



# GREENWAY MALL

## WAREHOUSE FOR LEASE



3510 W 41st St, Unit B,  
Sioux Falls, SD 57106



1,642 SF +/-



\$12.00 / SF NNN  
Estimated NNN: \$5.97 / SF

### LOCATION

Located along 41st Street, just east of the 41st Street/Louise Avenue intersection, this site offers easy access to I-29 and major roadways such as Western Avenue and Minnesota Avenue for maximum connectivity across the MSA. The warehouse is part of Greenway Mall, a retail strip anchored by Firehouse Subs.

### DESCRIPTION

- Floor plan offers an open warehouse area with 1 office, 1 restroom, and utility closet
- 1 overhead garage door
- Available 4/1/2025
- Co-tenants include Firehouse Subs, The Cell Phone Guy, DXL Big + Tall, and Chasing Clouds
- Within a well-established retail corridor, near major destinations like The Empire Shopping District, Meadows on the River, Western Mall, & 41st Street Plaza
- Supportive demographics with a daytime population of 120,459 and AHHI of \$71,969 within a 3-mile radius

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# BUILDING COSTS

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

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,642 SF +/-	\$12.00/SF NNN	\$5.97/SF	\$17.97/SF	\$29,506.74	\$2,458.90

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.59*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.08*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.30*
<b>Total</b>	-	<b>\$5.97</b>
CAM includes the following utilities: Water & Sewer, and Trash		

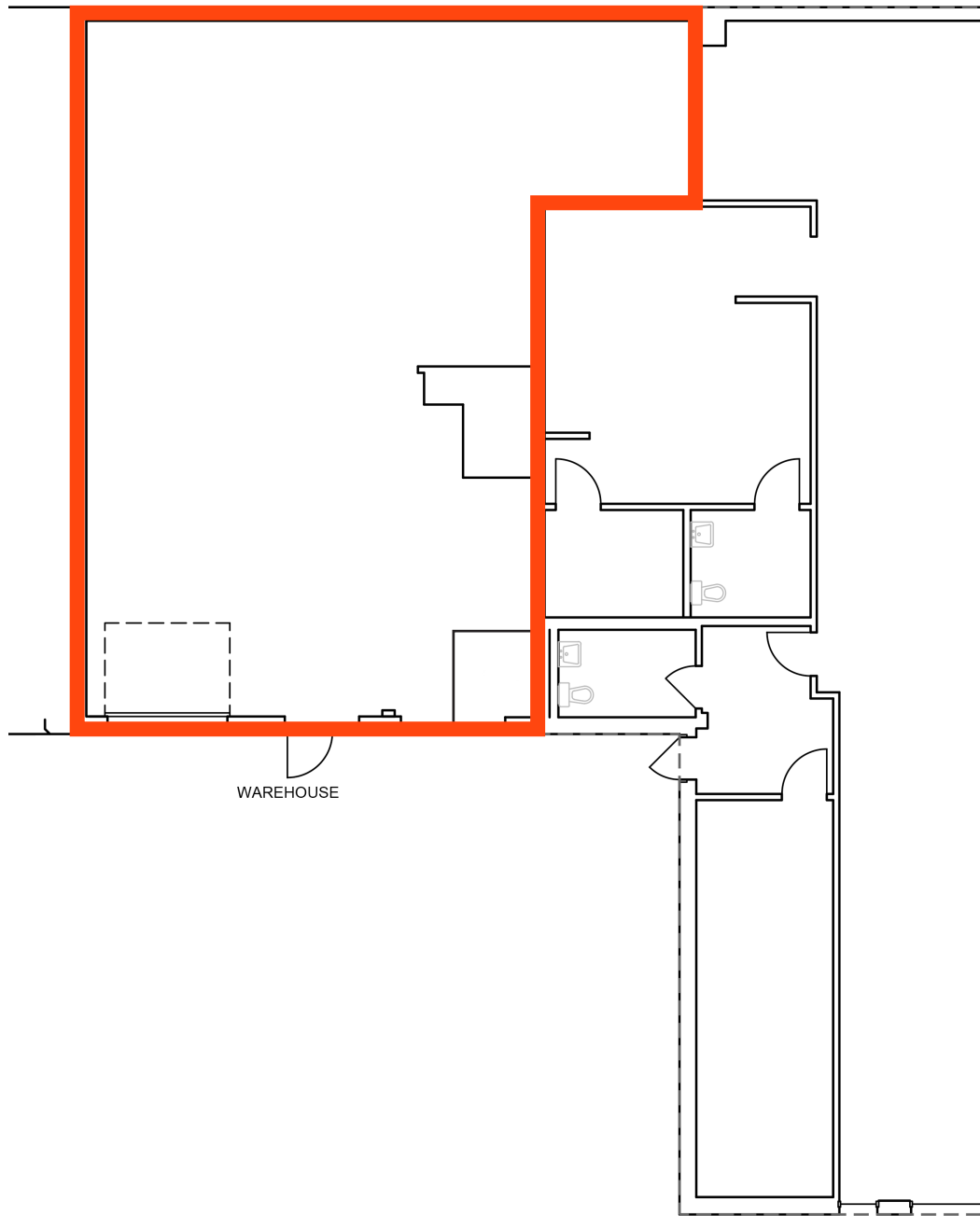
## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	No	No	Shared meter with next door tenant, based on pro-rata share
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes	
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No	
Trash	Paid by Tenant through CAM	Novak	Yes	No	
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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# FLOOR PLAN

