PRICE REDUCTION



QUAIL CREST SHOPS

OFFICE/RETAIL FOR LEASE

LLOYD

5109 S. Cliff Ave, Suite E,
Sioux Falls, SD 57108

1,652 SF +/-

$12.75 / SF NNN
Estimated NNN: $6.52 / SF
TIA: negotiable

LOCATION

Located just south of the corner of 57th & Cliff Avenue, the Quail Crest Shops benefit from high traffic in this corridor. The site sits 1.3-miles north of the future Veterans Parkway, designed to mirror I-229, acting as a main transportation path in Sioux Falls. Near Look's Marketplace and Prairie Green Golf Course.

DESCRIPTION

- Fabulous floor plan with a large open showroom, 2 private offices, 2 storage rooms, and an in-suite restroom
- Free surface parking for guests in front of the building, and free surface parking for employees in the rear (west) lot
- Building and monument signage available
- Available now
- Fantastic visibility with a daily traffic count of 17,400 (2024)
- Built in 2006
- Zoning: Office
- HOA is included in the estimated NNN
- Co-tenants include Belle Ame Salon & Spa, Star Nails, Tiger-Rock Martial Arts, State Farm - Jason Ahrendt, and Genesis Family Chiropractic
- Nearby tenants include Hy-Vee, Well Fargo, Walgreens, Domino's, Taco John's, Breadsmith, Juice Stop, Blue Tide Car Wash, La Petite Academy, and more

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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.	TIA
1,652 SF +/-	$12.75/SF NNN	$6.52/SF	$19.27/SF	$31,834.04	$2,652.84	Negotiable

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes	Paid by Tenant directly to Provider	$3.27*
Property Insurance	Paid by Tenant	-
Common Area Maintenance	Paid by Tenant directly to Provider	$3.25*
Total	-	**$6.52**
*includes HOA		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes	
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes	
Water & Sewer	Paid by Landlord directly to Provider	City of Sioux Falls	Yes	Yes	Paid through HOA
Trash	Paid by Landlord directly to Provider	Novak	Yes	Yes	Paid through HOA
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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INTERIOR PHOTOS













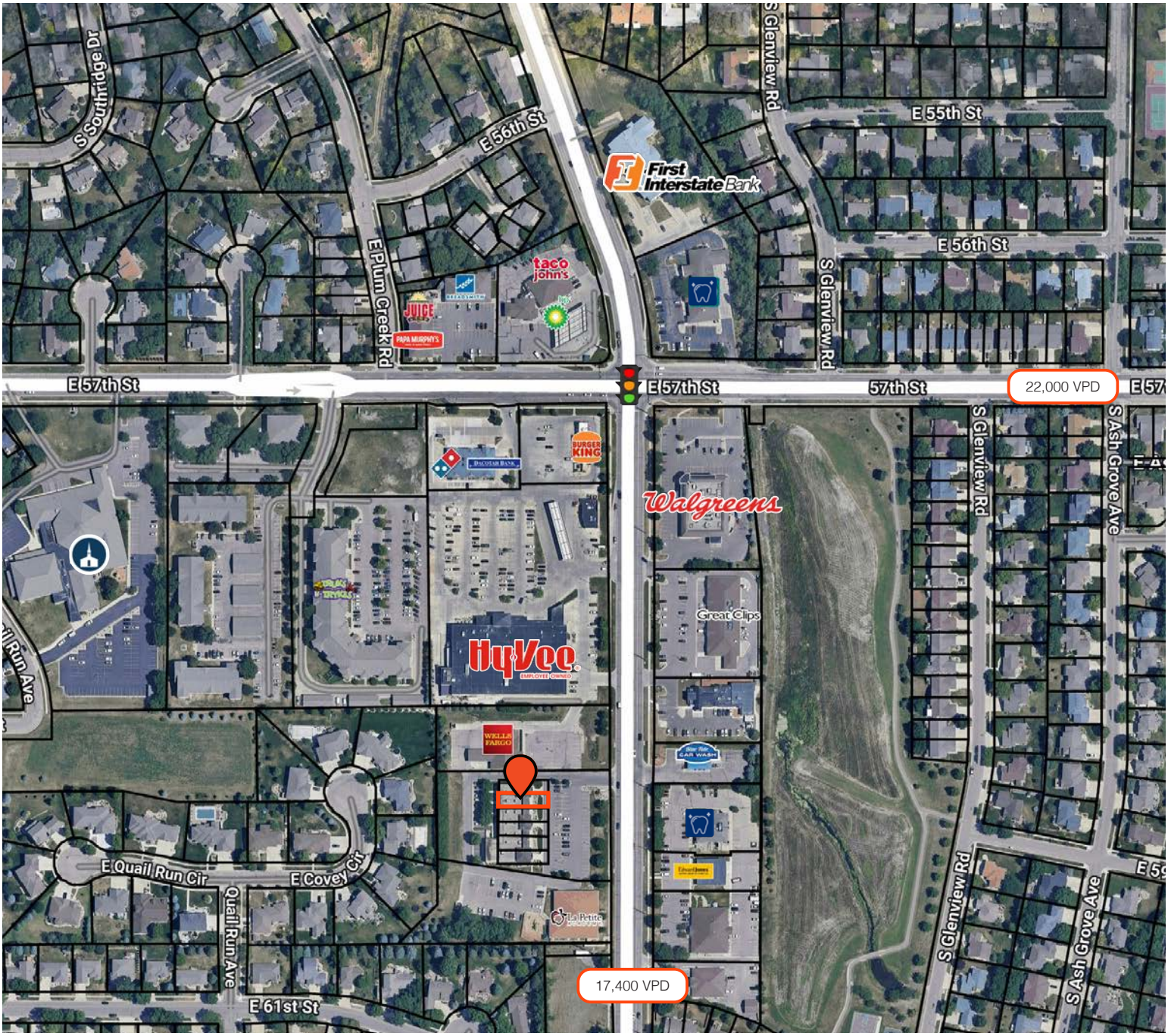
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SITE MAP



