



LUXURY BARBER-SALON-SPA

EAST BANK DEPOT | SIOUX FALLS, SD



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:**
\$150,000
- **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
Conscious Connections

ALEXIS MAHLEN
Broker Associate

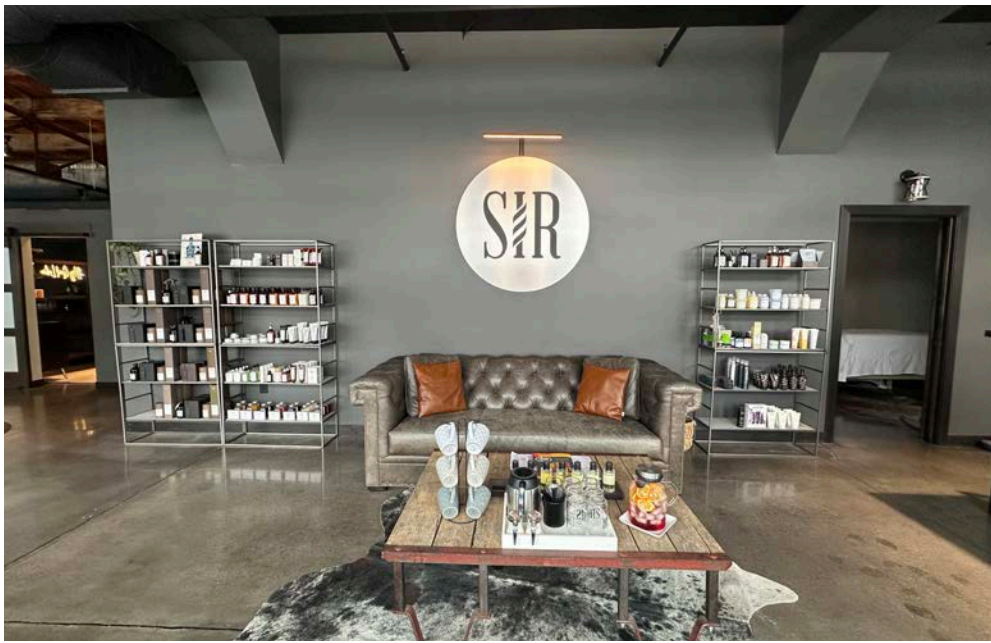
605.321.4861 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

SCOTT BLOUNT
Broker Associate

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



SUMMARY



- Main Salon Area: 6 chairs with custom vanities and counters
- Shampoo Area: 3 chairs with fully custom shampoo back bar area
- Suite 1: One (1) chair and retail shelving
- Suite 2: Currently used as a massage, waxing, pedicure/ manicure room with walk-in shower, custom cabinets, wash sinks, and individual sound system
- Waiting Area: leather couches, 2 leather chairs (custom by Dewitt)
- Three (3) retail shelving units
- Custom POS counter with two (2) computers, printer, etc.
- Breakroom: fridge, stackable washer/dryer, microwave, cabinets, and storage
- High-end light fixtures



For a comprehensive list of Furniture, Fixtures, & Equipment (FF&E), we encourage interested parties to reach out to the Broker.





DOWNTOWN MAP

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.

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

*Source: The City of Sioux Falls

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
10,929

Avera
8,200



3,627

Smithfield
3,239

HyVee
EMPLOYEE OWNED
2,390

amazon
1,600



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CONTACT INFO

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