



VILLAGE SQUARE MALL

RETAIL/OFFICE SPACE FOR LEASE



3301 E 26th St,
Sioux Falls, SD 57103



1,800 - 4,950 SF +/-



\$12.00 / SF NNN
Estimated NNN: \$5.46 / SF

LOCATION

Less than 1 mile off I-229 along E 26th St, this strip mall is surrounded by an established neighborhood with 223 businesses and 5,513 housing units within a 1 mile radius. The site enjoys convenient access to Dawley Farm Village and Downtown Sioux Falls, both within ~10 minutes or less.

DESCRIPTION

- Floor plan is an open retail or office space offering ample flexibility; utility room, 4 restrooms, 2 shower rooms, washer/dryer hookups, office, storage room, and open loft area
- Potential to subdivide - contact Broker
- Available now
- Rear access door leads to additional parking as well as a large front parking lot
- Monument and building signage available
- Built in 1984; Zoned: C-3
- Co-tenants include Dareo's Pizza, Hollywood Style, Edward Jones, Olga's Alterations, and more
- Direct access to I-229 (< 1 mile) and Veterans Parkway (< 2 miles)
- Area neighbors include McDonald's, Bagel Boy, Gib's Sports Bar, HyVee, Wells Fargo, Lewis Drug, and Sanford Health

ALEXIS MAHLEN

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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.
4,950 SF	\$12.00/SF NNN	\$5.46/SF	\$17.46/SF	\$86,427.00	\$7,202.25

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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

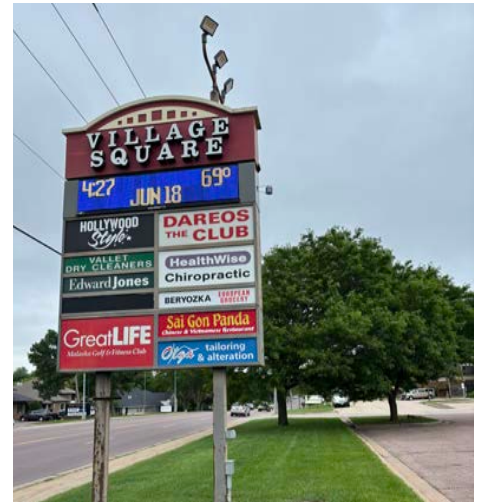
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EXTERIOR PHOTOS



