

SYCAMORE SQUARE II

LAND FOR SALE



4600 E 41st St,
Sioux Falls, SD 57110



1.22 Acres +/-
(53,127 SF +/-)



\$1,009,413
(\$19.00 / SF)

LOCATION

Join the booming east side of Sioux Falls along E 41st Street & S Sycamore Avenue. Located near the neighborhood grocer, Fareway Foods, a top-performing location nationwide, attracting 394k annual visits. Neighboring Sycamore Square I is home to Starbucks, a hair salon, and Anytime Fitness.

DESCRIPTION

- Zoned: C-2 - Neighborhood Commercial
- Real Estate Taxes: \$7,851.36 (2024 Taxes payable in 2025)
- Direct nearby businesses include Fareway, Scooters, Goodwill, Casey's, The Attic, Marco's Pizza, Circle K, American Bank & Trust and B&G Milkyway
- 3.0 miles to Dawley Farm Village, which is anchored by Target, Walmart, Kohl's, Ulta Beauty, Starbucks, and much more
- West of Harmodon Baseball Complex, which features 15 baseball and softball fields, and attracts 340,700 annual visitors
- <2 miles from Harvey Dunn Elementary, Inspiration Elementary, Rosa Parks Elementary, and Ben Reifel Middle School, with a combined total of ~2,343 students (2023 - 2024)
- Dense residential area with 5,668 housing units in a 1-mile radius, and 31,824 units in a 3-mile radius

CO-LISTED W/ KIRBY PROEHL OF HARR & LEMME

RAQUEL BLOUNT SIOR 605.728.9092 | raquel@lloydcompanies.com

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PARCEL

Concept only; subject to change



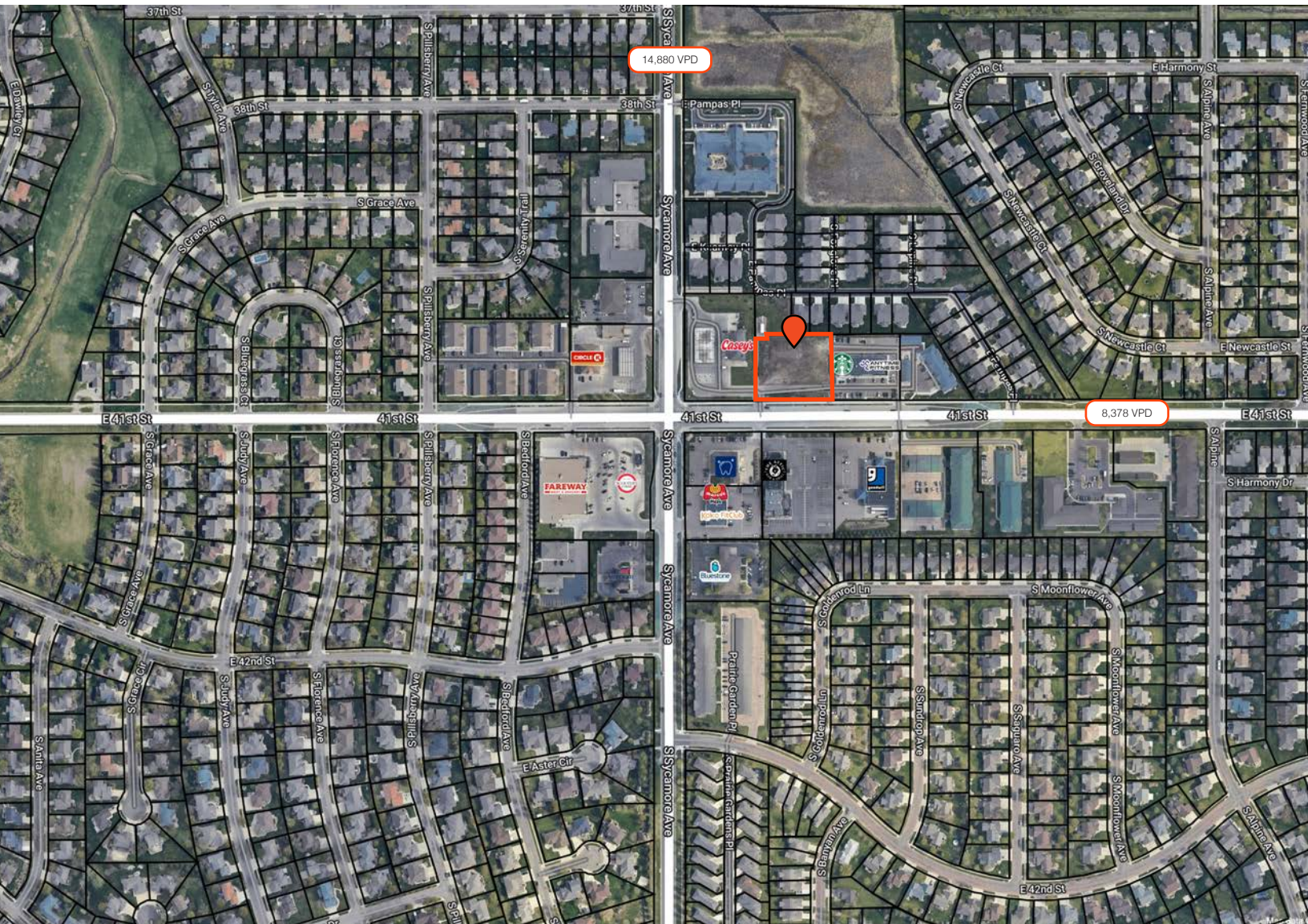
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SITE MAP



