

EMPIRE PLACE

retail capital of the dakotas



FOR LEASE

**SIOUX FALLS
SOUTH DAKOTA**

4019 W. 41st Street

 **LLOYD**



ABOUT THE PROJECT

The Empire Place development broke ground in 2020 to build upon the high success and momentum of the Empire Mall, South Dakota's most visited (7.8 M annual visits) and profitable shopping mall. Its positioning less than a mile off I-29, near the intersection of Louise Avenue and W. 41st Street, boasts the highest traffic count(s) in all of South Dakota. The strategic positioning off the interstate ensures that both local residents and travelers from outside the trade area can easily access Empire Place. Contact broker to learn more.



2.5M
Annual Visits



634.1K
Annual Visitors



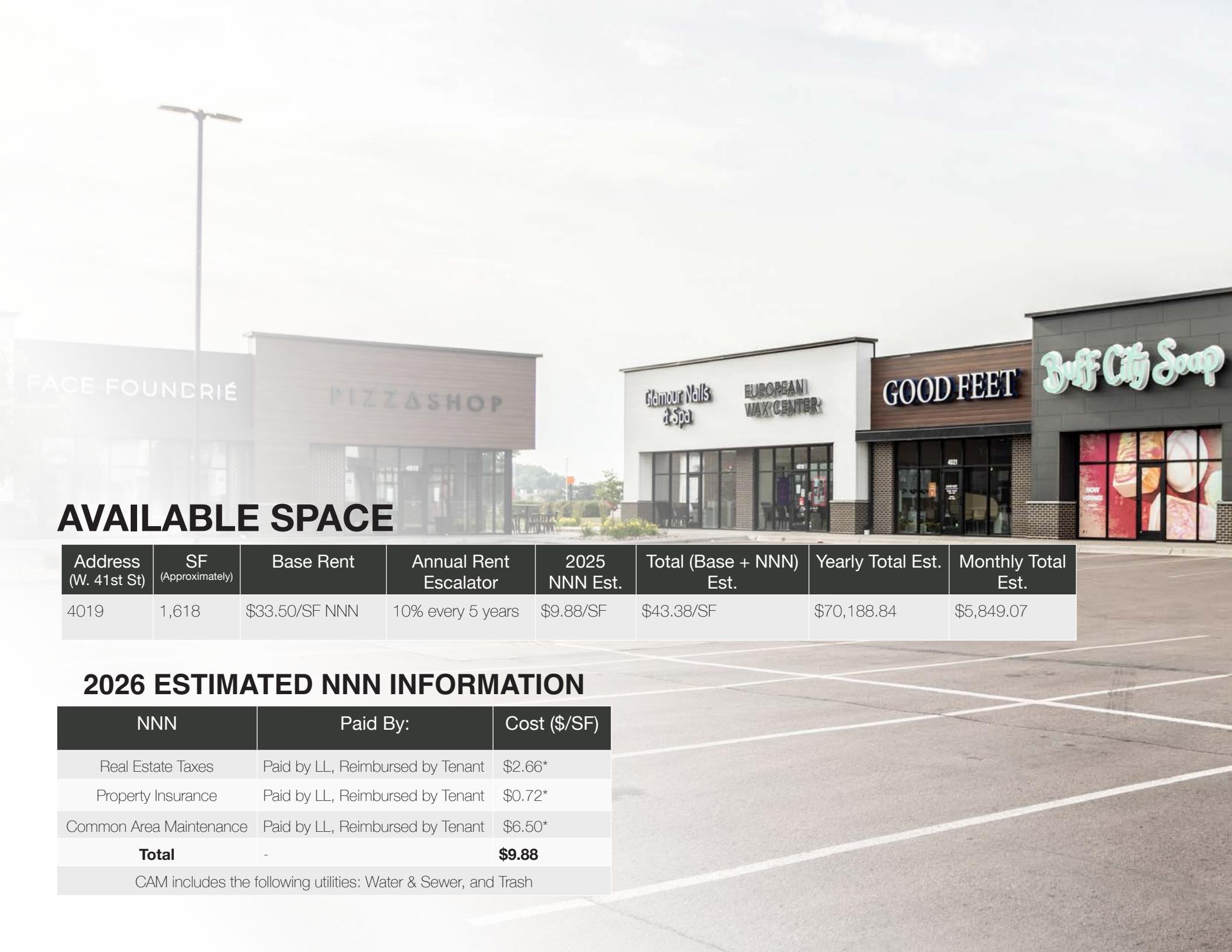
98%
National Visit Rank



CO-TENANTS

Neighboring tenants include highly desired restaurants (Chick-fil-A, Chipotle, Crumbl Cookies, Nautical Bowls, Smoothie King, Taichi Bubble Tea, and Pizza Shop), spas & health/beauty shops (Face Foundrie, Buff City Soap, and Glamour Nails & Spa), Rocket Fizz Soda & Candy, Hallmark, and more. Along with the immediate co-tenants within Empire Place, tenants of the new center will also have proximity to The Empire Mall with major retailers including Macy's, JCPenney, Dick's Sporting Goods, 7 Brew Coffee and more; Empire East with retailers including Target, Kohl's, Bed Bath & Beyond, and ULTA Beauty; and Western Mall with retailers including Scheels, Best Buy, and a multitude of restaurants.





