



VERMILLION RETAIL

RETAIL SPACE FOR LEASE



1104 E Cherry St,
Vermillion, SD 57069



1,557 SF +/-



\$17.50 / SF NNN
Estimated NNN: \$6.38 / SF

LOCATION

Prime retail space located along East Cherry Street in Vermillion, South Dakota. East Cherry Street acts as the main corridor through the community, running through the University of South Dakota. This site benefits from a strong community draw, anchored by First Dakota National Bank and surrounded by strong neighboring businesses.

DESCRIPTION

- Floor plan includes a large open area and a single ADA restroom
- Existing interior walls go up to the ceiling grid; 4x2 dropped ceiling tiles
- Customer entrance facing west, and employee entrance on the north side of the building
- Double doors on the north side for shipping deliveries
- Co-tenants include First Dakota National Bank, Midco, and Agua Fresh
- Building & monument signage available
- Large parking lot with ample stalls
- Available now
- Abundant natural lighting
- Neighboring tenants include Casey's, Family Dollar, Subway, Anytime Fitness, Starbucks, Caribou Coffee, and much more

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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.
1,557 SF +/-	\$17.50/SF NNN	\$6.38/SF	\$23.88/SF	\$37,181.16	\$3,098.43

2024 ESTIMATED NNN INFORMATION

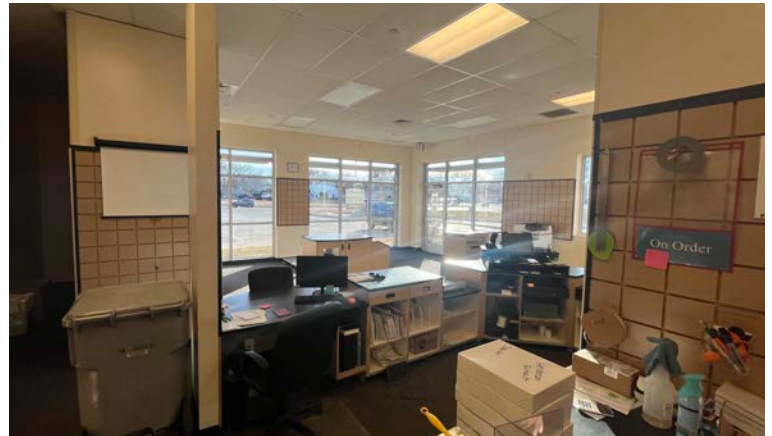
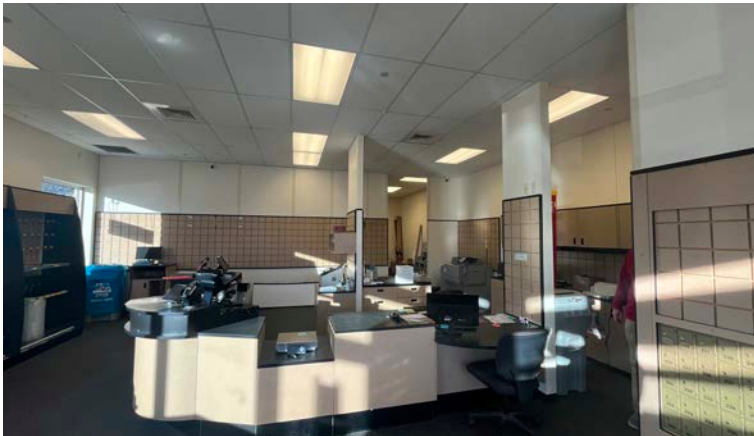
NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	-
Property Insurance	Paid by LL, Reimbursed by Tenant	-
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	-
Total	-	\$6.38
CAM includes the following: Trash, Snow Removal, & Lawn Care		

UTILITY INFORMATION

Utility	Paid By	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to Provider	No	Yes	
Electricity	Paid by Tenant directly to Provider	No	Yes	
Water & Sewer	Paid by Tenant directly to Provider	No	Yes	
Trash	Paid by Tenant through CAM	Yes	No	
Phone/Cable/Internet	Paid by Tenant directly to Provider	No	N/A	

