

**UNDER CONTRACT**



**OFFICE | SHOP/WAREHOUSE**

1609 W 1ST ST | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT

Lloyd Commercial Real Estate is proud to present **1609 W 1st Street, Sioux Falls, SD**, a sale opportunity. Strategically located just off Russell Street and Western Avenue, this property offers excellent accessibility and a flexible layout suited for a variety of business needs. The property features a healthy 2,600 SF +/- shop/warehouse and 3,256 SF +/- office space split providing a balanced environment. Surrounded by key attractions like the Denny Sanford Premier Center, Sioux Falls Convention Center, Terrace Park, Elmwood Golf Course, and Downtown Sioux Falls, this location offers additional appeal. Nearby businesses, including Stewart School, Urban Adventure Center, Bluestone Federal Credit Union, FastSigns, Casey's, SportBowl, and Casa Del Ray, contribute to the area's dynamic landscape. This move-in ready space is suited to meet the needs of your business.

## QUICK FACTS

- **Address:**  
1609 W. 1st Street, Sioux Falls, SD 57104
- **Price:**  
\$995,000
- **Price / SF:**  
\$169.91
- **Total Size (GBA):**  
5,856 SF +/-
- **Office Area:**  
3,256 SF +/- (55.6%)
- **Warehouse/Shop Area:**  
2,600 SF +/- (44.4%)
- **Site Size:**  
0.48 Acres +/- (21,000 SF+/-)
- **Real Estate Taxes:**  
\$9,685.44 (2024 Taxes payable in 2025)
- **Zoning:**  
C-2 Commercial
- **Parking:**  
24 +/- surface parking stalls; replaced February 2022
- **Year Built:**  
1990 with updates
- **HVAC:**  
Boiler Heat - New Boiler in 2016; Central AC

## KEY PROPERTY NOTES

- Floor Plan:
  - 6 Offices
  - 1 Conference Room
  - 1 Large Training/Conference Room
  - 1 Break Room with Full Kitchen
    - Refrigerator
    - Stove / Oven
    - Microwave
    - Dishwasher
    - Sink
  - 2 Restrooms
  - 2 Storage / File Rooms
  - 1 Mechanical Room with Sink
  - Shop/Warehouse with Large Workroom & Small Storage Mezz.
    - Ceiling Height 11'10" to 12'7" +/- Clear (13'10" +/- up to 14'6" +/- to Deck)
- Overhead Door: 11'x10'

**JORDAN RIEFFENBERGER, CCIM, SIOR**

**Director of Commercial Real Estate**

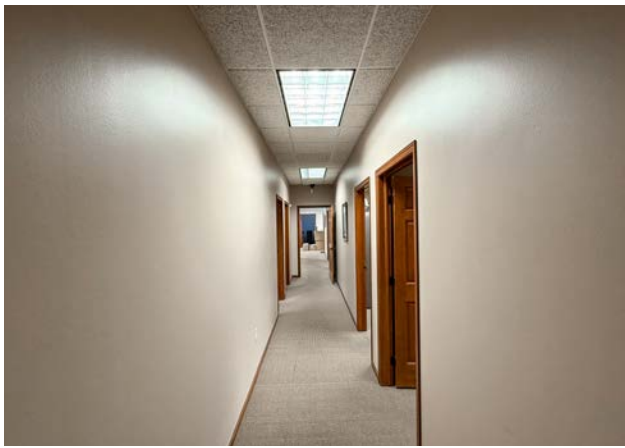
605.231.1654 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