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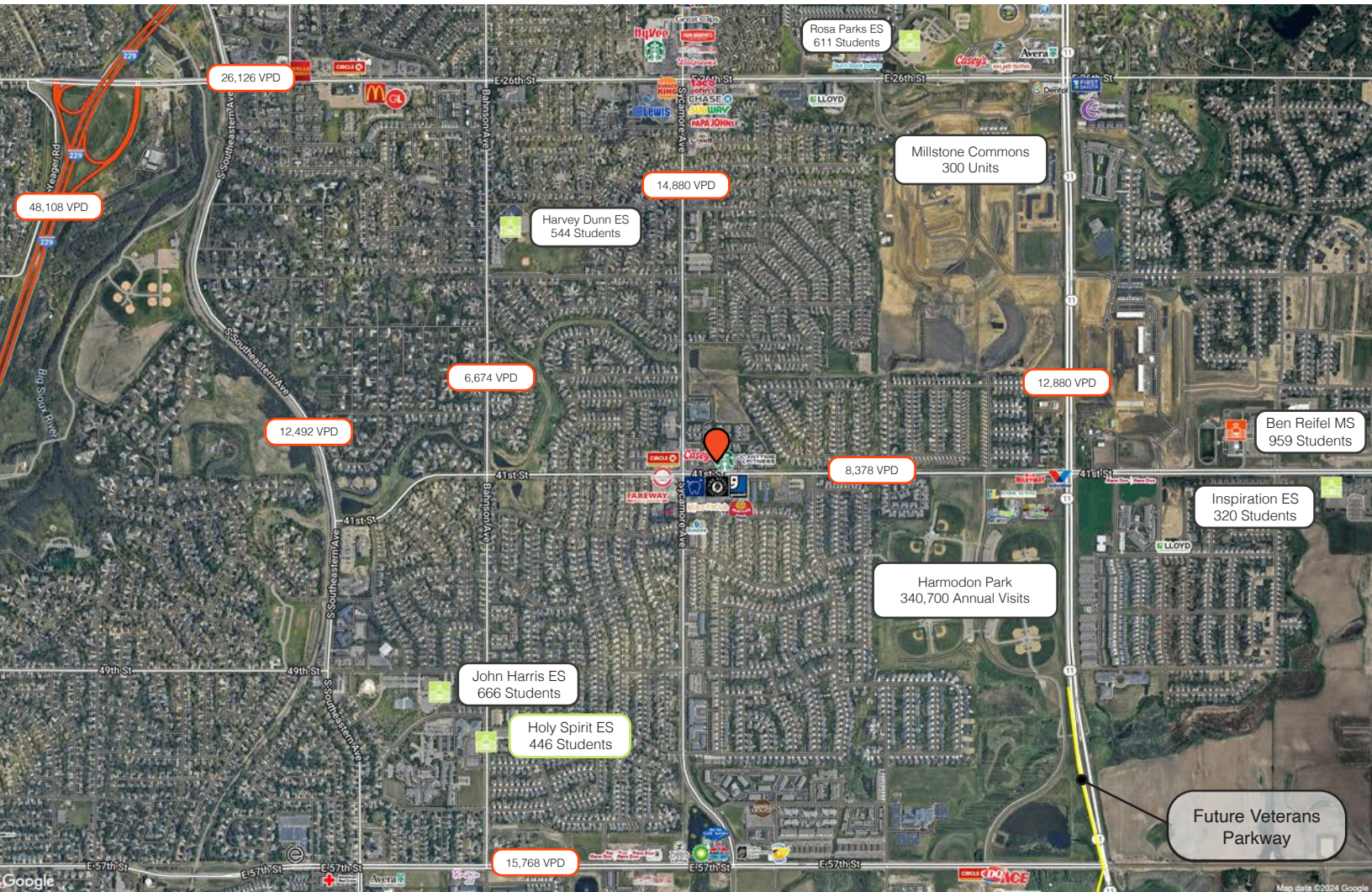
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AREA MAP