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INTERIOR PHOTOS



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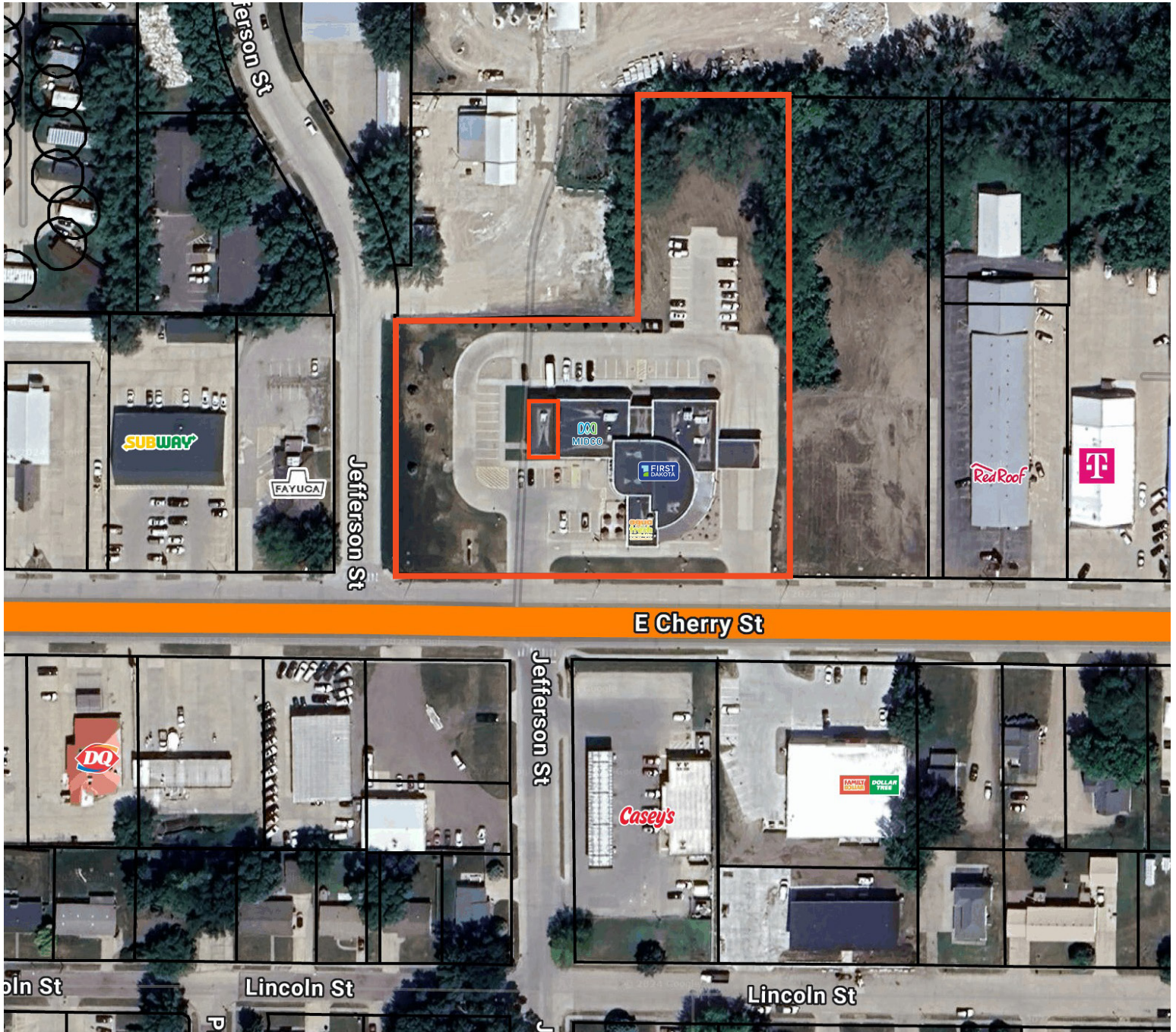