AVAILABLE SPACE

Address (W. 41st St)	SF (Approximately)	Base Rent	Annual Rent Escalator	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4019	1,618	\$33.50/SF NNN	10% every 5 years	\$9.88/SF	\$43.38/SF	\$70,188.84	\$5,849.07

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.66*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.72*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.50*
Total	-	\$9.88
CAM includes the following utilities: Water & Sewer, and Trash		

2025 TRADE AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,709	94,034	169,236	314,596
Daytime Population	18,840	105,484	193,798	314,319
Area Households	5,257	38,908	69,230	124,541
Median Age	41.1	35.9	36.1	36.9



THE EMPIRE MALL

The brand-new development is situated adjacent to the north parking lot of The Empire Mall, South Dakota's premiere family-friendly shopping destination. It serves as the main retail hub for the Eastern half of the state along with sections of northwest Iowa and southwest Minnesota, proving to be an economic engine for the trade area (covering more than 75 miles). The Empire Mall, owned and managed by Simon Property Group, continues to increase in popularity and traffic following the multi-million-dollar renovations that took place within the last 10 years. Contact broker to learn more!



W. EMPIRE PL

W. EMPIRE PL

BUILDING D

BUILDING E

BUILDING F

BUILDING G

PIZZASHOP

FACE FOUNDRIE

WATER & WILDE

verizon

drybar

snooze

ROCKET

FUBB
GOURMET

Hallmark

SMOOTHIE
KING

BUDDY'S
BISTRO

crumbl
cookies

Buff City
Soap

The Good Feet
Store

Available

GLAMOUR

CHASE

34,000 VPD

41ST STREET

W. EMPIRE PL

► N

BUILDING F



INTERIOR PHOTOS



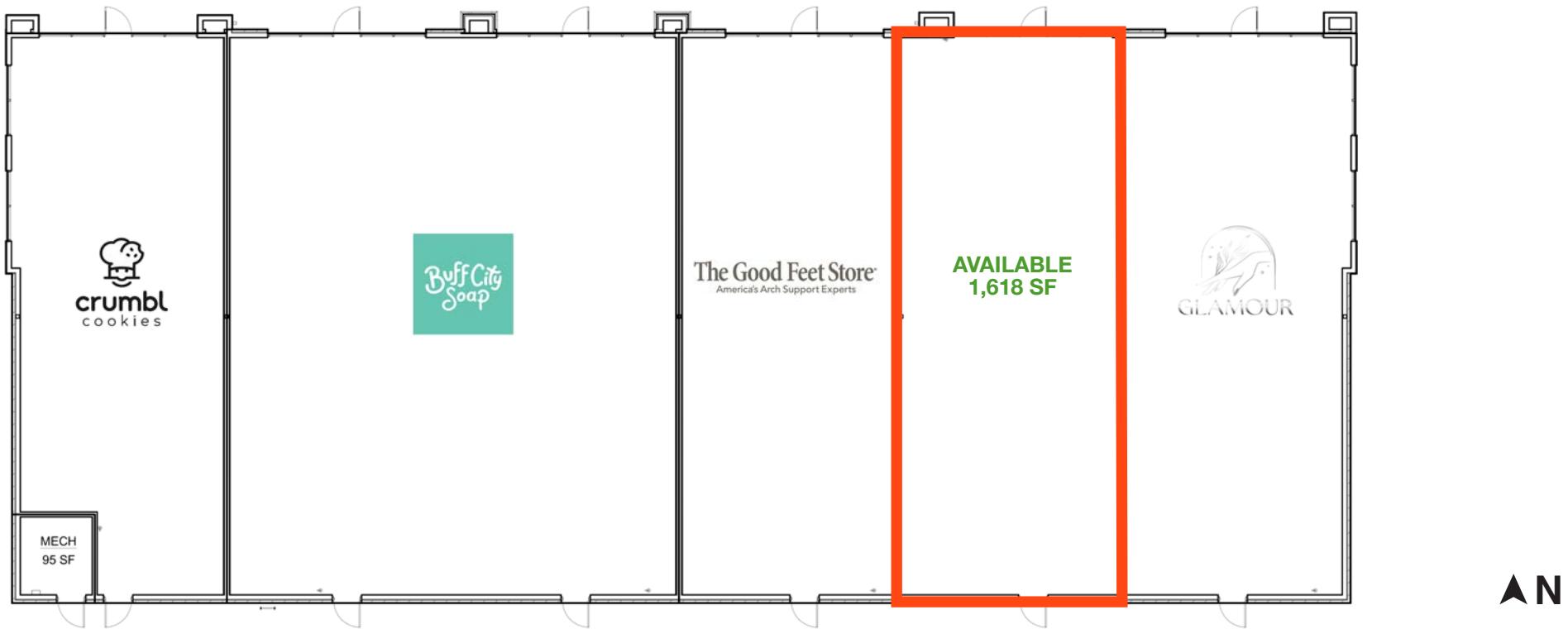
SUITE FLOOR PLAN



