



# MINNESOTA AVENUE RETAIL

RETAIL SPACE FOR LEASE



825 S Minnesota Ave,  
Sioux Falls, SD 57104



1,146 SF +/-



\$2,800.00 / Month NNN  
Est. NNN: \$5.60 / SF

## LOCATION

Located blocks from Downtown Sioux Falls, along W 17th St and Minnesota Ave, this area is home to several popular retailers. The 18th/19th Street section of Minnesota Avenue has entered the demolition phase, with plans for a 5-story mixed-use building, a parking ramp centrally located, and a 3-story apartment building along Dakota Avenue.

## DESCRIPTION

- Floor plan offers an open area, kitchen area, serving/bar area, and two single restrooms
- Available now
- Pylon signage available along Minnesota Avenue
- Area neighbors include Pita Pit, Advance Auto Parts, Sioux Falls Food Co-Op, Taco Bell, Subway, Gilberto's, and much more
- The City of Sioux Falls is reconstructing Minnesota Avenue from Russell Street to 18th Street South, transforming it into a vibrant corridor that better reflects the area's character. The project is being completed in phases, with Phase 1 nearing completion. For more details, see page 3.
- Near Sanford USD Medical Campus, which brings 2.1 million visits annually, features 545 beds, and employs over 4,000

**SCOTT BLOUNT**

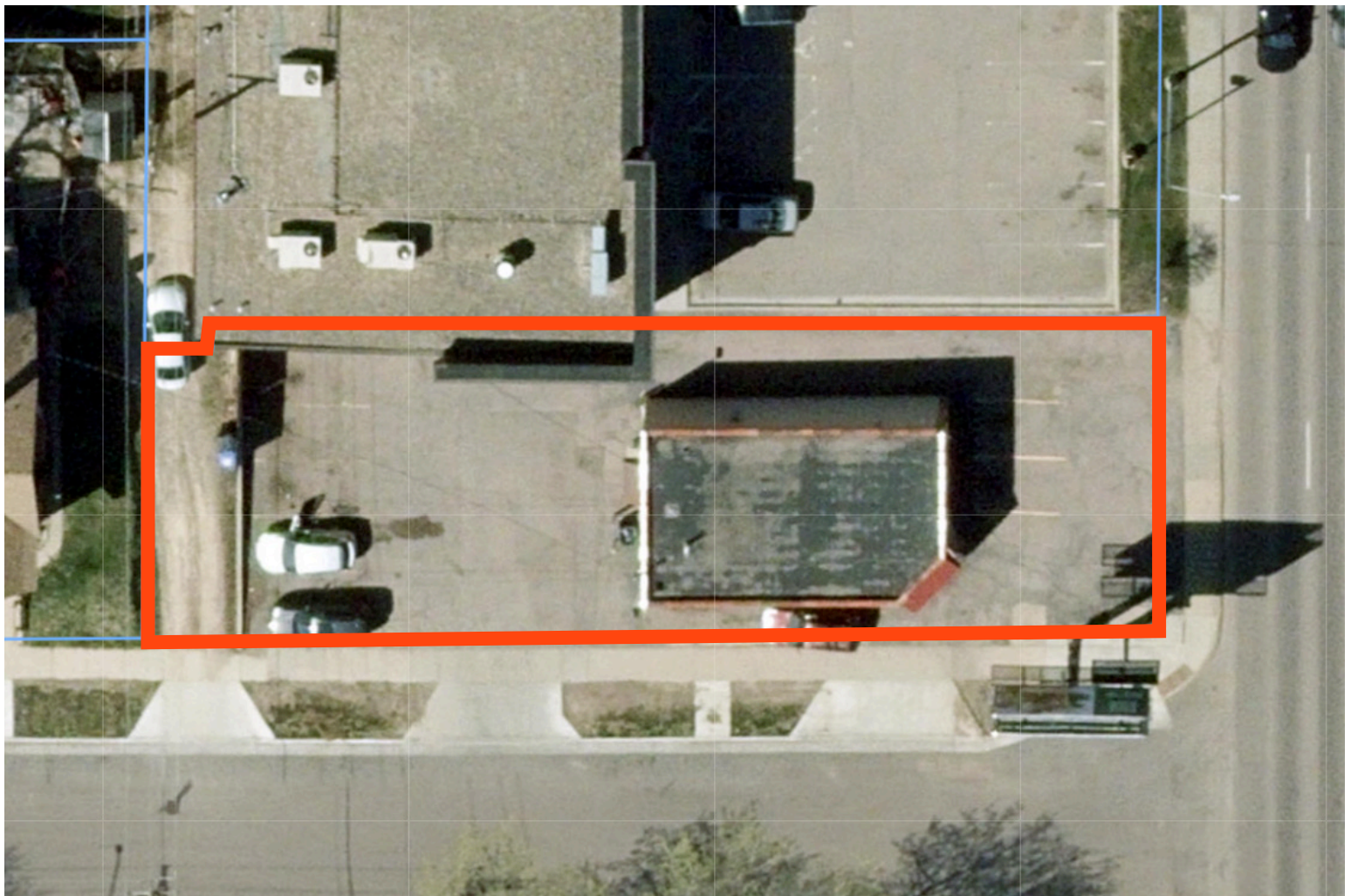
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## BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Yearly Total Est.	Monthly Total Est.
1,146 SF	\$2,800 / Month NNN	\$5.60 / SF	\$40,017.60	\$3,334.80