EXTERIOR PHOTOS



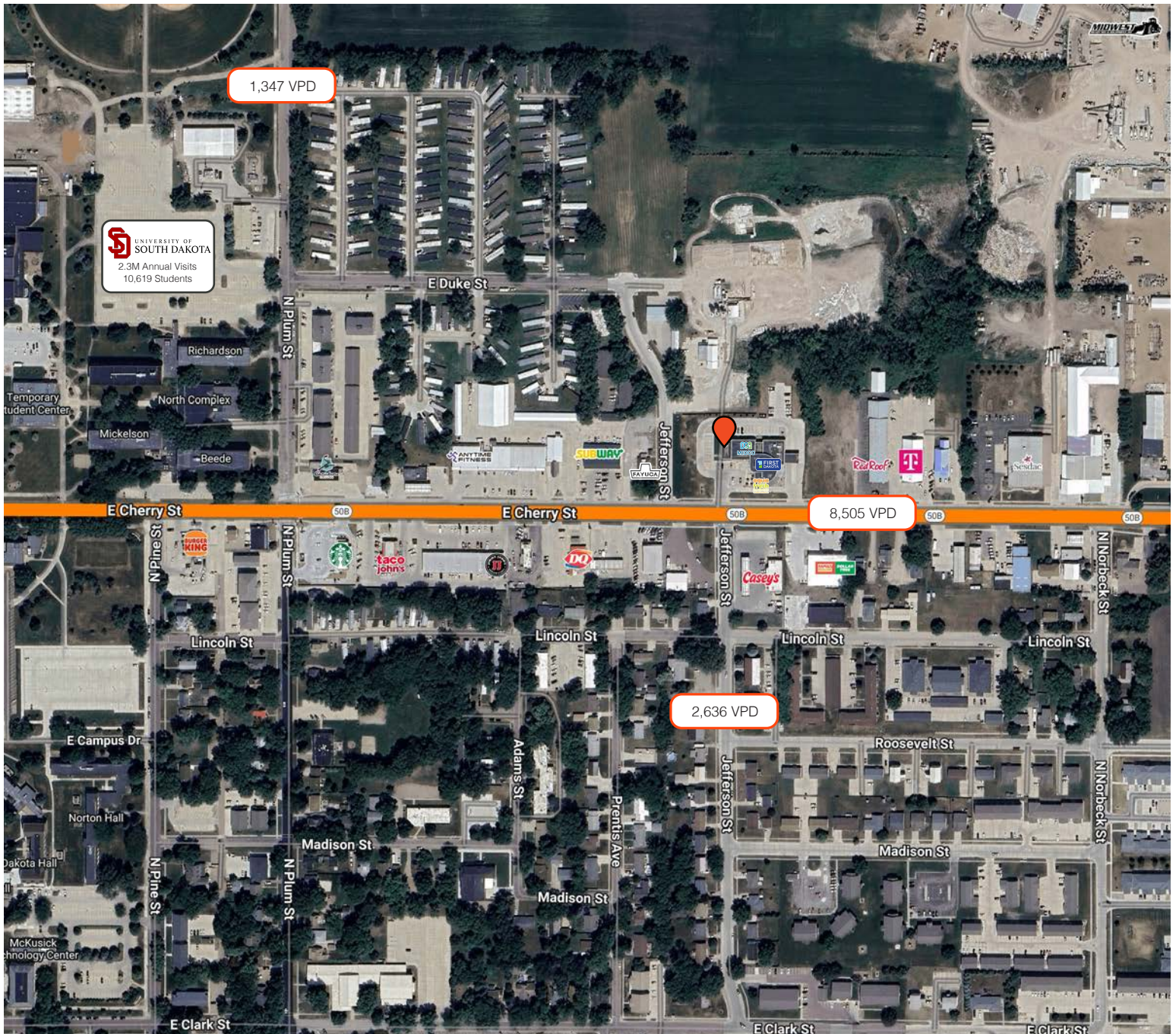
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SITE MAP



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AREA MAP



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CITY MAP



Combined student count between HS, MS, ES
Source: Vermillion School District

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VERMILLION DEMOGRAPHICS

Vermillion, South Dakota is a vibrant and welcoming city located in the southeastern corner of South Dakota, along the Missouri River. Situated just 40 minutes northwest of Sioux City, Iowa, and approximately an hour south of Sioux Falls, Vermillion provides convenient access to major markets in the region while offering the charm of a close-knit community.

At the heart of the community is The University of South Dakota (USD), a flagship institution renowned for its academic excellence, Division 1 athletics, and diverse undergraduate programs. As the only home to the state’s law school (Knudson School of Law), medical school (Sanford School of Medicine), and AACSB-accredited business school (Beacom School of Business), USD is a cornerstone of Vermillion’s identity and a key driver of its economy. The university nearly doubles Vermillion’s population when in session, infusing the city with energy, diversity, and innovation.

The city’s economy thrives on a mix of industries, including education, healthcare, agriculture, and small businesses. Vermillion’s supportive local government and the presence of a highly educated workforce make it an attractive destination for businesses and entrepreneurs. Its strategic position along Highway 50 and proximity to Interstate 29 offer seamless connectivity to regional and national markets.

To view Vermillion’s visitor guide and learn more about the community, please visit the QR code below.



	1-mile	3-mile	5-mile	Vermillion	
Year	2024			2024	2029
Population	8,188	12,789	13,220	12,248	12,721
Daytime Population	7,476	12,567	12,870	12,227	-
Median Household Income	\$45,949	\$54,894	\$56,043	\$54,105	\$62,596

MAJOR EMPLOYERS

