

EMPIRE PLACE

retail capital of the dakotas

Glamour Nails
& Spa

EUROPEAN
WAX CENTER

GOOD FEET

Buff C

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*



633.1K
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	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4019	1,618	\$26.00/SF NNN	10% every 5 years	\$9.88/SF	\$35.88/SF	\$58,053.84	\$4,837.82

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	341,319
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!


8.6M
Annual Visits*


1.1M
Annual Visitors*


99%
National Visit Rank*


THE EMPIRE MALL
A SIMON MALL



*based on data from 01/01/2025 - 12/31/2025

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W. EMPIRE PL

W. EMPIRE PL

34,000 VPD

41ST STREET

W. EMPIRE PL



drybar | snagoze | ROSSETT

BUILDING D

CHASE

ELMOO
SMOOTHIE
Hallmark
SMOOTHIE
KING
S. J. S. S. S.

BUILDING E
BUILDING F
BUILDING G

crumbl
cookies
Buff City
Goop
The Good Feet
Store
Available
GLAMOUR

PIZZASHOP | FACE FOUNDRIE | THE FACE SOURCE | verizon

CHIPOTLE
MEXICAN GRILL

Chick-fil-&

BUILDING F



INTERIOR PHOTOS

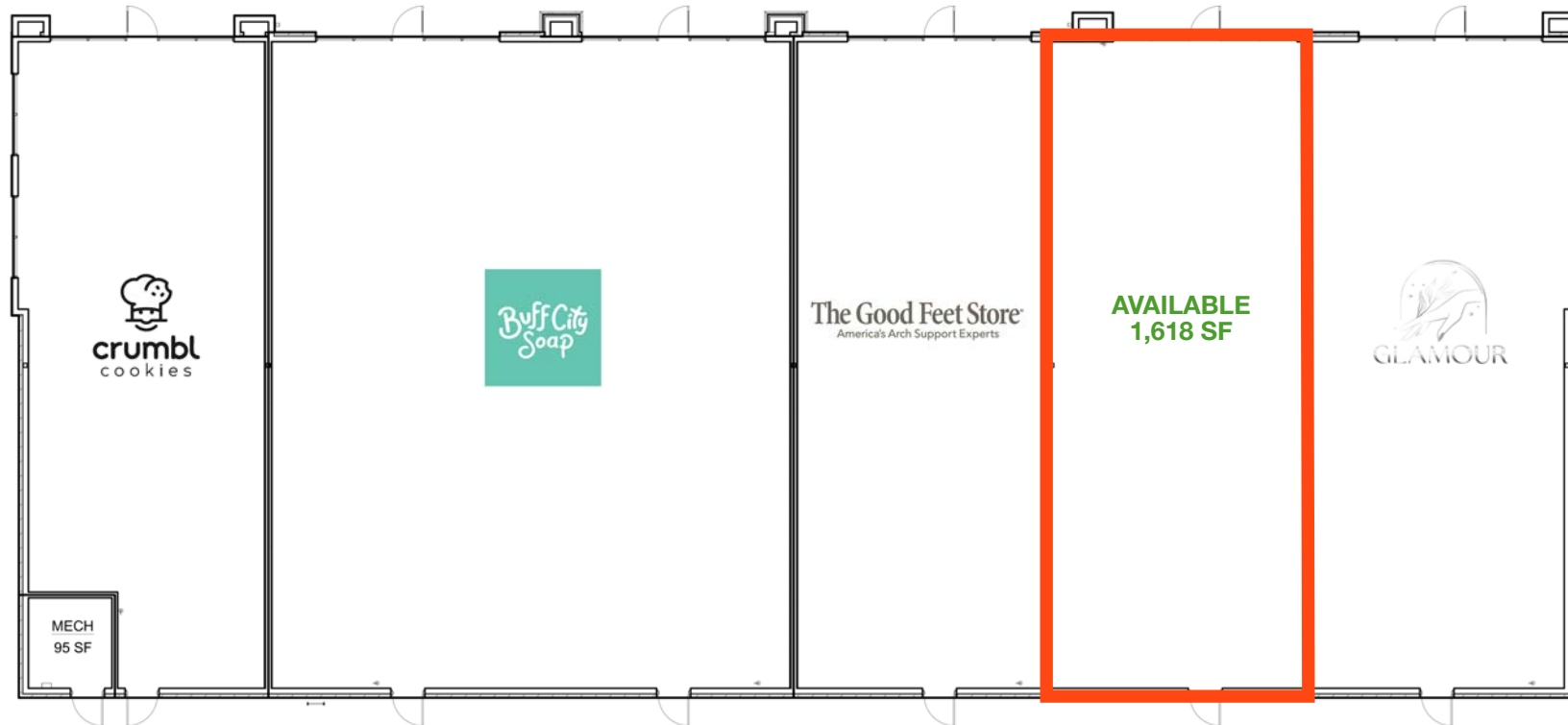


SUITE FLOOR PLAN



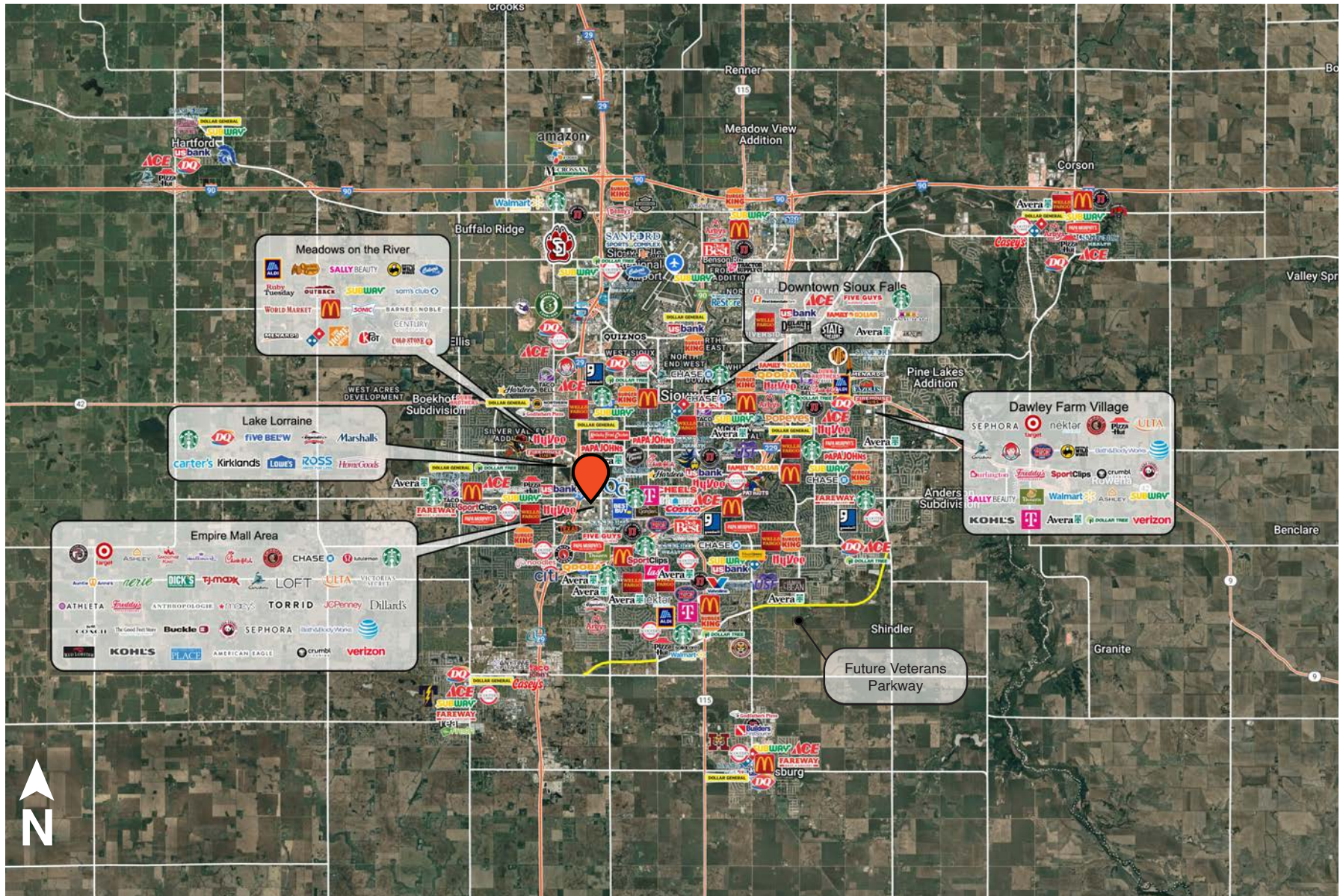
Concept only; subject to change

BUILDING FLOOR PLAN

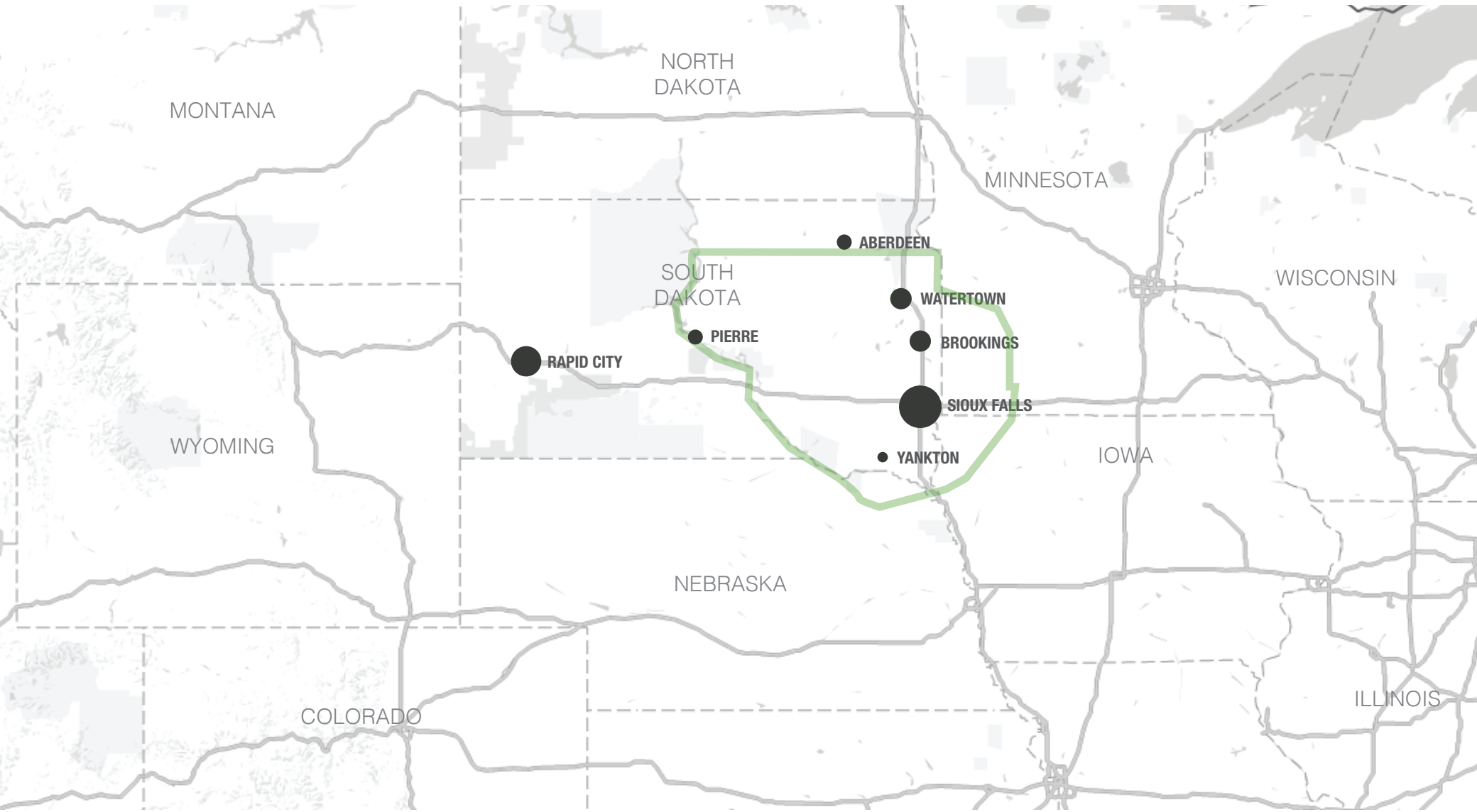


Concept only; subject to change