## PARCEL



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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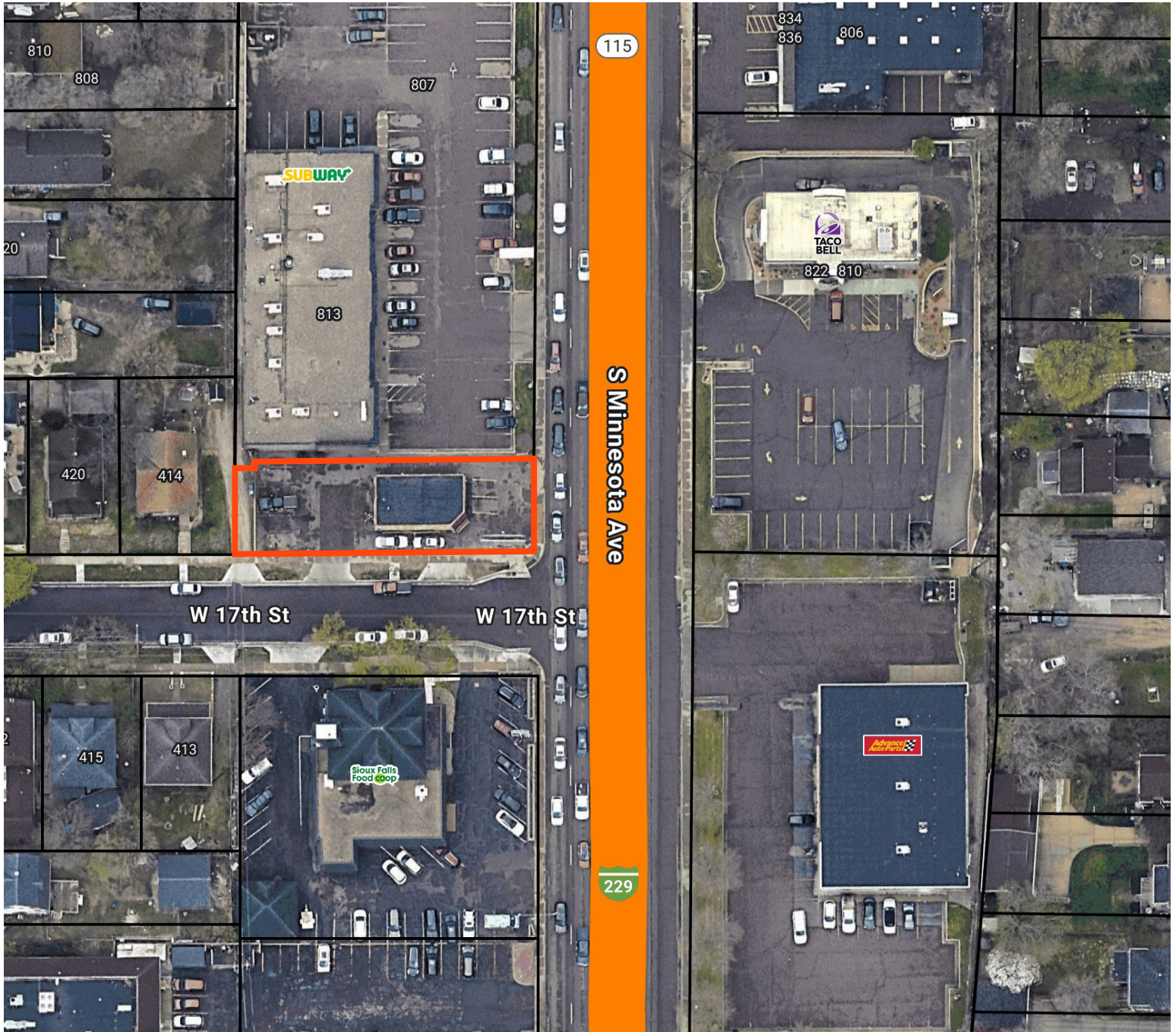


