

PRICE REDUCTION



LUXURY BARBER-SALON-SPA

EAST BANK DEPOT | SIOUX FALLS, SD

 **LLOYD**

BUSINESS FOR SALE

Lloyd Companies is offering a turnkey luxury barber-salon-spa business for sale. Currently located within the East Bank Depot along 8th Street, in Downtown Sioux Falls, this business serves both men and women with a full range of hair, skincare, grooming, waxing, nail, and massage services. It also carries a range of high-end products. With a strong customer base and excellent customer reviews, this business is known for delivering premium experiences. Its prime downtown location makes it a valuable resource for office tenants and visitors alike. Located near 8th & Railroad Center, a sought-after destination home to tenants like R Wine Bar, Queen City Bakery, Monk's Ale House, Bella Rosa Flower Market, Plum's Cooking Company, and more. The sale price includes the business and inventory. Real estate is currently leased through November 30th, 2026 with options to renew.

QUICK FACTS

- Address:**
430 E. 8th St, Sioux Falls, SD 57103
- Pricing:**
\$90,000
- Suite Size:**
1,617 SF +/-
- Lease Expiration:**
11/30/2026; options to renew
- Furniture, Fixtures, & Equipment (FF&E):**
Included in sale price; see pg4 for list
- Contact Broker for financial information**
- Parking:**
Side street parking, rear employee parking
- Co-Tenants:**
Christopherson, Anderson, Paulson & Fideler, LLP
Heyer Engineering, Inc
Convolo Event Space