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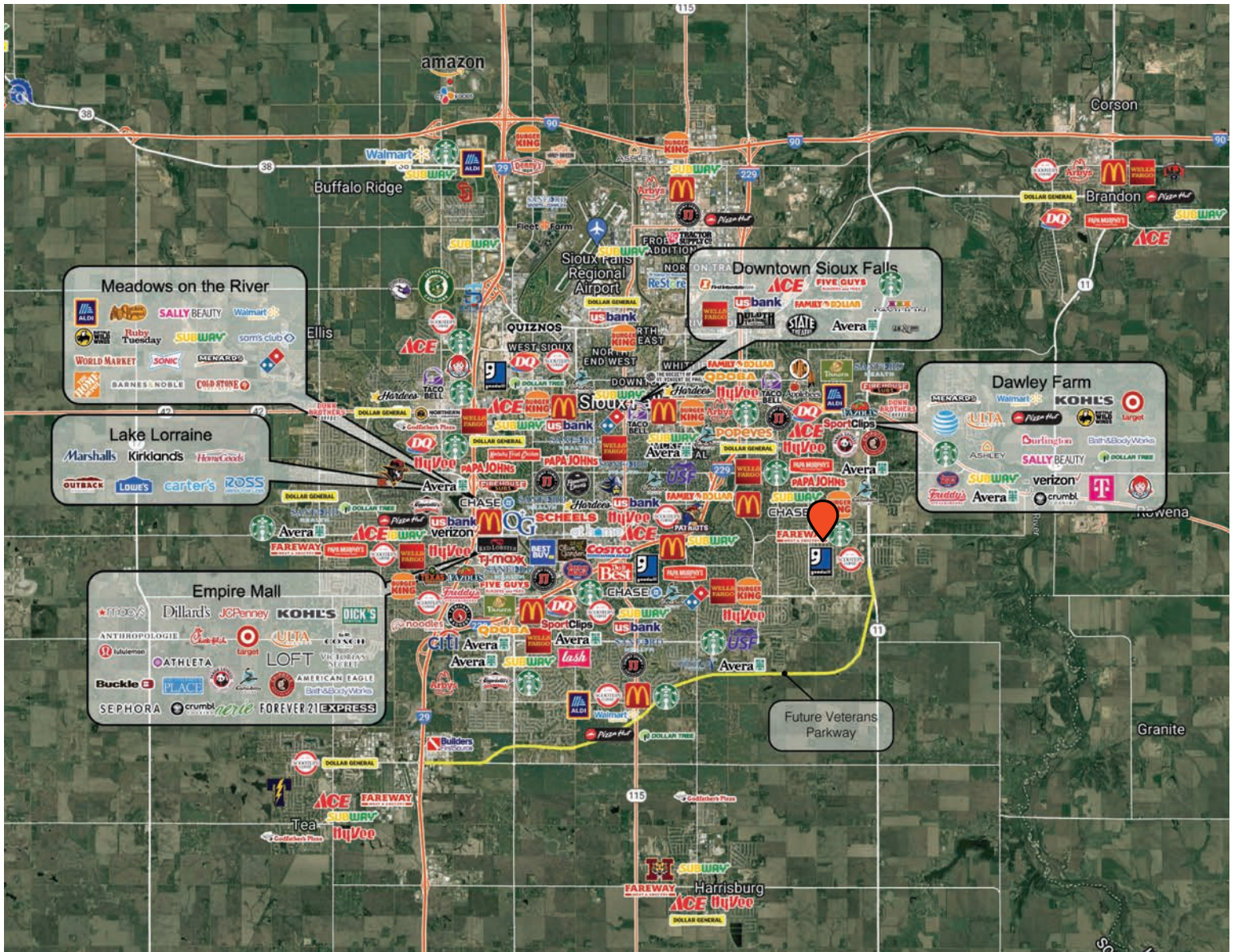
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CITY MAP