► N

Concept only; subject to change

BUILDING FLOOR PLAN

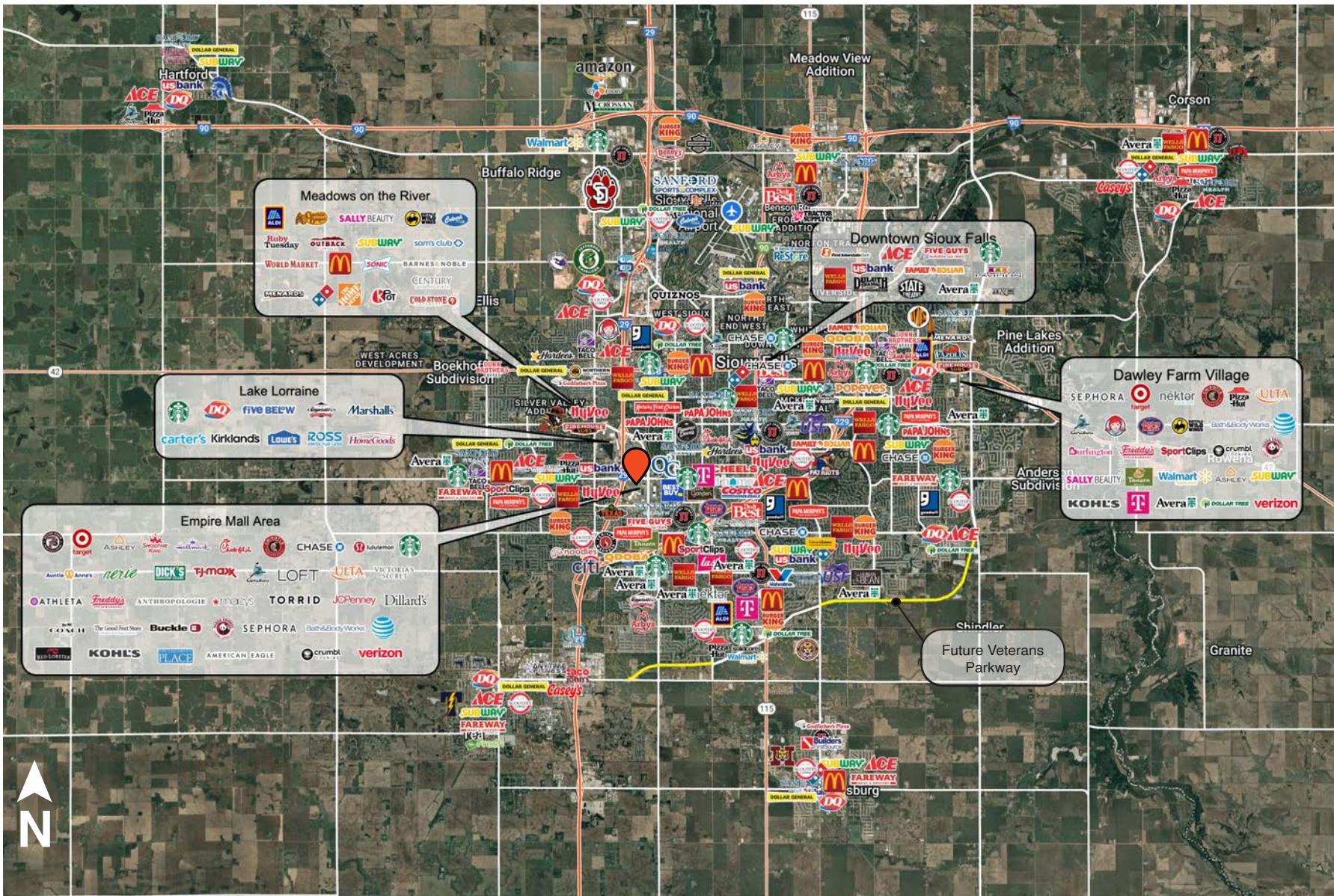


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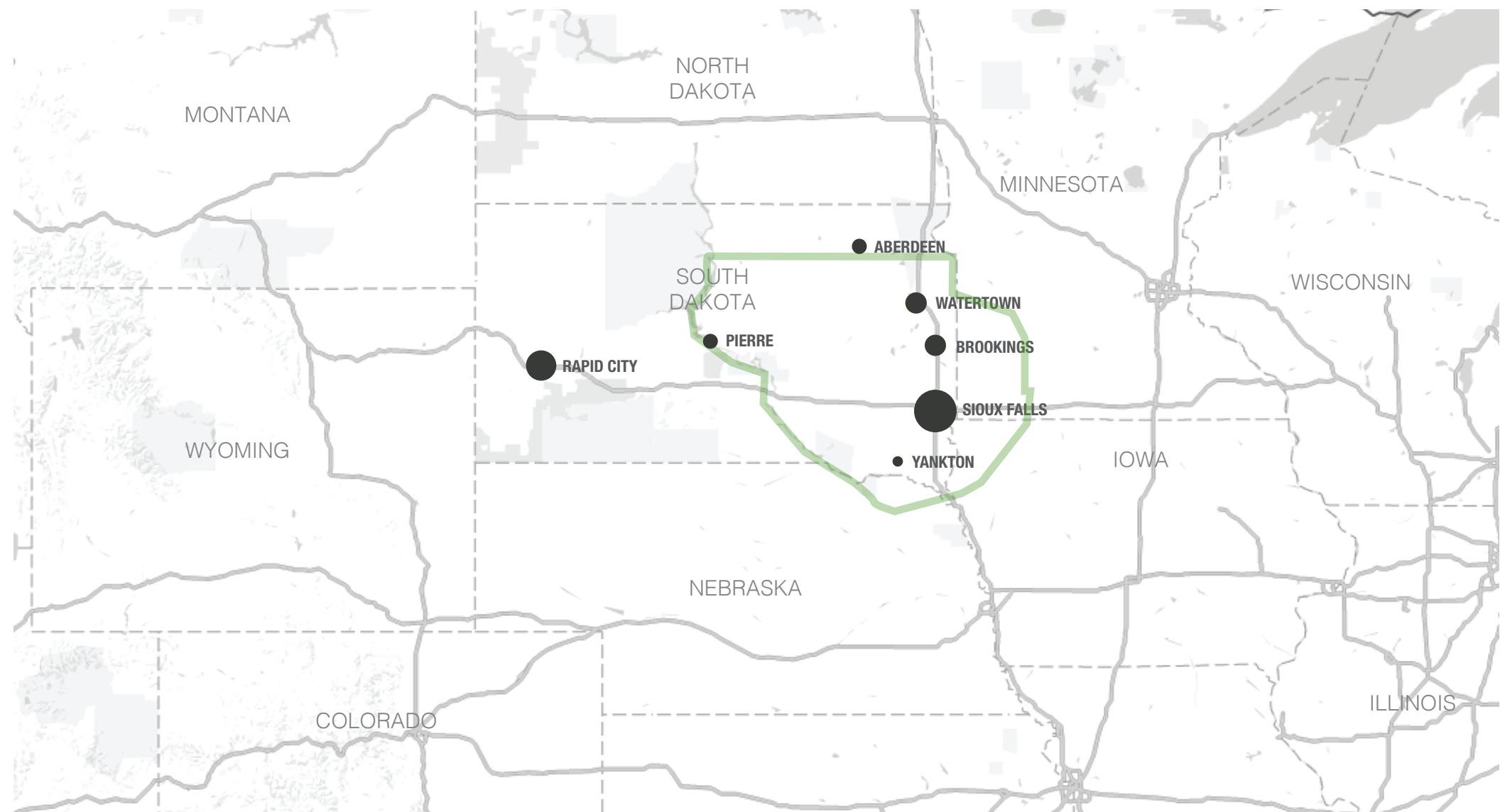
AREA MAP



SIOUX FALLS MAP



TRADE AREA



SIOUX FALLS 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. 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



#1 City for Small Businesses
(B2B Review 2025)



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



#3 Hottest Job Market
(ZipRecruiter 2023)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



Top 25 Safest Cities in America
(WalletHub 2025)



Third City in Economic Strength
(Policom 2023)

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HuVee
EMPLOYEE OWNED

2,390

amazon

1,600

FOR LEASE

EMPIRE PLACE

4019 W. 41st Street



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