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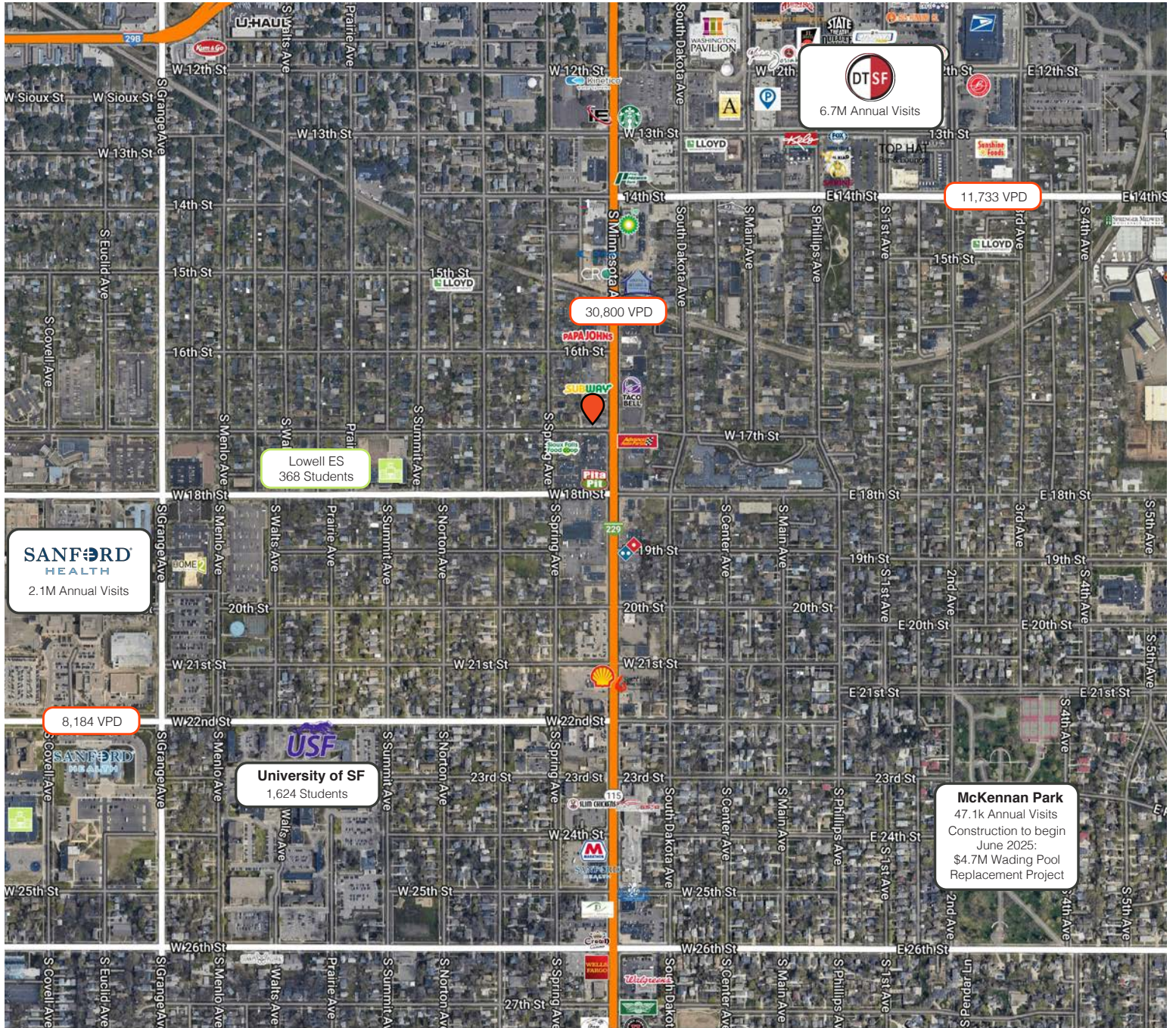
## SITE MAP