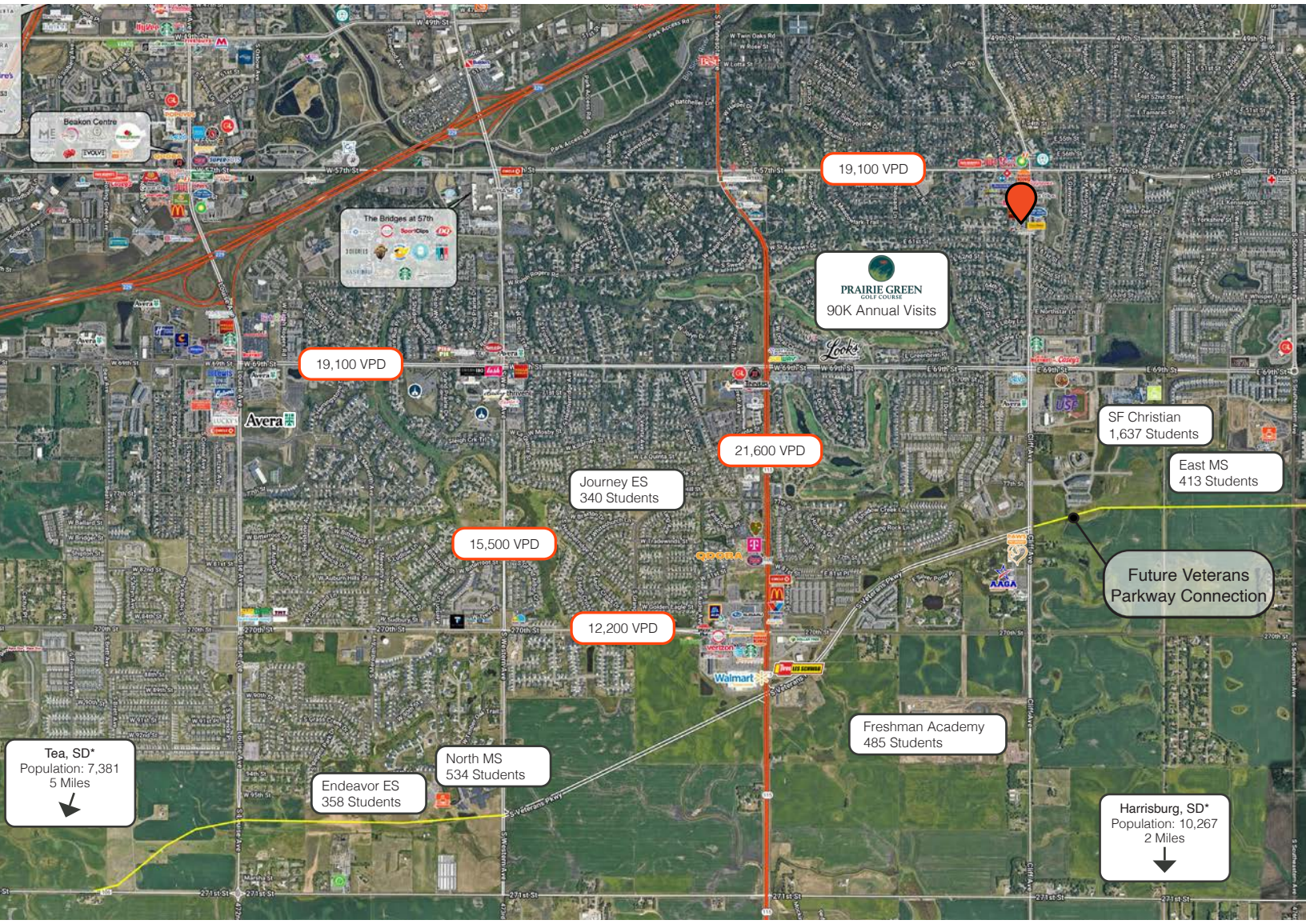
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AREA MAP