Concept only; subject to change



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## SITE MAP



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# AREA MAP



\*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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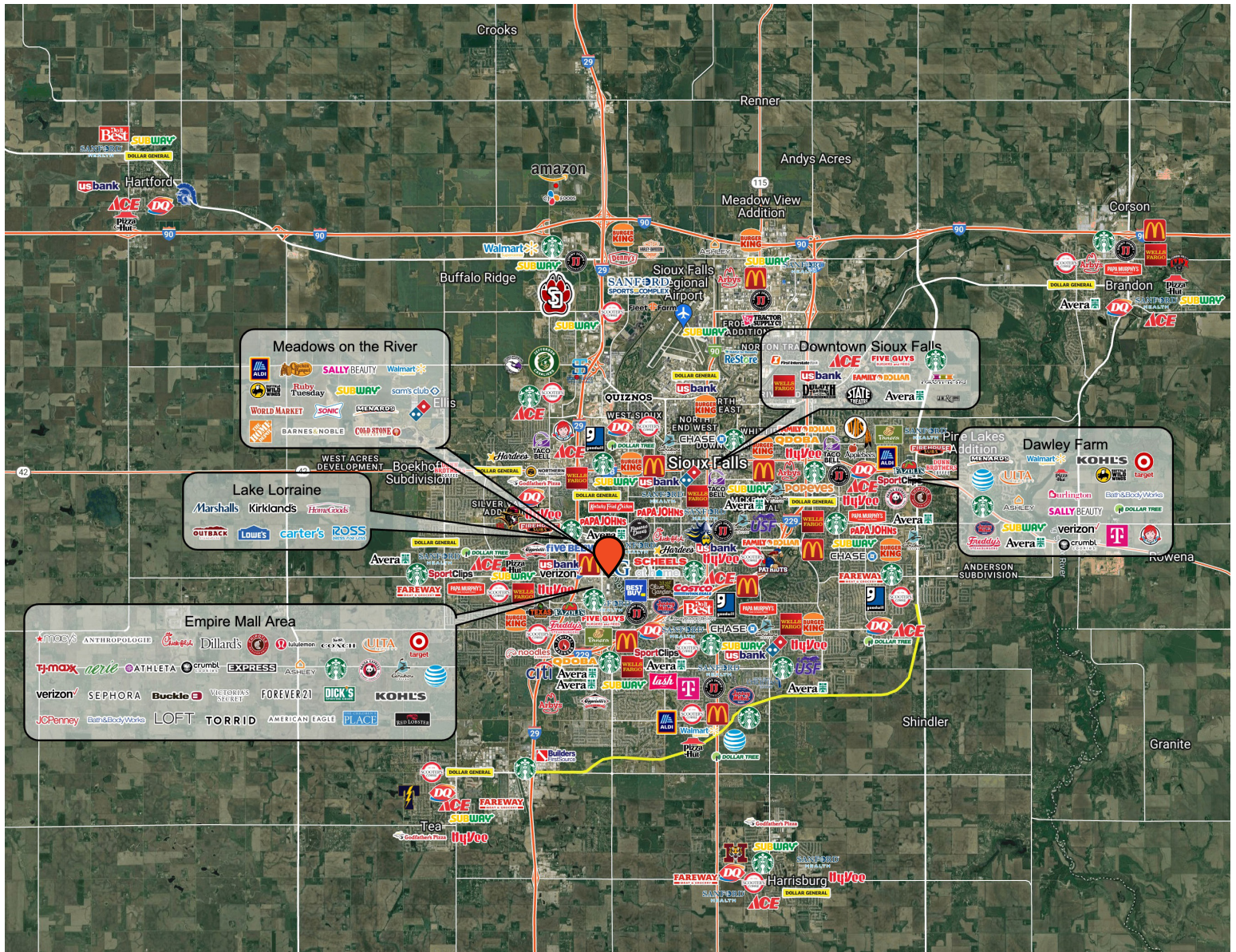