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PARKING



~121 shared
parking spaces
on site

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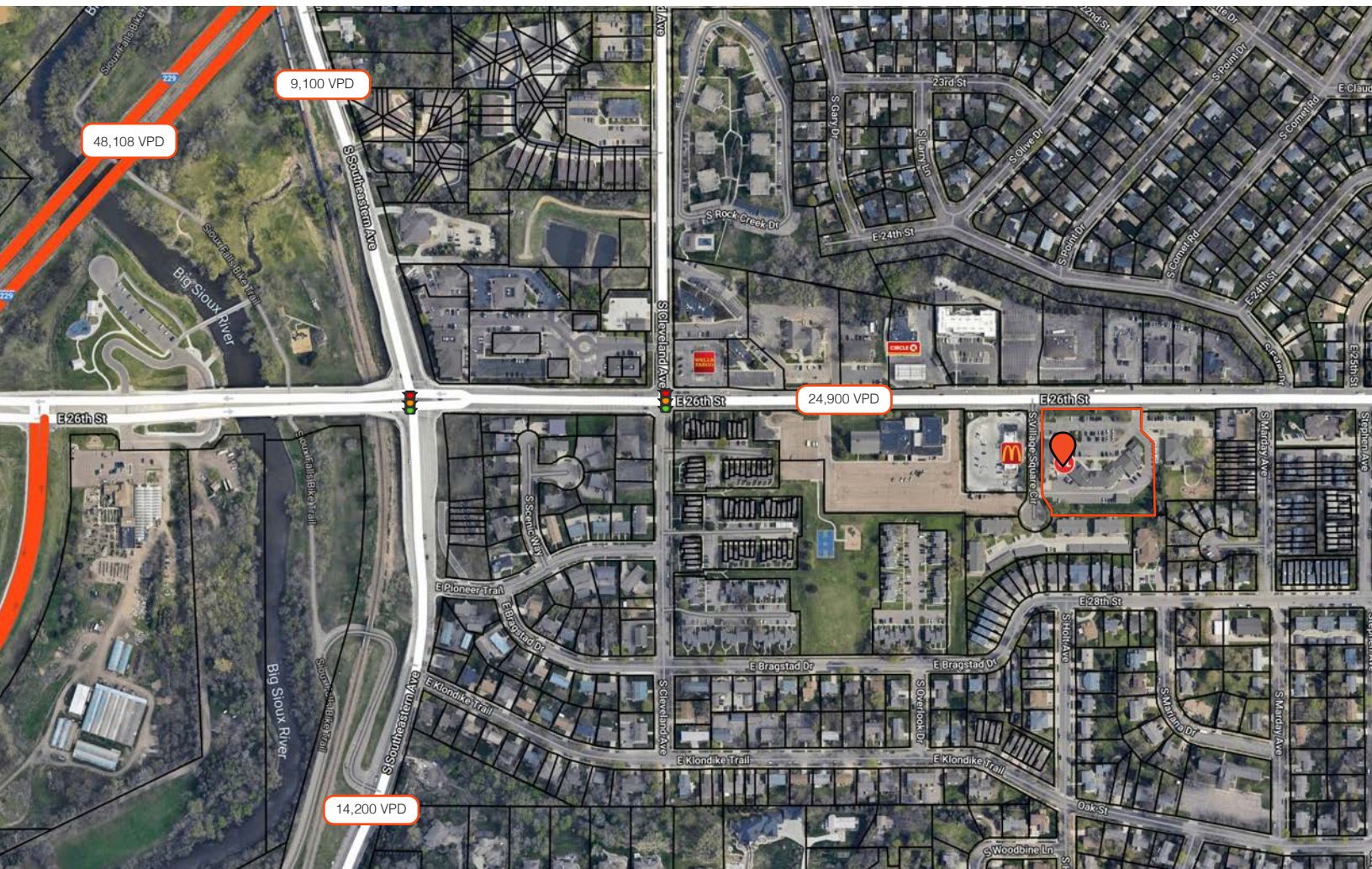
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SITE MAP