ALEXIS MAHLEN

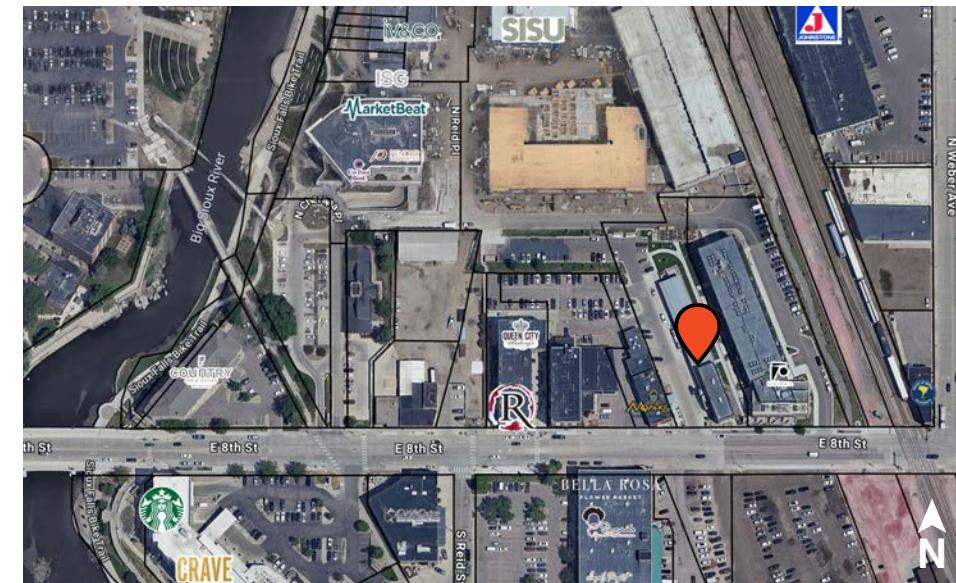
Broker Associate

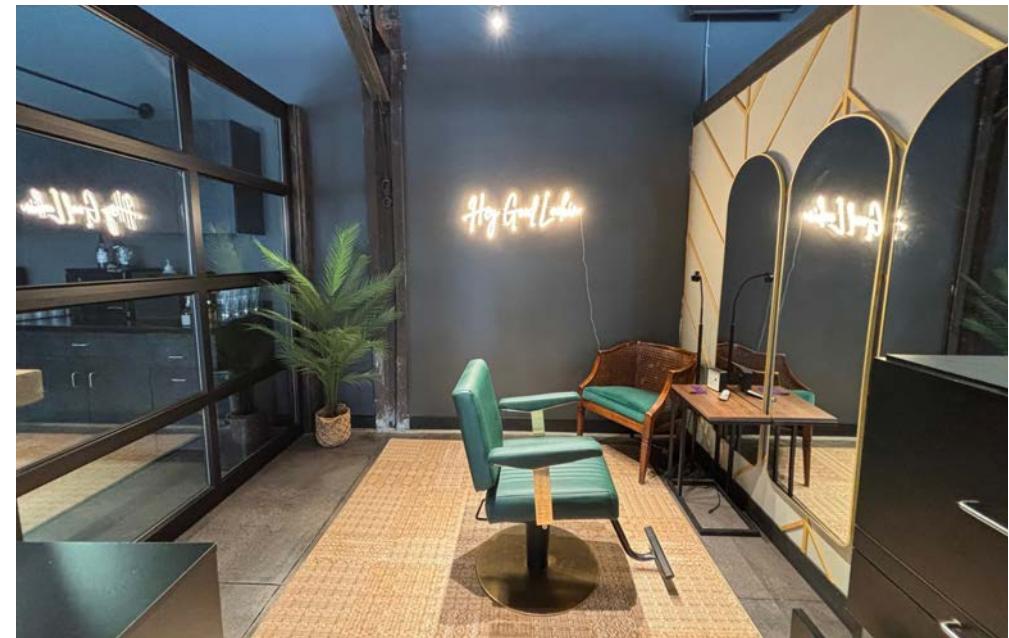
605.321.4861 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

SCOTT BLOUNT

Broker Associate

