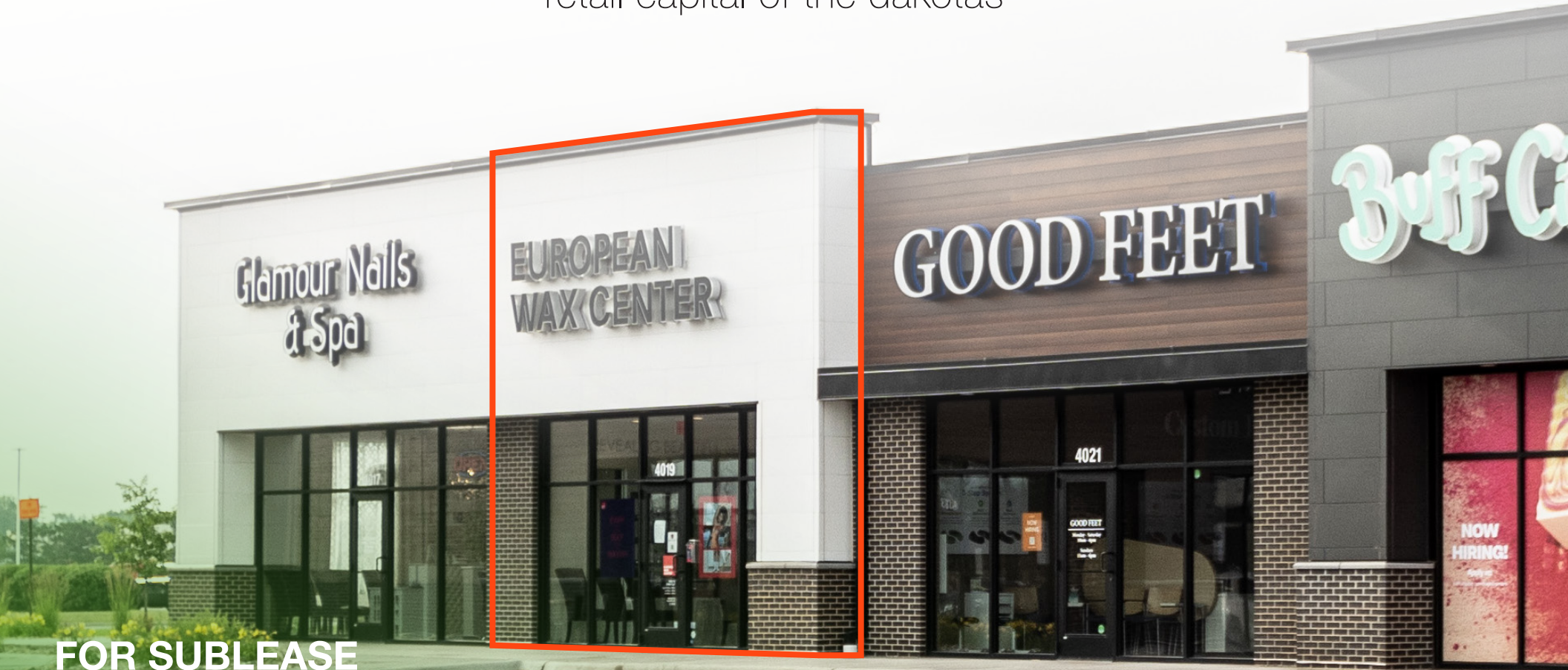


EMPIRE PLACE

retail capital of the dakotas



FOR SUBLEASE

**SIOUX FALLS
SOUTH DAKOTA**

4019 W. 41st Street





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.



2.2M
Annual Visits



602.3K
Annual Visitors



97%
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, 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.	Lease Expiration
4019	1,618	\$33.50/SF NNN	10% every 5 years	\$9.49/SF	\$42.99/SF	\$69,557.82	\$5,796.49	3/31/2032

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.55*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.41*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.86*
Total	-	\$7.82
CAM includes the following utilities: Water & Sewer, and Trash		

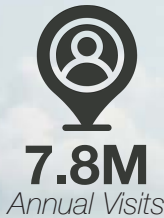


2024 TRADE AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,709	94,034	169,236	311,500
Daytime Population	18,840	105,484	193,798	311,087
Area Households	5,257	38,908	69,230	122,443
Median Age	41.1	35.9	36.1	36.9