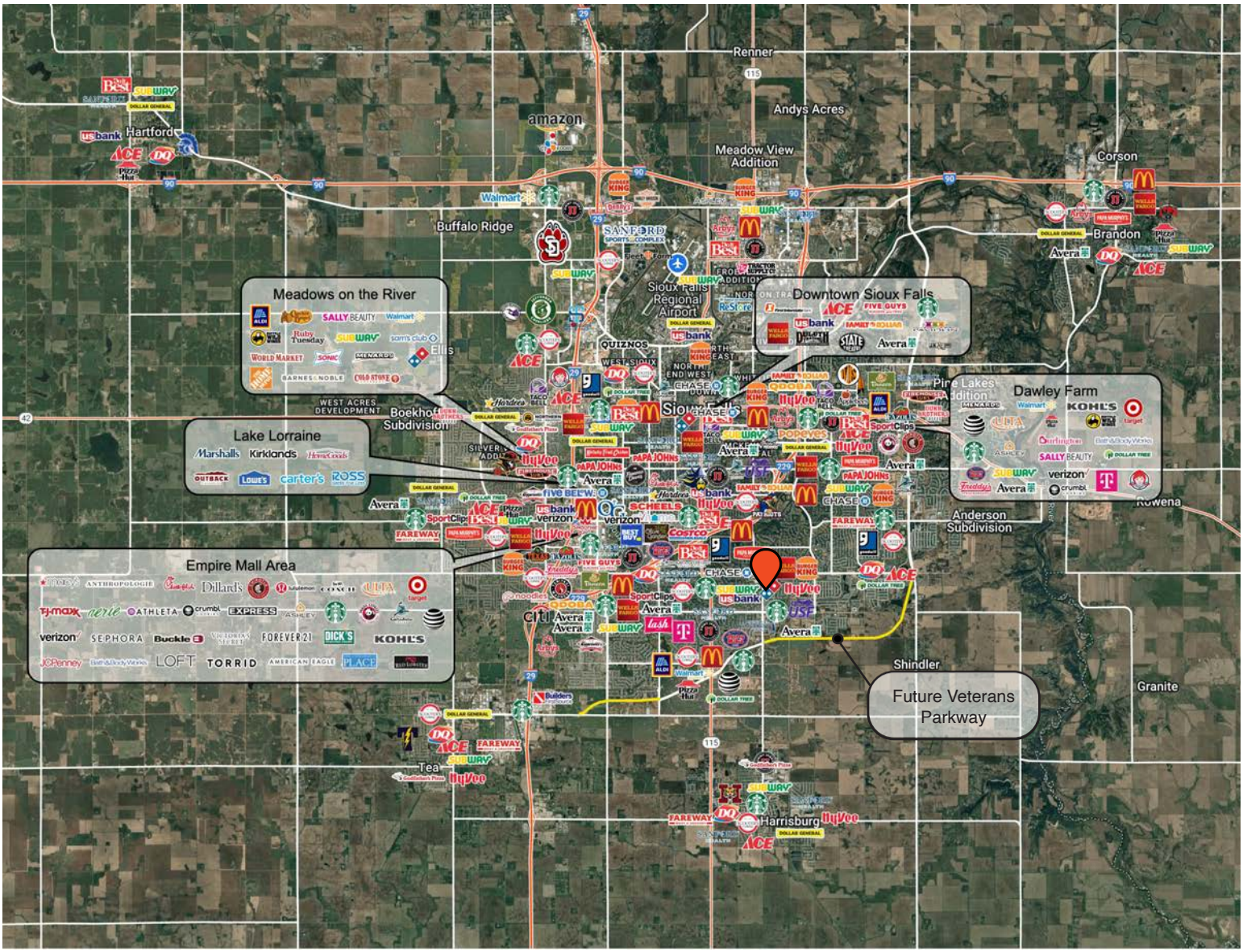
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CITY MAP