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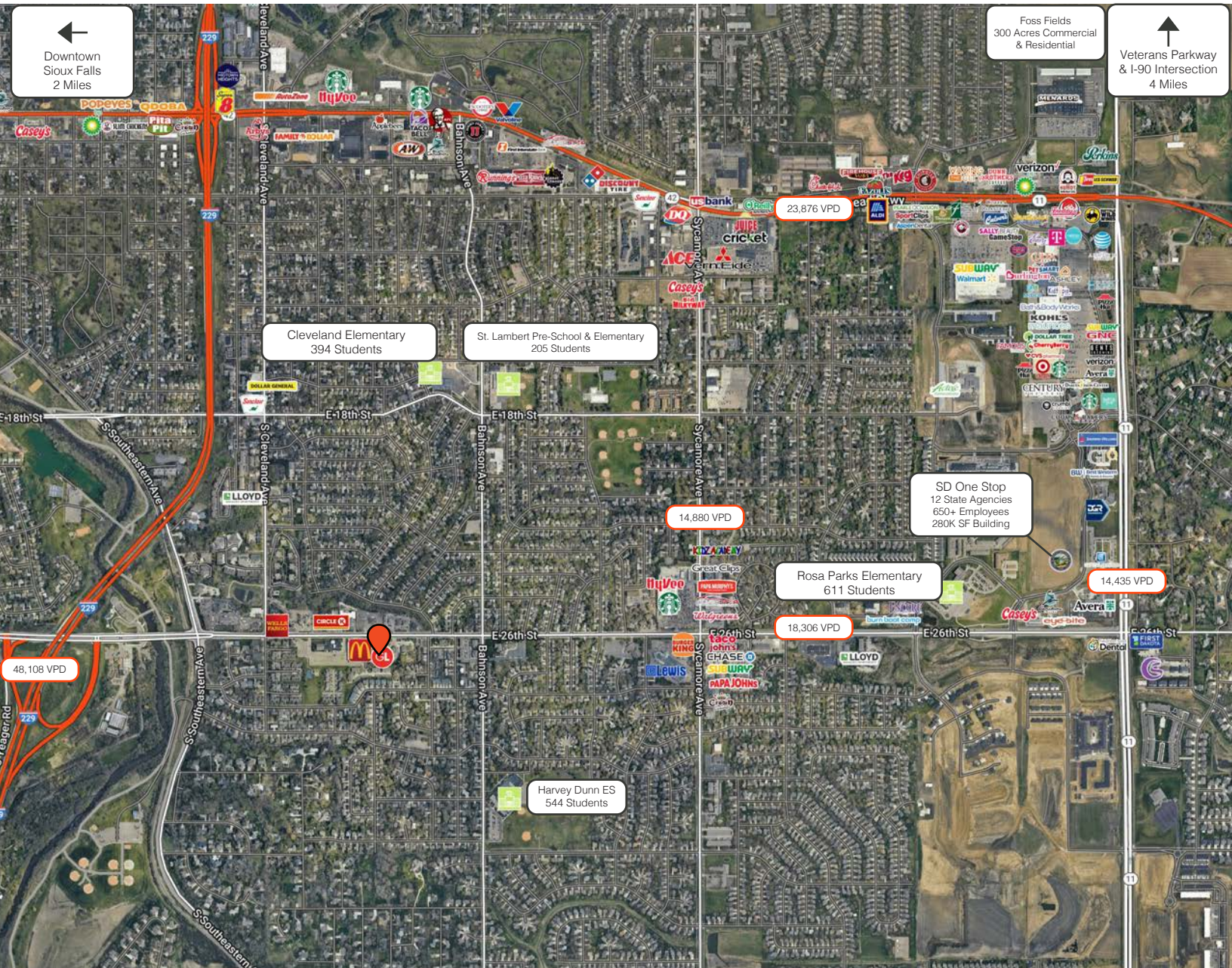
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AREA MAP



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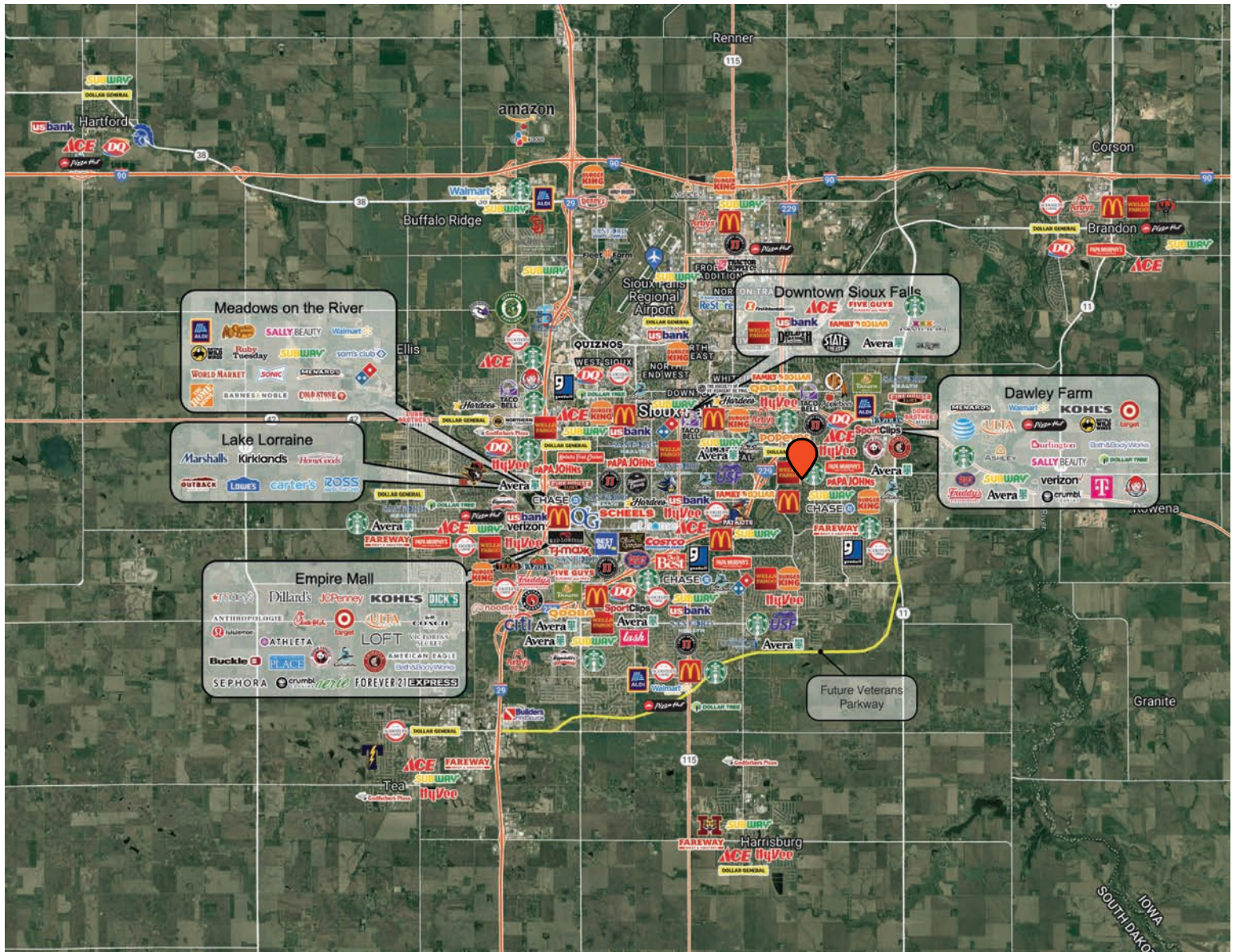
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CITY MAP