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### AREA MAP



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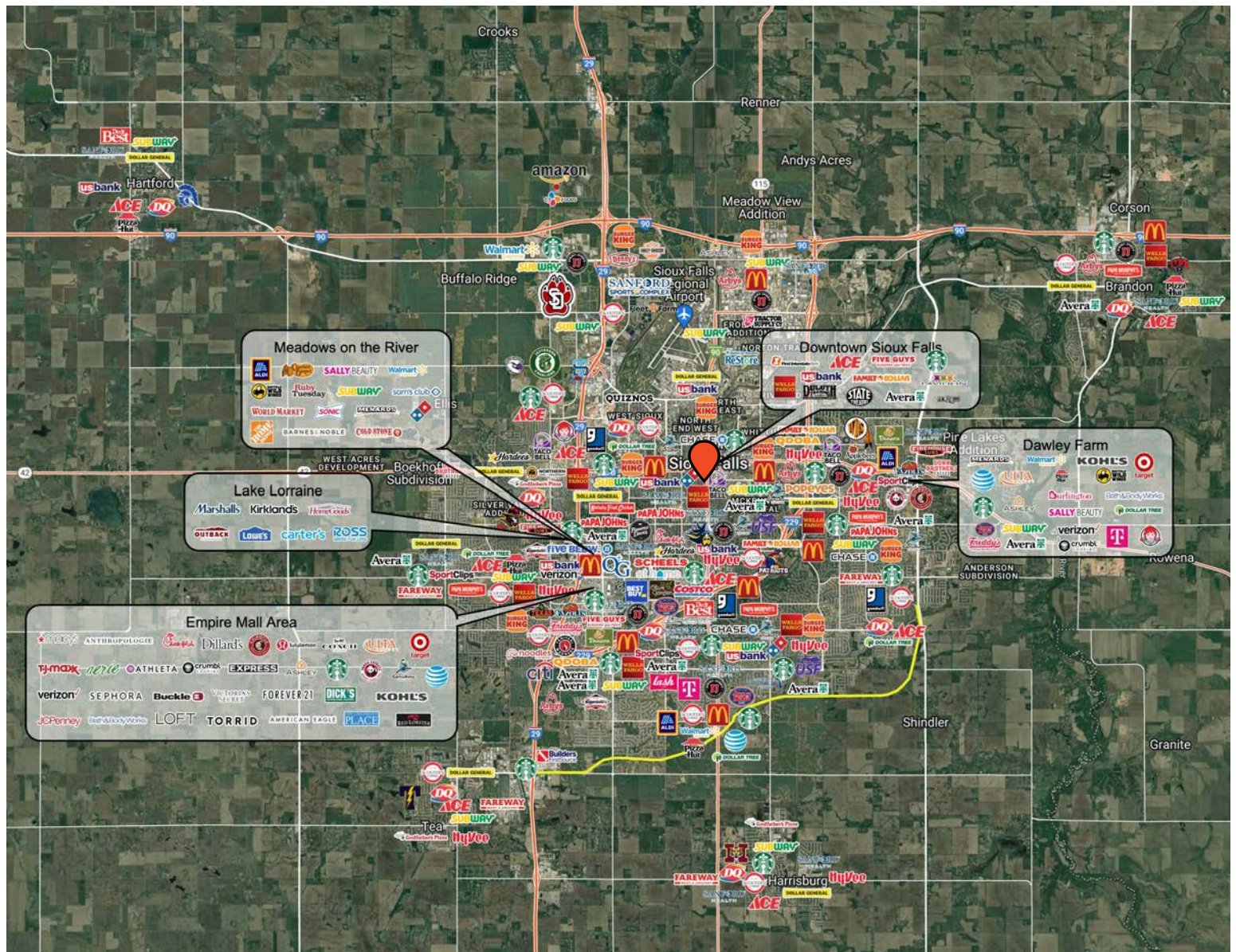