605.231.1882 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



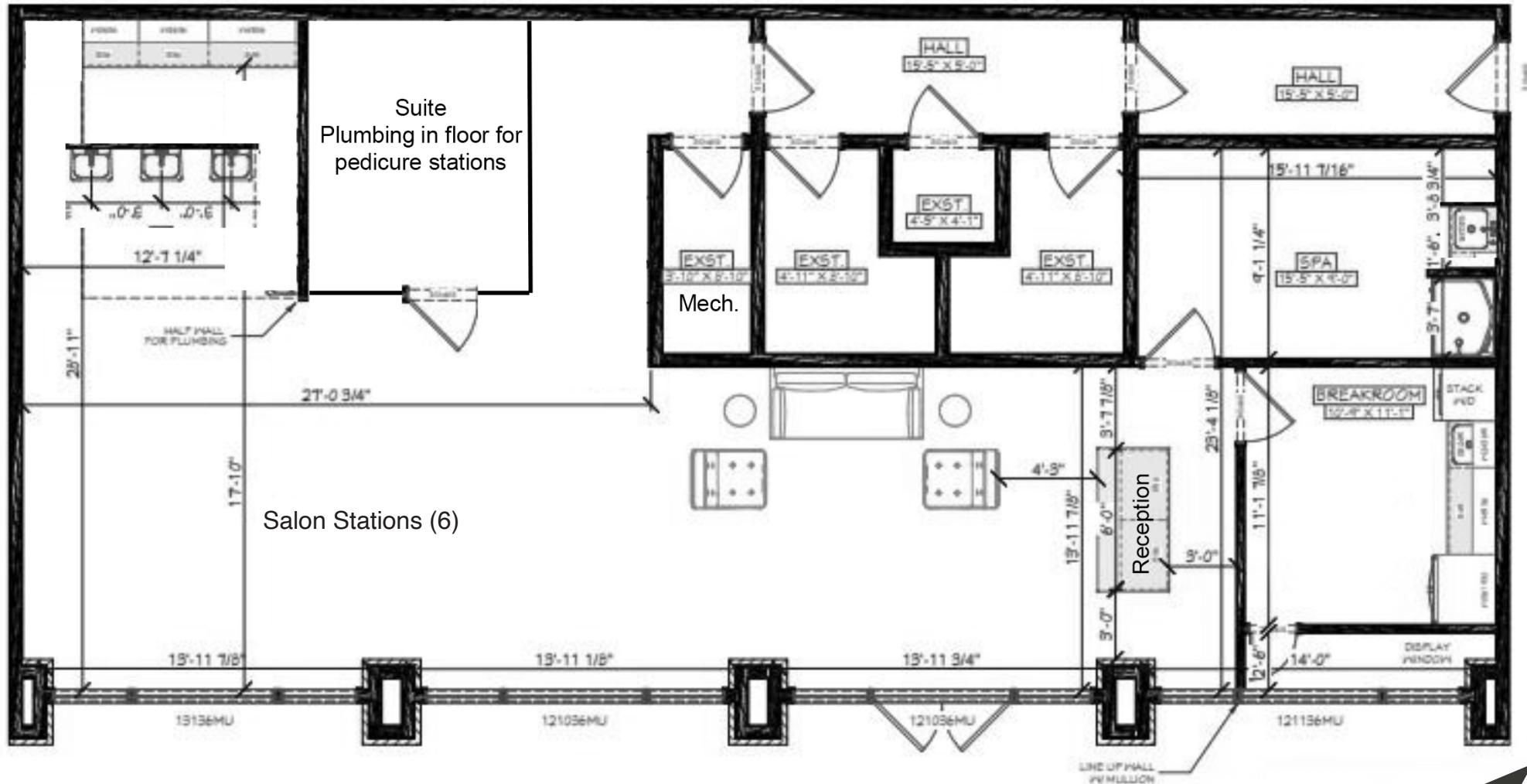


- Custom POS counter with two (2) computers, printer, etc.
- High-end light fixtures
- Music system