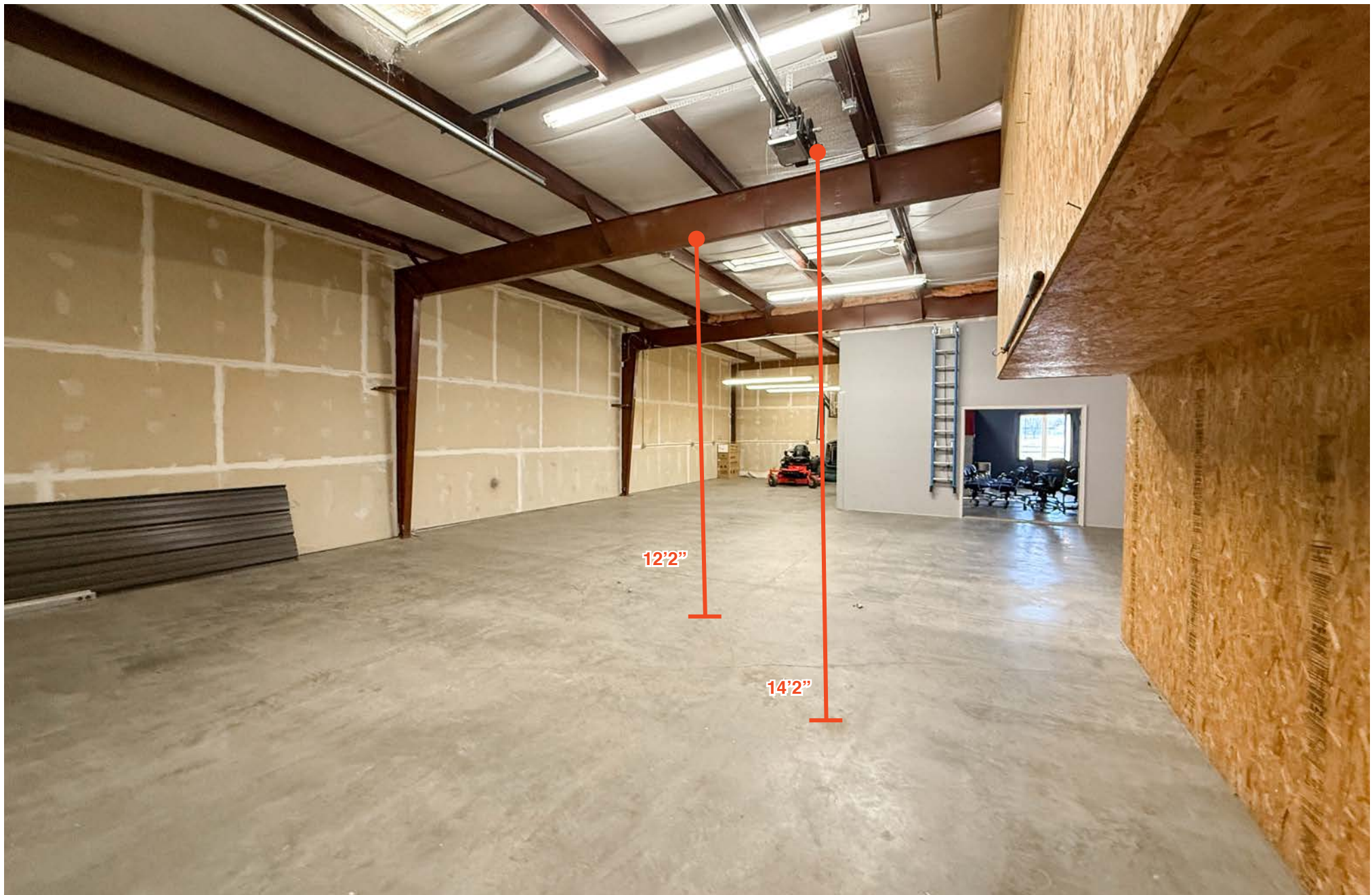
OFFICE/SHOP/WAREHOUSE | 1609 W. 1ST STREET | SIOUX FALLS, SD