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## CITY MAP



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

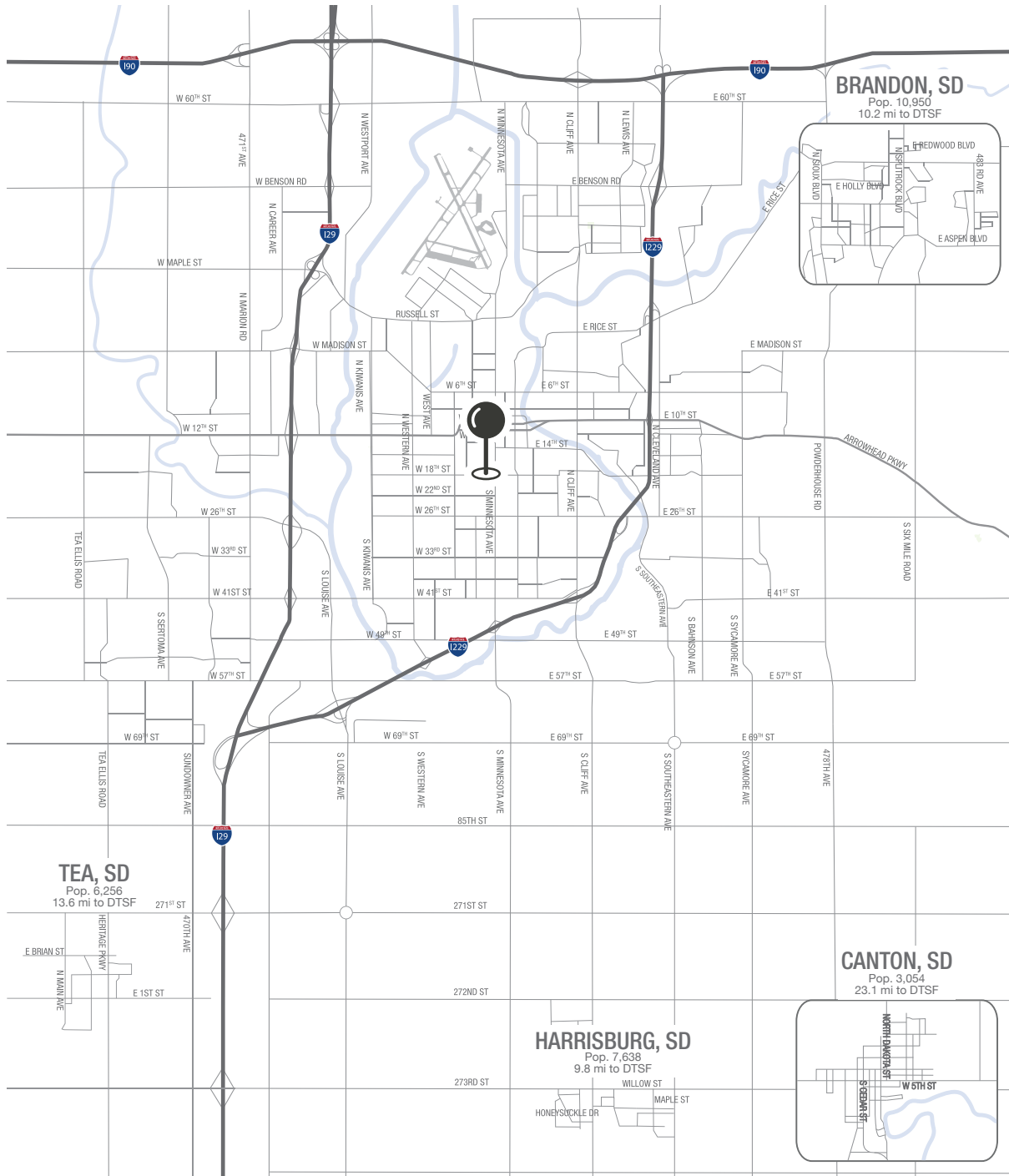


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## MSA MAP



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## SIoux FALLS DEMOGRAPHICS

### POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

\*Source: Mayor Paul TenHaken

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



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



Best City for Young Professionals  
*(SmartAsset 2023)*

1.4%

Minnehaha Unemployment Rate  
*(September 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

2.2M

# of Visitors to Sioux Falls in 2023



Third City in Economic Strength  
*(Policom 2023)*



No Corporate Income Tax



Top Eight Happiest Cities in America  
*(WalletHub 2023)*

### TOP EMPLOYERS

**SANFORD**  
HEALTH

10,750

**Avera**

8,298



3,688

**Smithfield**

3,600

**HyVee**  
EMPLOYEE OWNED

2,939

**amazon**

2,505



# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	17,069	80,378	149,644
2020 Total Population	16,897	81,897	179,694
2020 Group Quarters	956	3,962	4,863
2024 Total Population	17,594	84,988	196,697
2024 Group Quarters	957	3,961	4,863
2029 Total Population	18,355	88,025	212,501
2023-2028 Annual Rate	0.85%	0.70%	1.56%
2024 Total Daytime Population	41,178	124,884	224,194
Workers	34,248	88,684	137,237