A comprehensive list of Furniture, Fixtures, and Equipment (FF&E) is available upon request. FF&E is not all-inclusive and is subject to change.



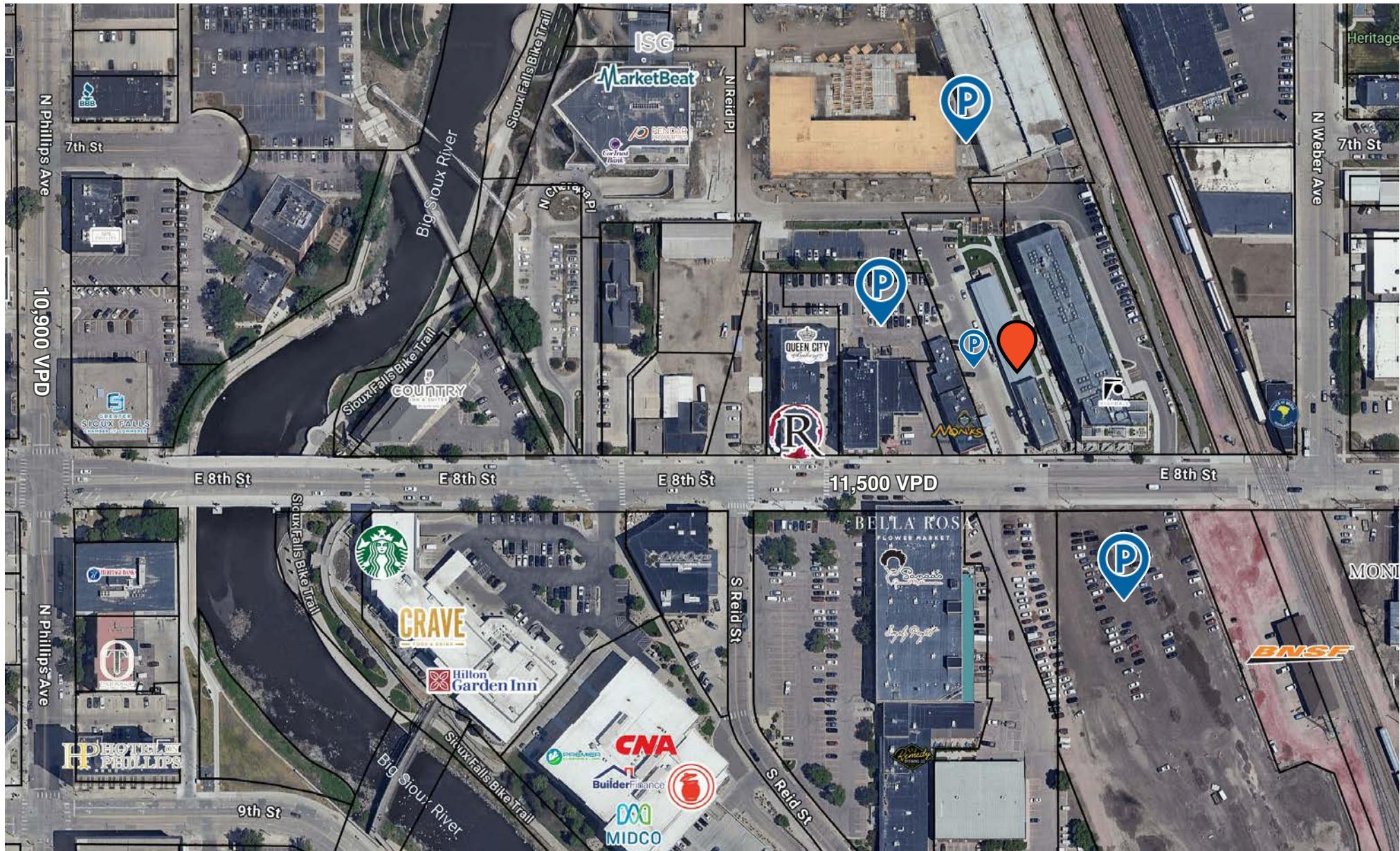


Concept only; subject to change

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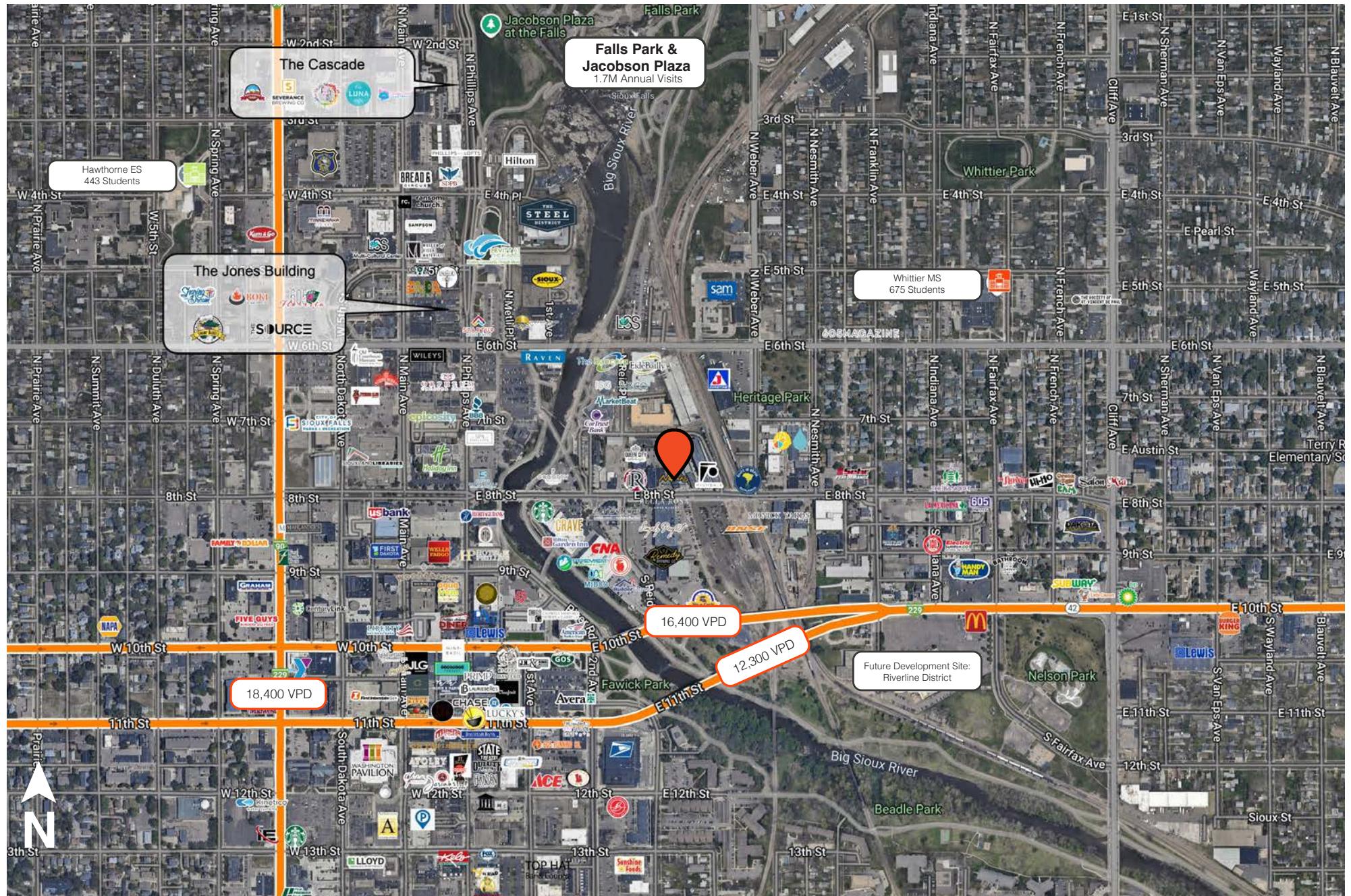
FLOOR PLAN