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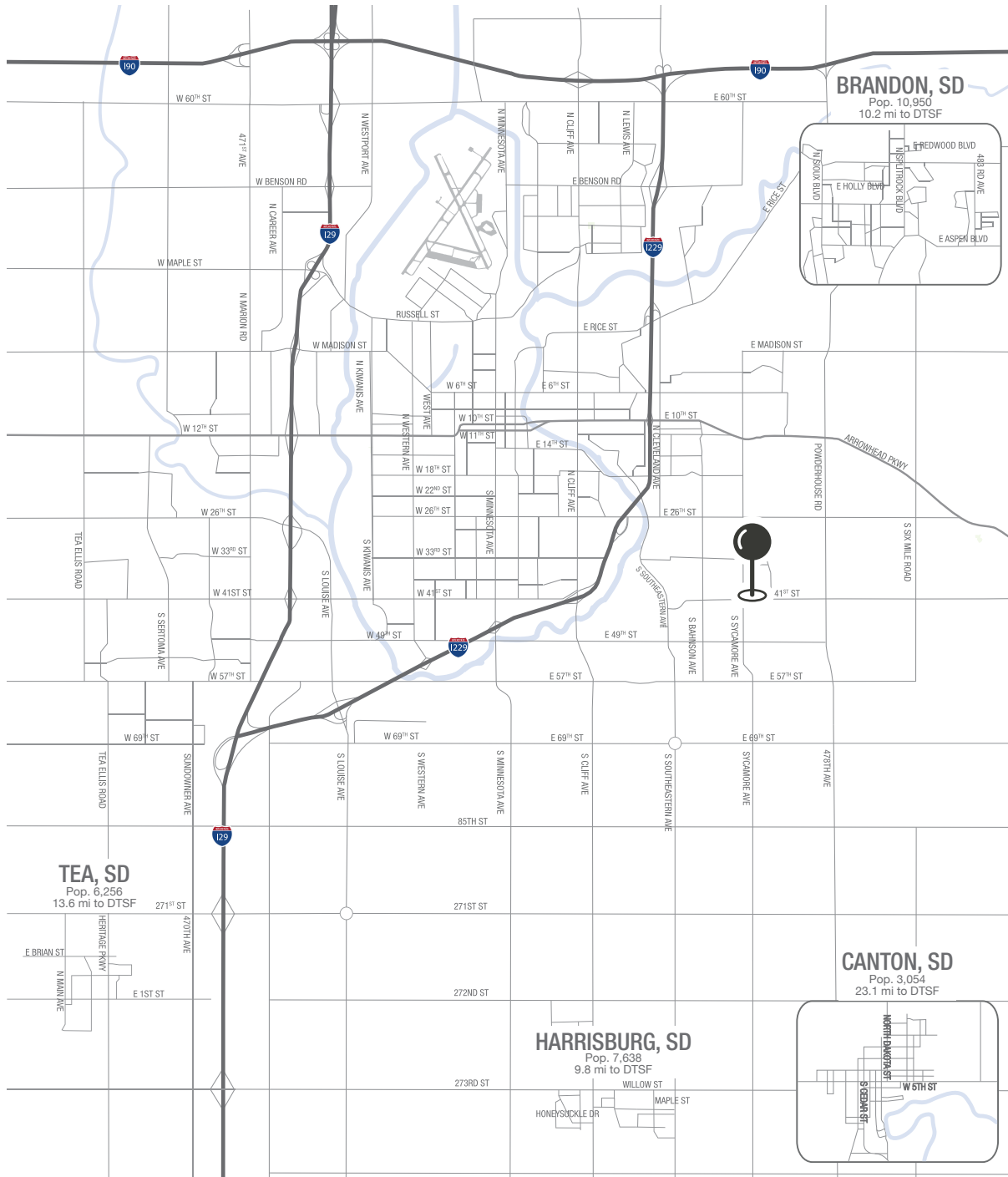
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MSA MAP