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SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	224,676*	314,596
2030	235,786	341,444

Source: The City of Sioux Falls

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

#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)

1.7%
Sioux Falls MSA Unemployment Rate
(September 2026)

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

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,551	54,701	130,775
2020 Total Population	10,773	67,329	157,805
2020 Group Quarters	49	1,422	4,616
2025 Total Population	12,104	73,037	175,085
2025 Group Quarters	49	1,425	4,628
2030 Total Population	14,023	80,353	191,615
2024-2029 Annual Rate	2.99%	1.93%	1.82%
2025 Total Daytime Population	8,182	71,483	192,810
Workers	2,541	38,125	114,286
Residents	5,641	33,358	78,524
Household Summary			
2010 Households	3,355	21,421	53,119
2010 Average Household Size	2.55	2.46	2.35
2020 Total Households	4,388	27,203	65,097
2020 Average Household Size	2.44	2.42	2.35
2025 Households	4,925	29,749	72,186
2025 Average Household Size	2.45	2.41	2.36
2030 Households	5,717	32,784	79,120
2030 Average Household Size	2.44	2.41	2.36
2024-2029 Annual Rate	3.03%	1.96%	1.85%
2010 Families	2,477	14,020	31,578
2010 Average Family Size	2.97	3.00	3.00
2025 Families	3,264	18,208	40,851
2025 Average Family Size	2.99	3.06	3.12
2030 Families	3,725	19,889	44,472
2030 Average Family Size	3.01	3.07	3.13
2024-2029 Annual Rate	2.68%	1.78%	1.71%
2025 Housing Units	5,072	31,590	78,093
Owner Occupied Housing Units	75.1%	60.7%	51.4%
Renter Occupied Housing Units	22.0%	33.4%	41.1%
Vacant Housing Units	2.9%	5.8%	7.6%
2025 Population 25+ by Educational Attainment			
Total	8,594	49,118	117,621
Less than 9th Grade	0.9%	0.9%	2.3%
9th - 12th Grade, No Diploma	0.8%	1.7%	3.1%
High School Graduate	13.2%	15.9%	19.8%
GED/Alternative Credential	2.5%	2.3%	3.6%
Some College, No Degree	13.9%	17.3%	18.8%
Associate Degree	8.9%	9.8%	11.1%
Bachelor's Degree	36.6%	33.4%	27.7%
Graduate/Professional Degree	23.2%	18.7%	13.6%
Median Household Income			
2025	$110,409	$90,026	$75,597
2030	$127,818	$105,513	$86,571
Median Age			
2010	41.8	36.8	34.3
2020	43.2	37.6	35.6
2025	42.7	38.2	36.5
2030	43.2	39.0	37.6
2025 Population by Sex			
Males	5,811	35,489	87,809
Females	6,293	37,548	87,276
2030 Population by Sex			
Males	6,742	38,948	95,616
Females	7,281	41,405	95,999

Data for all businesses in area	**1 mile**	**3 miles**	**5 miles**
Total Businesses:	291	2,989	7,734
Total Employees:	2,329	34,158	109,319

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