THE EMPIRE MALL

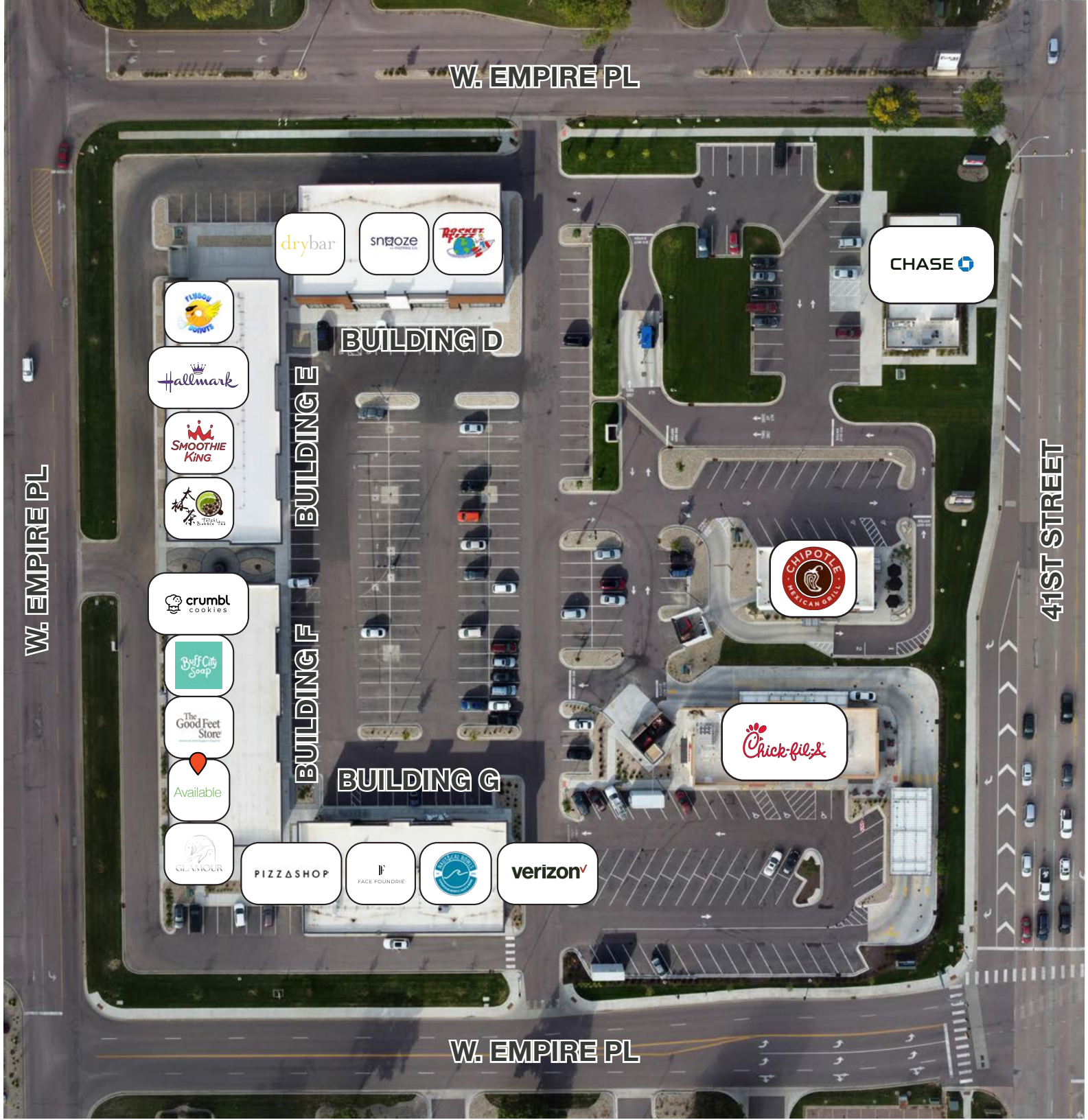
The brand-new development is situated adjacent to the north parking lot of The Empire Mall, South Dakota's premiere family-friendly shopping destination. It serves as the main retail hub for the Eastern half of the state along with sections of northwest Iowa and southwest Minnesota, proving to be an 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!



