



QUAIL CREST SHOPS

OFFICE/RETAIL FOR LEASE



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



1,652 SF +/-



\$19.50 / 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 3/1/2025
- 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 +/-	\$19.50/SF NNN	\$6.52/SF	\$26.02/SF	\$42,985.04	\$3,582.09	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



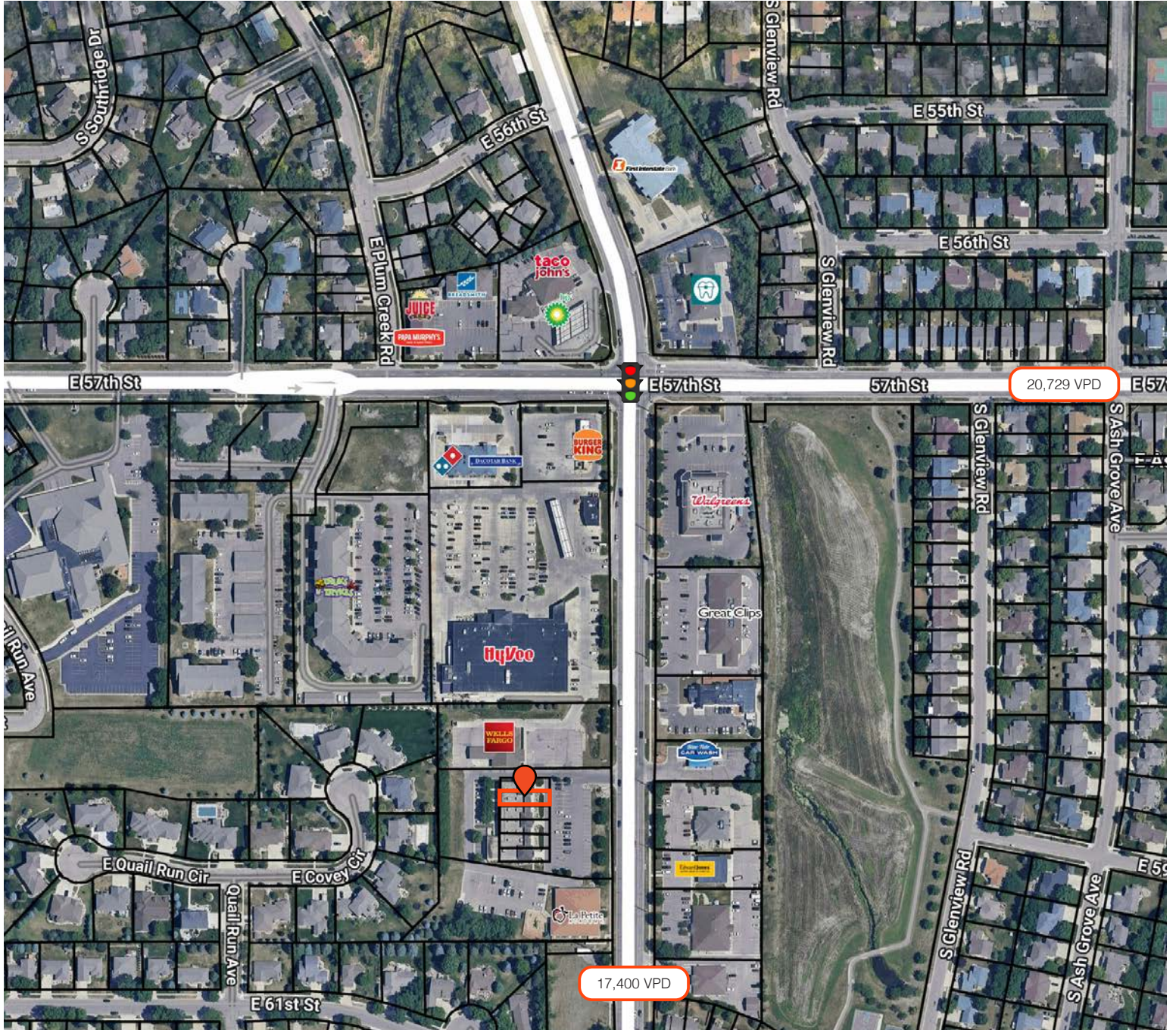
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SITE MAP