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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



10,750



8,298



3,688



3,600



2,939



2,505

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,744	51,107	105,645
2020 Total Population	13,379	66,210	126,361
2020 Group Quarters	52	501	4,152
2024 Total Population	13,918	74,081	138,796
2024 Group Quarters	52	501	4,152
2029 Total Population	14,647	80,656	150,083
2023-2028 Annual Rate	1.03%	1.72%	1.58%
2024 Total Daytime Population	8,662	59,336	151,453
Workers	2,649	26,042	89,243
Residents	6,013	33,294	62,210
Household Summary			
2010 Households	3,942	20,163	41,990
2010 Average Household Size	2.73	2.52	2.39
2020 Total Households	5,171	26,537	51,489
2020 Average Household Size	2.58	2.48	2.37
2024 Households	5,433	29,491	56,391
2024 Average Household Size	2.55	2.49	2.39
2029 Households	5,733	32,052	60,838
2029 Average Household Size	2.55	2.50	2.40
2023-2028 Annual Rate	1.08%	1.68%	1.53%
2010 Families	3,012	13,773	25,511
2010 Average Family Size	3.15	3.04	3.02
2024 Families	3,829	18,600	32,348
2024 Average Family Size	3.08	3.13	3.13
2029 Families	3,997	20,024	34,661
2029 Average Family Size	3.08	3.14	3.15
2023-2028 Annual Rate	0.86%	1.49%	1.39%
2024 Housing Units	5,668	31,824	60,960
Owner Occupied Housing Units	69.9%	59.9%	54.2%
Renter Occupied Housing Units	25.9%	32.7%	38.3%
Vacant Housing Units	4.1%	7.3%	7.5%
Median Household Income			
2024	\$102,782	\$85,977	\$75,629
2029	\$116,328	\$102,965	\$90,289
Median Age			
2010	37.6	37.1	35.6
2020	38.7	36.4	36.5
2024	38.7	36.5	36.8
2029	38.7	37.4	37.9
2024 Population by Sex			
Males	6,800	36,682	70,284
Females	7,118	37,399	68,512
2029 Population by Sex			
Males	7,132	39,669	75,279
Females	7,514	40,986	74,804
Data for all businesses in area			
Total Businesses:	187	1,723	6,313
Total Employees:	2,149	21,801	92,913

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