Residents	6,930	36,200	86,957
<b>Household Summary</b>			
2010 Households	7,573	33,382	60,043
2010 Average Household Size	2.12	2.25	2.39
2020 Total Households	7,611	34,696	73,563
2020 Average Household Size	2.09	2.25	2.38
2024 Households	7,984	36,265	80,184
2024 Average Household Size	2.08	2.23	2.39
2029 Households	8,380	37,769	86,504
2029 Average Household Size	2.08	2.23	2.40
2023-2028 Annual Rate	0.97%	0.82%	1.53%
2010 Families	3,424	18,169	36,381
2010 Average Family Size	3.00	2.95	3.02
2024 Families	3,393	18,283	45,906
2024 Average Family Size	3.02	3.08	3.14
2029 Families	3,482	18,764	49,019
2029 Average Family Size	3.03	3.08	3.17
2023-2028 Annual Rate	0.52%	0.52%	1.32%
2024 Housing Units	8,822	38,735	86,079
Owner Occupied Housing Units	37.3%	48.6%	53.8%
Renter Occupied Housing Units	53.2%	45.0%	39.4%
Vacant Housing Units	9.5%	6.4%	6.8%
<b>Median Household Income</b>			
2024	\$58,756	\$62,402	\$73,507
2029	\$66,180	\$70,625	\$86,499
<b>Median Age</b>			
2010	31.9	34.6	34.2
2020	34.5	35.9	35.9
2024	35.4	36.4	36.2
2029	37.1	37.7	37.3
<b>2024 Population by Sex</b>			
Males	8,941	44,018	99,022
Females	8,653	40,970	97,675
<b>2029 Population by Sex</b>			
Males	9,230	45,186	106,031
Females	9,125	42,839	106,470
<b>Data for all businesses in area</b>			
	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	2,019	5,693	8,952
Total Employees:	26,787	80,290	124,708

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