# SUMMARY





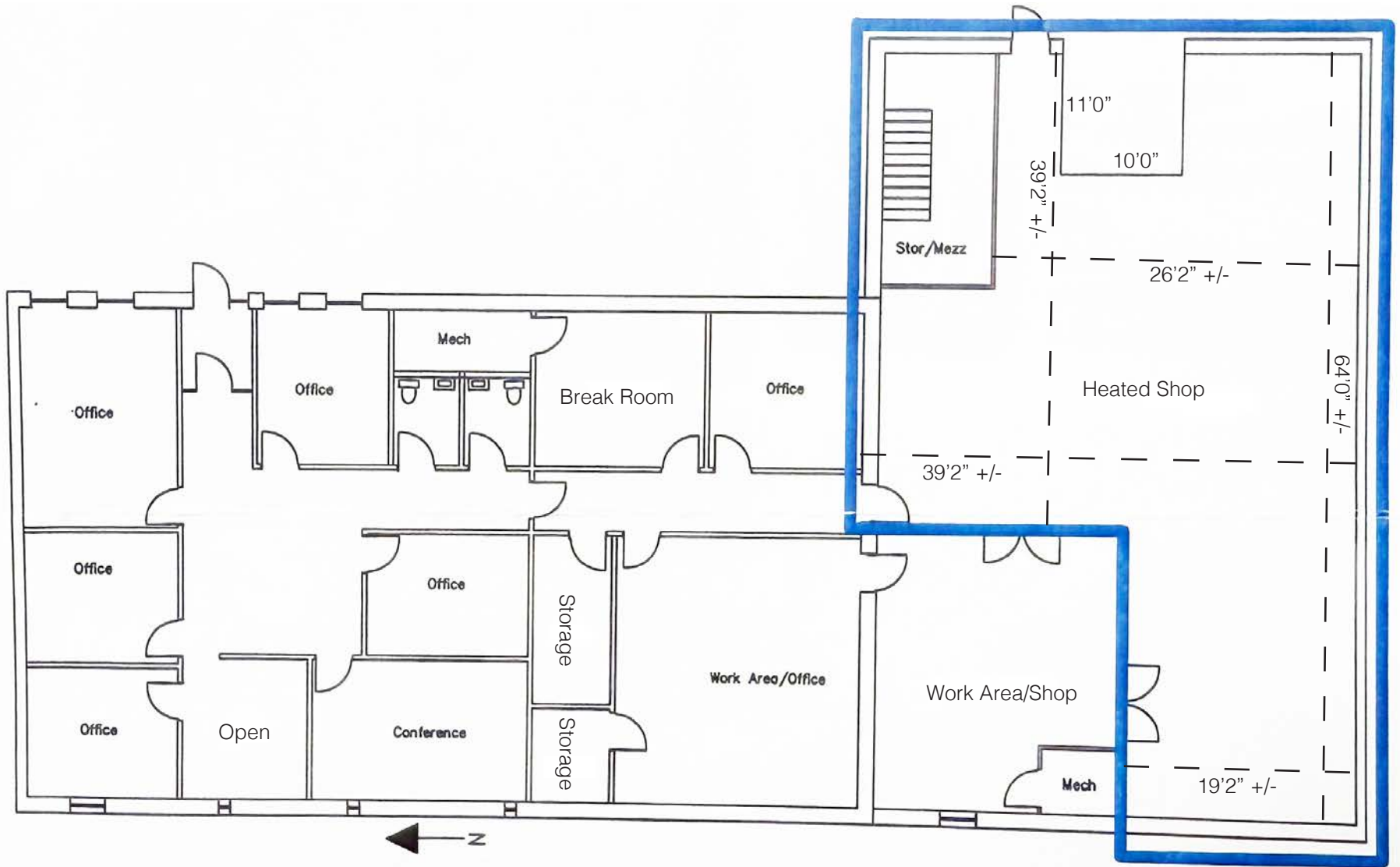








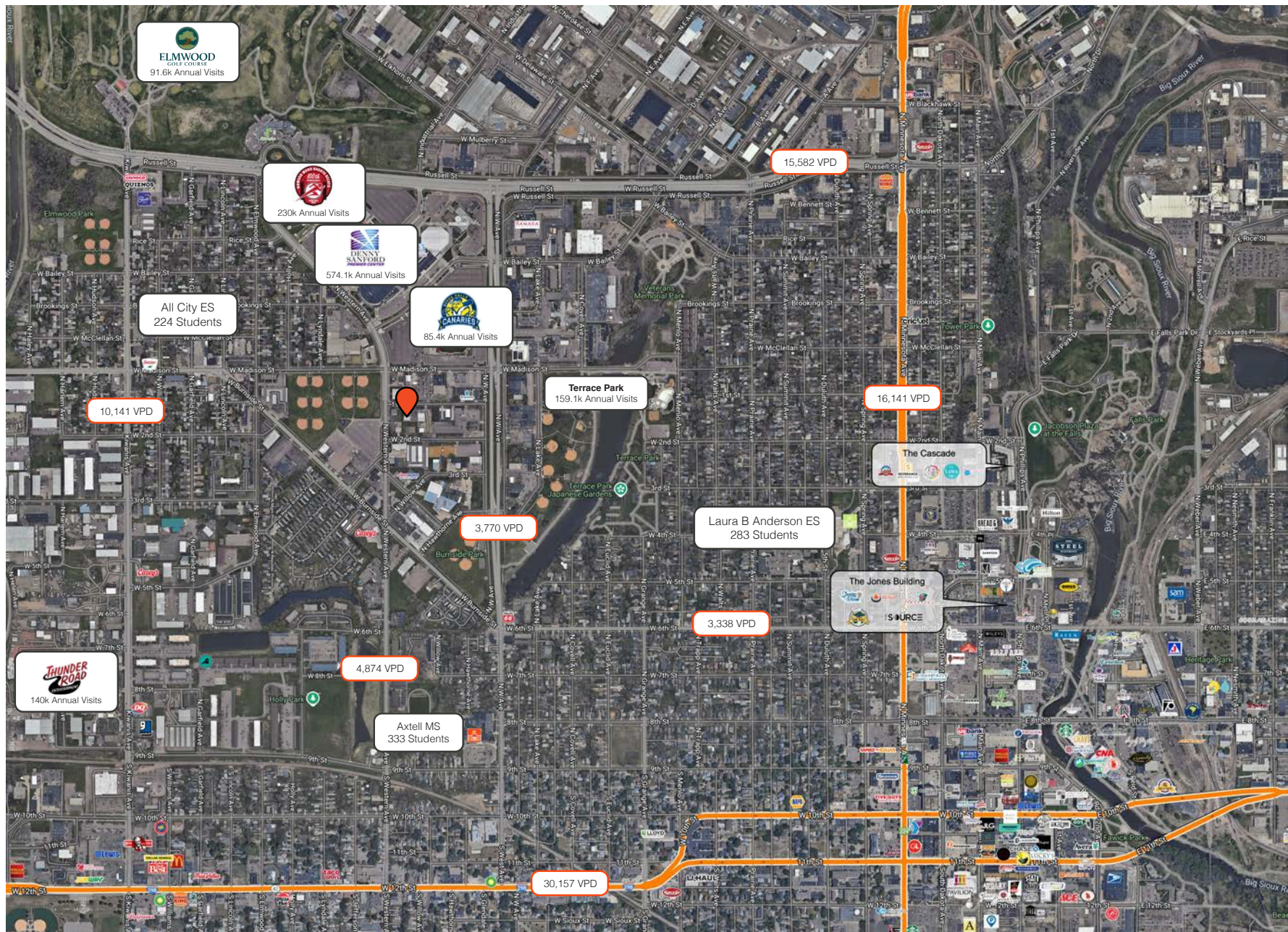




Floor plan is for conceptual purposes only and is not to scale. Subject to change without notice.







# AREA MAP







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

\*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)



#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)

## TOP EMPLOYERS

SANFORD  
HEALTH

10,750

Avera

8,298



3,688

Smithfield

3,600

HyVee  
EMPLOYEE OWNED

2,939

amazon

2,505

# DEMOGRAPHICS





**JORDAN RIEFFENBERGER, SIOR**

**Director of Commercial Real Estate**

605.275.4258 | [jordan@lloydcompanies.com](mailto:jordan@lloydcompanies.com)

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104  
605.323.2820 | [LloydCompanies.com](http://LloydCompanies.com)

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All prospective buyers are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.



**CONTACT INFO**

OFFICE/SHOP/WAREHOUSE | 1609 W. 1ST STREET | SIOUX FALLS, SD