THE EMPIRE MALL
A SIMON MALL



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W. EMPIRE PL

W. EMPIRE PL

41ST STREET

W. EMPIRE PL



drybar

snooze

ROCKET

FLYBOY

Hallmark

SMOOTHIE KING

STAY SWEET

crumbl cookies

Buff City Soap

The Good Feet Store

Available

GLAMOUR

PIZZASHOP

FACE FOUNDRIE

WASH STATE

verizon

BUILDING D

BUILDING E

BUILDING F

BUILDING G

CHASE

CHIPOTLE MEXICAN

Chick-fil-A

BUILDING F



INTERIOR PHOTOS



SUITE FLOOR PLAN



Concept only; subject to change

BUILDING FLOOR PLAN

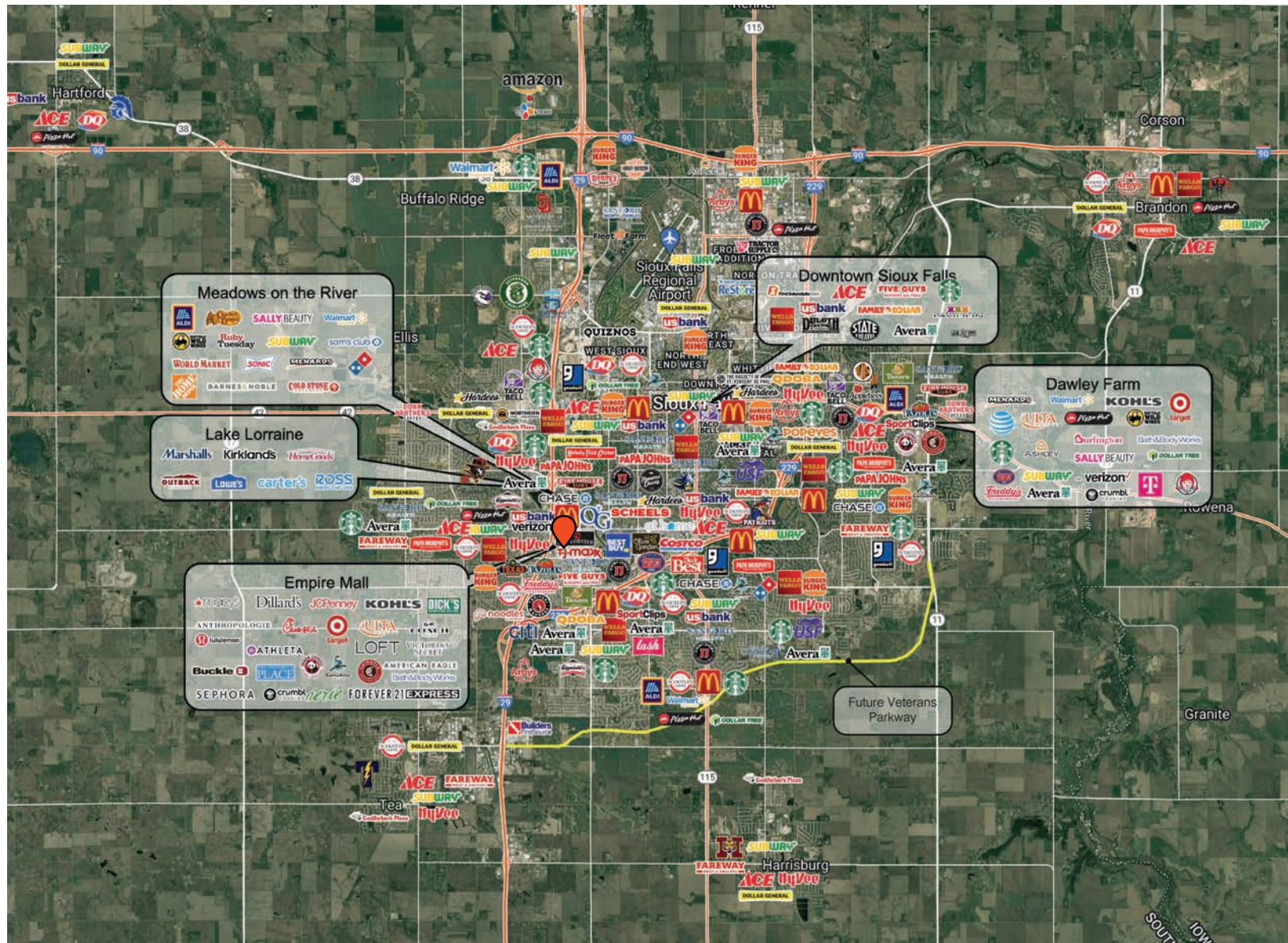


Concept only; subject to change

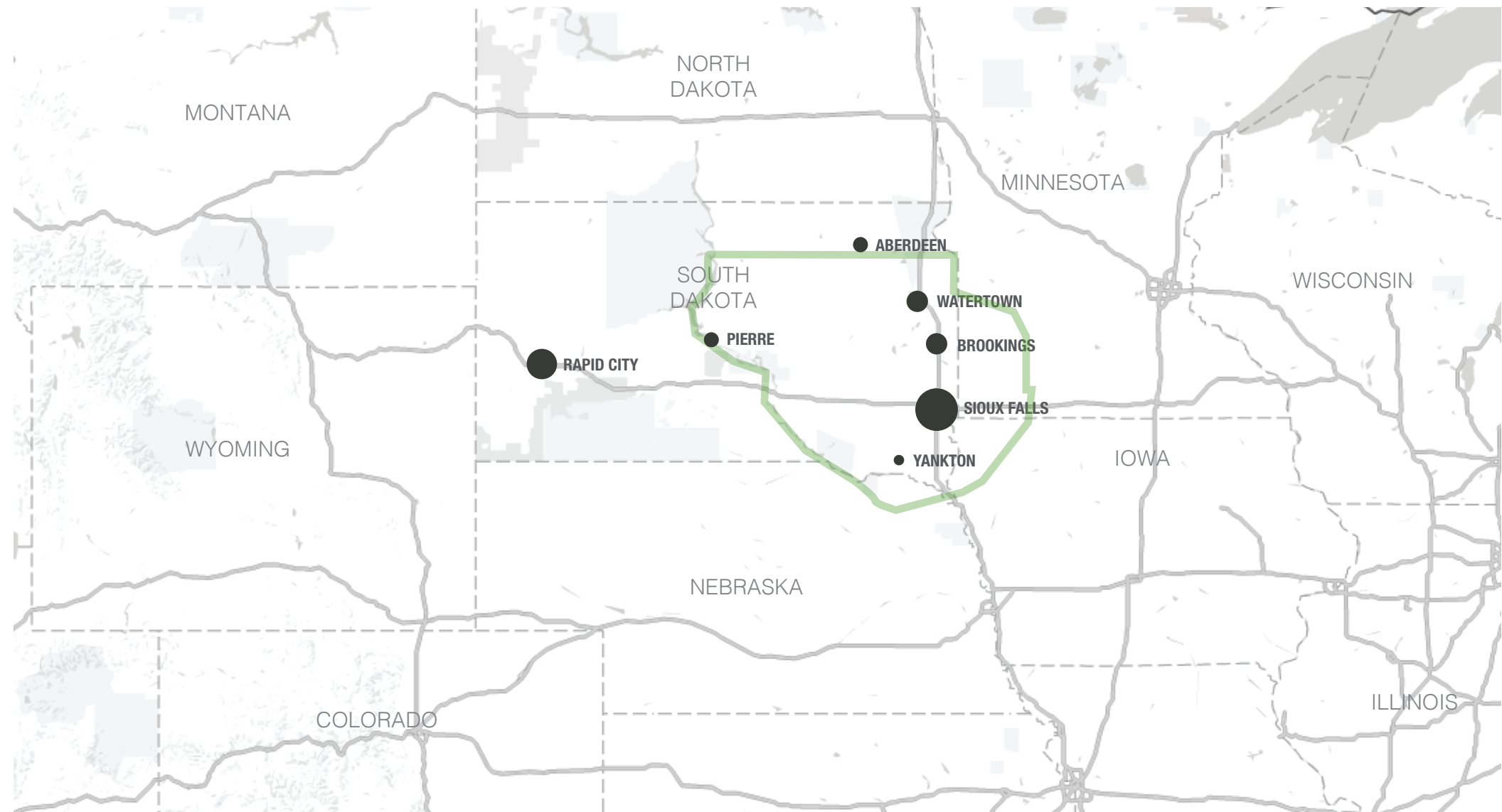
AREA MAP



SIOUX FALLS MAP



TRADE AREA



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
2024	219,588*	311,500
2029	230,570	336,494

*Source: City of Sioux Falls



#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)



Top 25 Safest Cities in America
(WalletHub 2025)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate
(September 2024)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

SANFORD
HEALTH

10,750

Smithfield

3,600

Avera

8,298

HyVee
EMPLOYEE OWNED

2,939



3,688

amazon

2,505

FOR SUBLEASE EMPIRE PLACE

4019 W. 41st Street



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
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