LUXURY BARBER-SALON-SPA | EAST BANK DEPOT | SIOUX FALLS, SD



SITE MAP & PARKING

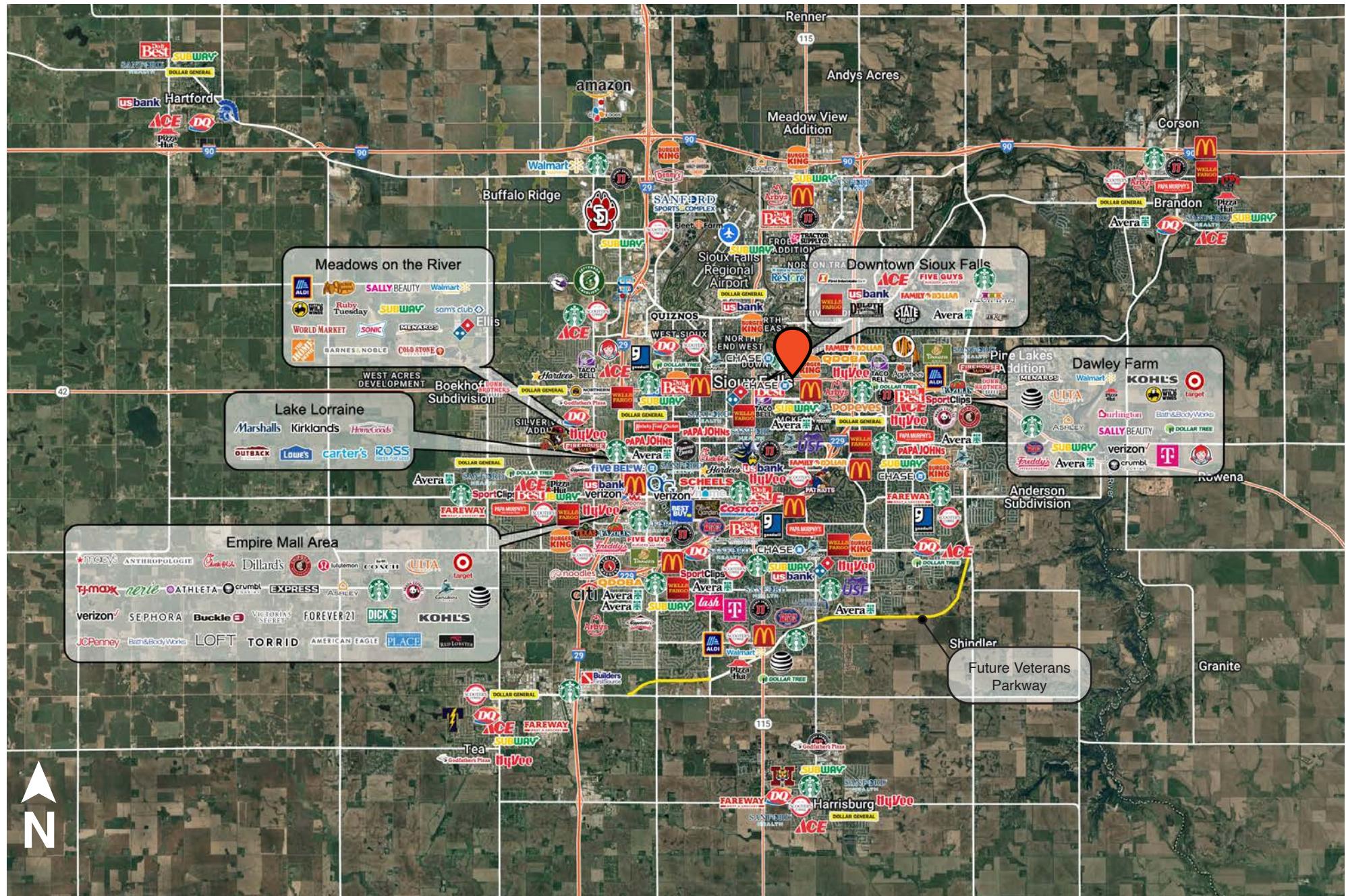
LUXURY BARBER-SALON-SPA | EAST BANK DEPOT | SIOUX FALLS, SD



DOWNTOWN MAP

LUXURY BARBER-SALON-SPA | EAST BANK DEPOT | SIOUX FALLS, SD





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.

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)

4M

of Visitors to Sioux Falls in 2024

2.0%

Sioux Falls MSA Unemployment Rate
(November 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

TOP EMPLOYERS

**SANFORD[®]
HEALTH**

10,929

Avera[®]

8,200



3,627

Smithfield[®]

3,239

**HuVee[®]
EMPLOYEE OWNED**

2,390

amazon

1,600



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