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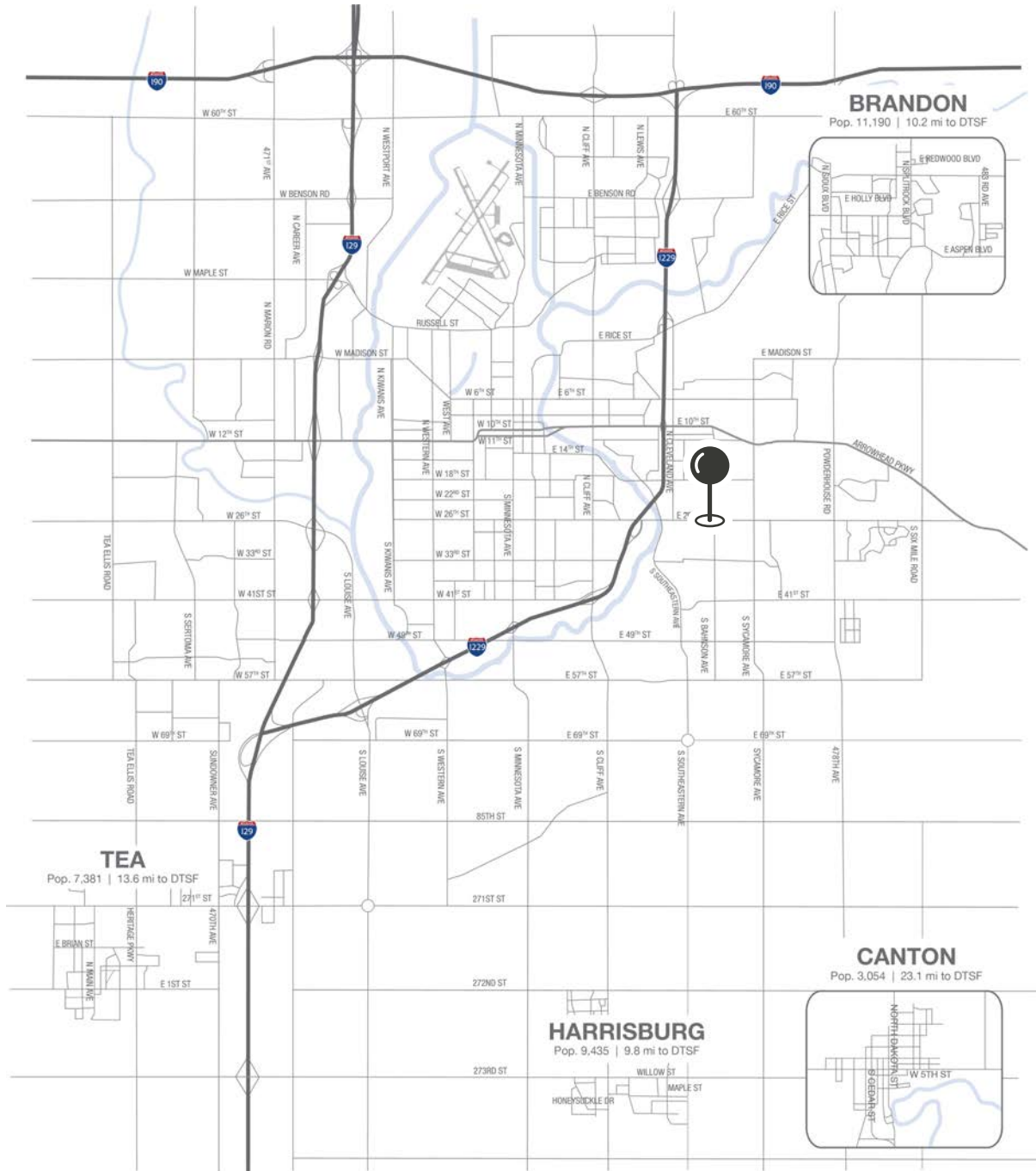
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MSA MAP