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AREA MAP



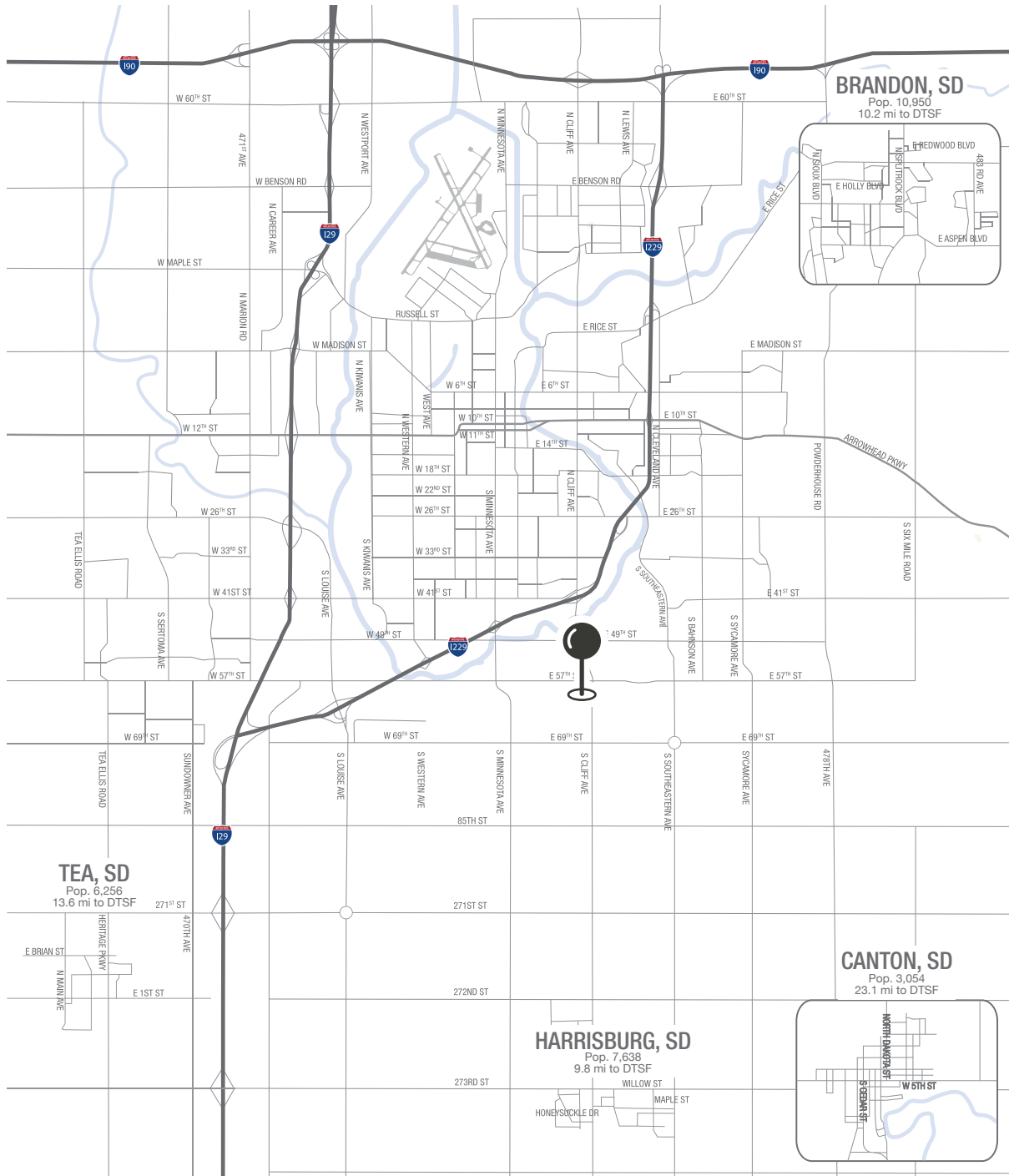
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

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

*Source: 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



#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
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
2024 Total Population	12,430	73,274	173,080
2024 Group Quarters	48	1,420	4,617
2029 Total Population	14,161	79,119	187,824
2023-2028 Annual Rate	2.64%	1.55%	1.65%
2024 Total Daytime Population	8,199	72,007	192,093
Workers	2,315	38,385	114,320
Residents	5,884	33,622	77,773
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
2024 Households	5,026	29,632	70,854
2024 Average Household Size	2.46	2.42	2.38
2029 Households	5,666	31,812	76,498
2029 Average Household Size	2.49	2.44	2.39
2023-2028 Annual Rate	2.43%	1.43%	1.54%
2010 Families	2,477	14,020	31,578
2010 Average Family Size	2.97	3.00	3.00
2024 Families	3,317	18,098	39,979
2024 Average Family Size	3.01	3.08	3.14
2029 Families	3,680	19,266	42,848
2029 Average Family Size	3.07	3.11	3.17
2023-2028 Annual Rate	2.10%	1.26%	1.40%
2024 Housing Units	5,255	31,594	76,254
Owner Occupied Housing Units	74.0%	61.1%	52.1%
Renter Occupied Housing Units	21.6%	32.7%	40.8%
Vacant Housing Units	4.4%	6.2%	7.1%
Median Household Income			
2024	\$100,653	\$86,051	\$72,032
2029	\$109,730	\$102,297	\$84,137
Median Age			
2010	41.8	36.8	34.3
2020	43.2	37.6	35.6
2024	42.8	37.8	36.0
2029	43.6	38.8	37.2
2024 Population by Sex			
Males	5,970	35,744	87,063
Females	6,460	37,530	86,017
2029 Population by Sex			
Males	6,772	38,360	93,646
Females	7,389	40,759	94,178
Data for all businesses in area			
Total Businesses:	1 mile 290	3 miles 3,054	5 miles 7,784
Total Employees:	2,243	34,047	102,429

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