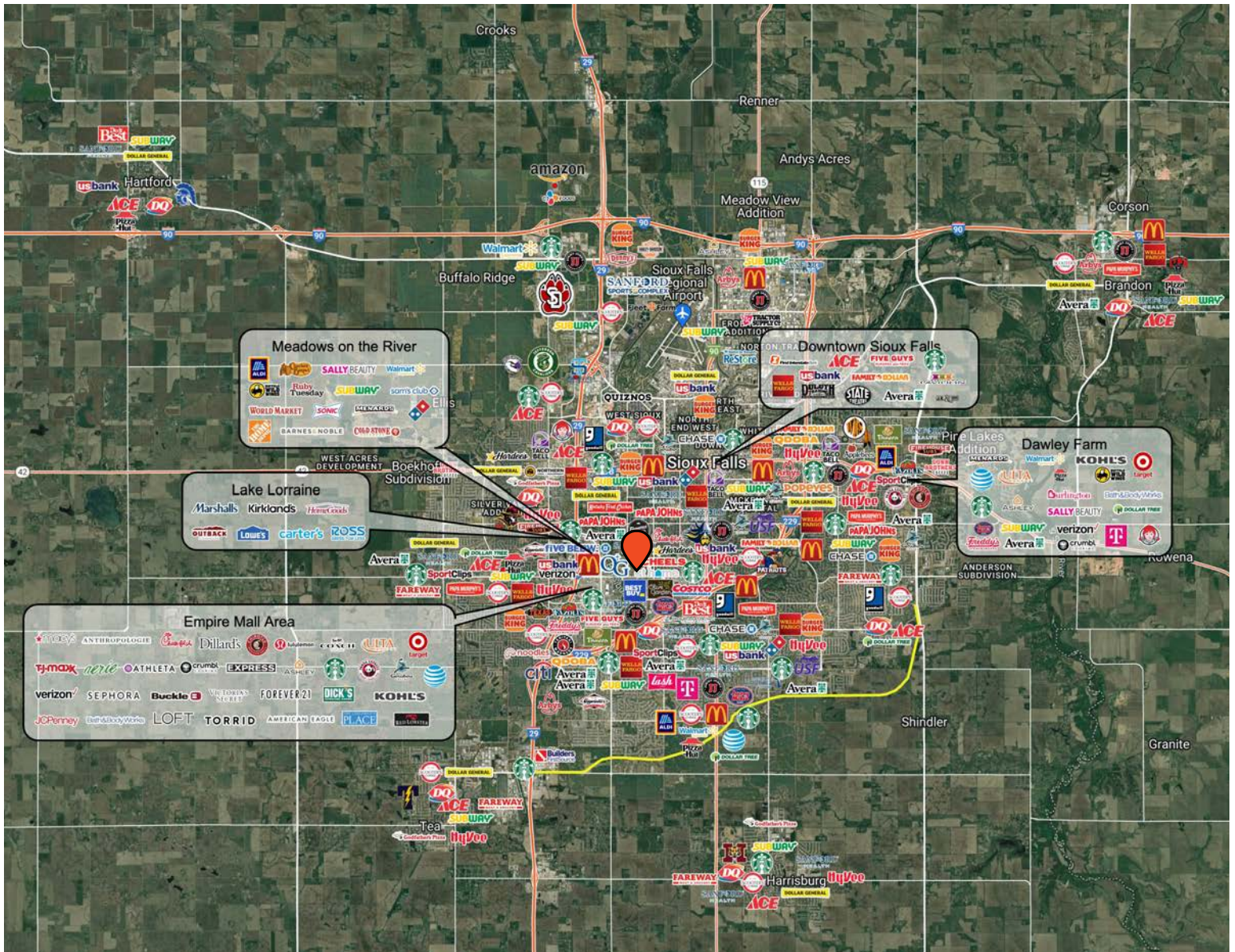
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# 41ST & LINCOLN LAND

LAND FOR LEASE



## CITY MAP



**KRISTEN ZUEGER, SIOR** 605.376.1903 | [kristen.zueger@lloydcompanies.com](mailto:kristen.zueger@lloydcompanies.com)

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.





## 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



10,750



8,298



3,688



3,600



2,939



2,505

# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	8,519	81,794	147,516
2020 Total Population	8,295	89,678	176,939
2020 Group Quarters	381	2,201	4,826
2024 Total Population	8,388	95,220	192,040
2024 Group Quarters	383	2,184	4,826
2029 Total Population	8,464	100,381	206,535
2023-2028 Annual Rate	0.18%	1.06%	1.47%
2024 Total Daytime Population	17,769	131,583	209,188
Workers	13,886	89,280	124,815
Residents	3,883	42,303	84,373
<b>Household Summary</b>			
2010 Households	3,673	34,800	59,551
2010 Average Household Size	2.01	2.26	2.38
2020 Total Households	3,826	38,608	72,397
2020 Average Household Size	2.07	2.27	2.38
2024 Households	3,915	40,706	78,443
2024 Average Household Size	2.04	2.29	2.39
2029 Households	3,972	42,747	84,211
2029 Average Household Size	2.03	2.30	2.40
2023-2028 Annual Rate	0.29%	0.98%	1.43%
2010 Families	1,792	19,502	35,959
2010 Average Family Size	2.67	2.93	3.00
2024 Families	1,812	21,837	44,863
2024 Average Family Size	2.89	3.09	3.12
2029 Families	1,815	22,693	47,714
2029 Average Family Size	2.89	3.12	3.15
2023-2028 Annual Rate	0.03%	0.77%	1.24%
2024 Housing Units	4,185	43,259	83,909
Owner Occupied Housing Units	45.3%	51.1%	55.0%
Renter Occupied Housing Units	48.2%	43.0%	38.4%
Vacant Housing Units	6.5%	5.9%	6.5%
<b>Median Household Income</b>			
2024	\$59,190	\$68,908	\$73,580
2029	\$67,106	\$79,203	\$85,681
<b>Median Age</b>			
2010	36.7	34.3	33.9
2020	39.0	36.5	35.6
2024	39.2	36.9	36.0
2029	40.9	38.3	37.2
<b>2024 Population by Sex</b>			
Males	4,111	47,433	96,653
Females	4,277	47,787	95,387
<b>2029 Population by Sex</b>			
Males	4,130	49,631	103,071
Females	4,335	50,750	103,464
<b>Data for all businesses in area</b>			
Total Businesses:	1,131	6,167	8,423
Total Employees:	17,107	92,823	126,173

**KRISTEN ZUEGER, SIOR** 605.376.1903 | kristen.zueger@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All prospective buyers are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.