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



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



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD HEALTH
10,929

Avera
8,200

SIoux FALLS SCHOOL DISTRICT
3,627

Smithfield
3,239

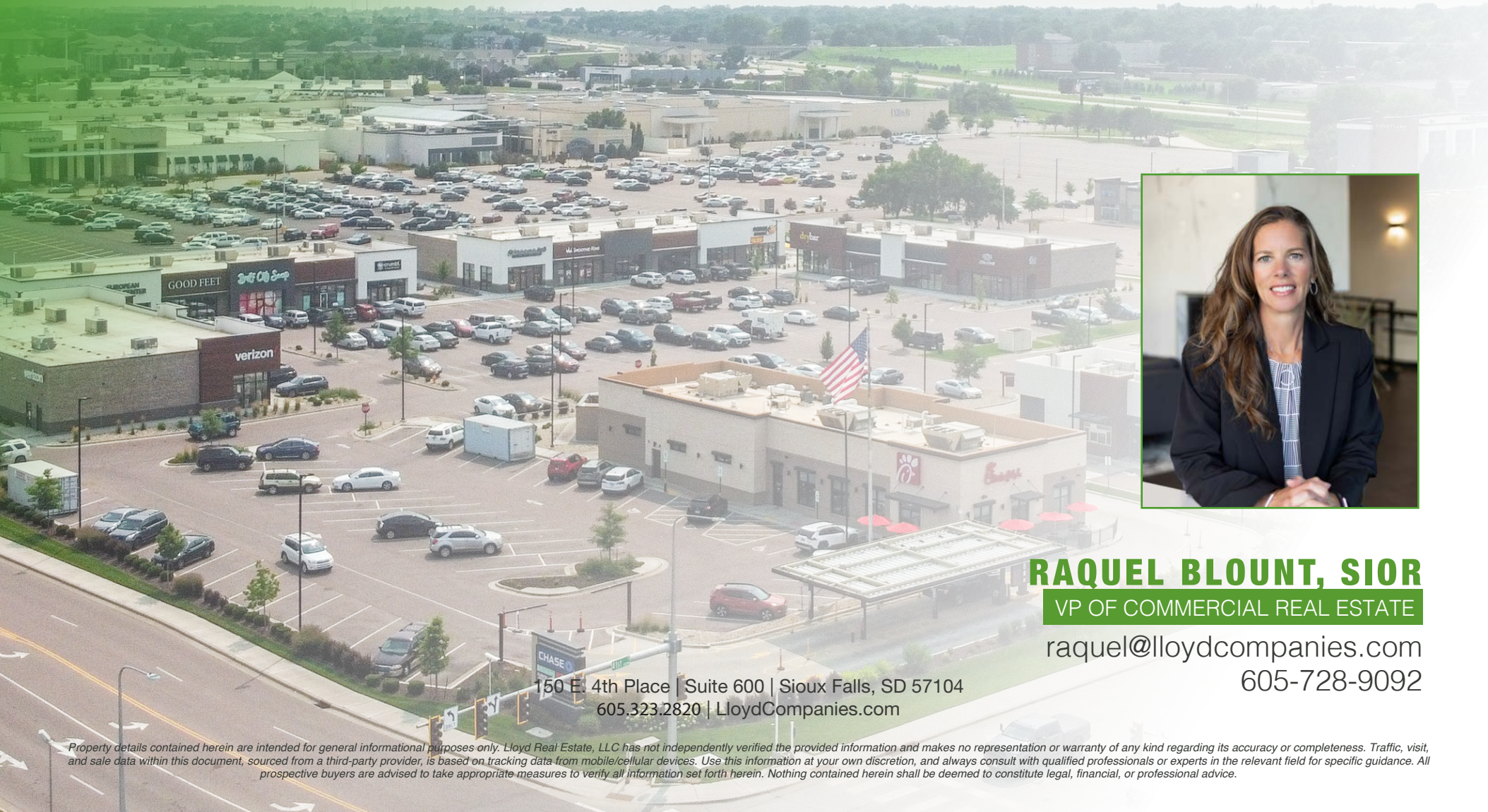
HyVee
EMPLOYEE OWNED
2,390

amazon
1,600

FOR LEASE

EMPIRE PLACE

4019 W. 41st Street



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