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WAREHOUSE FOR LEASE



## CITY MAP



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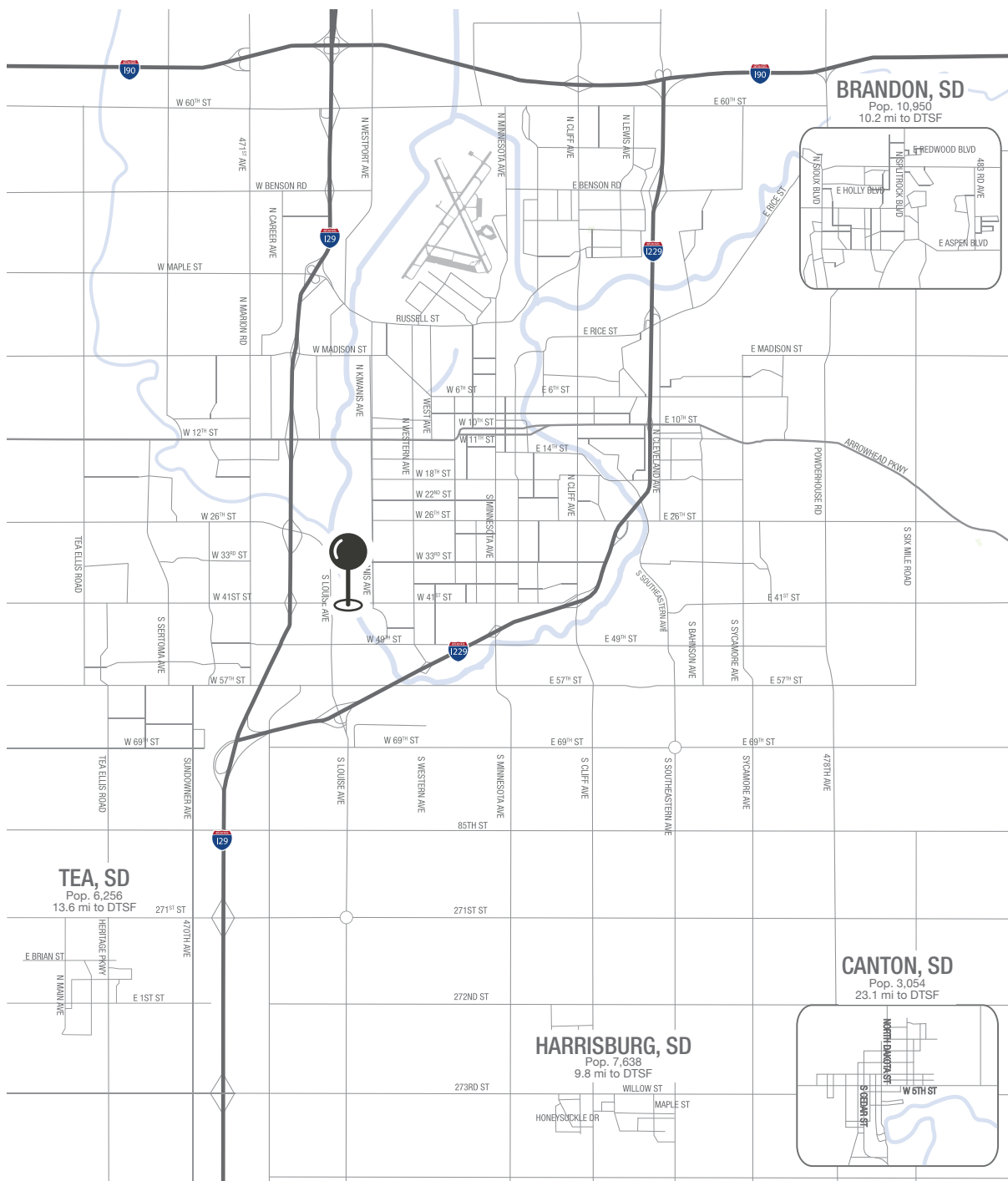
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
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# GREENWAY MALL