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SIoux FALLS DEMOGRAPHICS


POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*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




#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

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,933	73,148	112,021
2020 Total Population	13,294	87,342	133,812
2020 Group Quarters	102	2,040	4,295
2024 Total Population	13,627	96,496	146,712
2024 Group Quarters	102	2,016	4,294
2029 Total Population	13,909	104,354	158,082
2023-2028 Annual Rate	0.41%	1.58%	1.50%
2024 Total Daytime Population	8,521	105,922	179,395
Workers	2,931	63,338	113,873
Residents	5,590	42,584	65,522
Household Summary			
2010 Households	5,089	29,148	45,052
2010 Average Household Size	2.53	2.42	2.36
2020 Total Households	5,143	35,597	55,155
2020 Average Household Size	2.57	2.40	2.35
2024 Households	5,295	39,256	60,256
2024 Average Household Size	2.55	2.41	2.36
2029 Households	5,419	42,455	64,798
2029 Average Household Size	2.55	2.41	2.37
2023-2028 Annual Rate	0.46%	1.58%	1.46%
2010 Families	3,367	18,040	26,761
2010 Average Family Size	3.05	3.03	3.01
2024 Families	3,318	22,766	34,027
2024 Average Family Size	3.20	3.12	3.12
2029 Families	3,376	24,362	36,331
2029 Average Family Size	3.20	3.13	3.14
2023-2028 Annual Rate	0.35%	1.36%	1.32%
2024 Housing Units	5,484	42,428	65,025
Owner Occupied Housing Units	65.1%	54.2%	52.6%
Renter Occupied Housing Units	31.5%	38.3%	40.1%
Vacant Housing Units	3.4%	7.5%	7.3%
Median Household Income			
2024	\$74,821	\$76,938	\$72,344
2029	\$86,918	\$91,800	\$85,678
Median Age			
2010	36.0	35.4	35.3
2020	36.1	35.8	36.6
2024	36.4	36.1	36.9
2029	37.2	37.2	38.0
2024 Population by Sex			
Males	6,864	48,346	74,288
Females	6,763	48,150	72,424
2029 Population by Sex			
Males	6,966	51,850	79,292
Females	6,942	52,504	78,790
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	232	4,095	7,703
Total Employees:	2,560	55,509	107,476

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