WAREHOUSE FOR LEASE



## 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



10,750



8,298



3,688



3,600



2,939



2,505

# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	7,185	81,095	139,635
2020 Total Population	7,651	89,243	166,094
2020 Group Quarters	219	2,027	4,718
2024 Total Population	7,834	95,229	180,028
2024 Group Quarters	219	2,029	4,717
2029 Total Population	8,054	100,431	193,275
2023-2028 Annual Rate	0.56%	1.07%	1.43%
2024 Total Daytime Population	17,875	120,459	201,518
Workers	14,275	78,984	122,496
Residents	3,600	41,475	79,022
<b>Household Summary</b>			
2010 Households	3,820	33,923	56,538
2010 Average Household Size	1.83	2.31	2.37
2020 Total Households	4,007	37,710	68,261
2020 Average Household Size	1.85	2.31	2.36
2024 Households	4,149	39,987	73,864
2024 Average Household Size	1.84	2.33	2.37
2029 Households	4,286	42,000	79,157
2029 Average Household Size	1.83	2.34	2.38
2023-2028 Annual Rate	0.65%	0.99%	1.39%
2010 Families	1,619	19,468	33,852
2010 Average Family Size	2.60	2.96	3.00
2024 Families	1,670	22,030	41,951
2024 Average Family Size	2.85	3.10	3.11
2029 Families	1,706	22,934	44,468
2029 Average Family Size	2.85	3.13	3.14
2023-2028 Annual Rate	0.43%	0.81%	1.17%
2024 Housing Units	4,431	42,402	78,976
Owner Occupied Housing Units	33.2%	53.6%	54.9%
Renter Occupied Housing Units	60.5%	40.7%	38.7%
Vacant Housing Units	6.4%	5.7%	6.5%
<b>Median Household Income</b>			
2024	\$52,825	\$71,969	\$73,553
2029	\$57,820	\$83,267	\$85,340
<b>Median Age</b>			
2010	41.8	33.4	33.8
2020	41.8	35.9	35.6
2024	42.4	36.3	36.0
2029	44.6	37.7	37.3
<b>2024 Population by Sex</b>			
Males	3,728	47,466	90,643
Females	4,106	47,763	89,385
<b>2029 Population by Sex</b>			
Males	3,807	49,681	96,473
Females	4,248	50,749	96,802
<b>Data for all businesses in area</b>			
Total Businesses:	1,118	5,189	8,155
Total Employees:	15,959	64,419	109,262

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