



# 57TH & LOUISE RETAIL

RETAIL SPACE FOR LEASE



3605 W. 57th St,  
Sioux Falls, SD 57108



3,000 SF +/-



\$17.50 - \$19.50 / SF NNN  
Estimated NNN: \$6.75 / SF  
TIA: Negotiable

## LOCATION

Located at the intersection of 57th Street and Louise Avenue, this space offers excellent access to I-29 & I-229. Less than 1-mile from The Empire Mall and Empire Place, which are anchored by Dillards, Dick's Sporting Goods, Chick-Fil-A, and much more.

## DESCRIPTION

- Space in warm lite shell condition ready for tenant's build out
- Includes restrooms
- Potential to subdivide - contact Broker
- Tenant Improvement Allowance available for qualified tenants
- Building and pylon signage opportunity
- In-line co-tenants include First Interstate Bank, Healing Touch Massage Clinic, and Wingstop
- Neighborhood tenants include Qdoba, Jersey Mike's, Panera Bread, McDonald's, Noodles & Company, Vern Eide, Waxing the City, and more
- Traffic counts of 17,561 VPD on 57th St and 27,027 VPD on Louise Ave
- Zoned C-3: Community Commercial
- Available Now

CO-LISTED WITH SAM ASSAM OF ASSAM COMPANIES

**RAQUEL BLOUNT, SIOR**

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

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## BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Size <small>(sub-dividable)</small>	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
1,500 SF +/-	\$19.50/SF NNN	\$6.75/SF	\$26.25/SF	\$39,375.00	\$3,281.25	Negotiable
3,000 SF +/-	\$17.50/SF NNN	\$6.75/SF	\$24.25/SF	\$72,750.00	\$6,062.50	Negotiable

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.64*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.50*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.61*
<b>Total</b>	-	<b>\$6.75</b>

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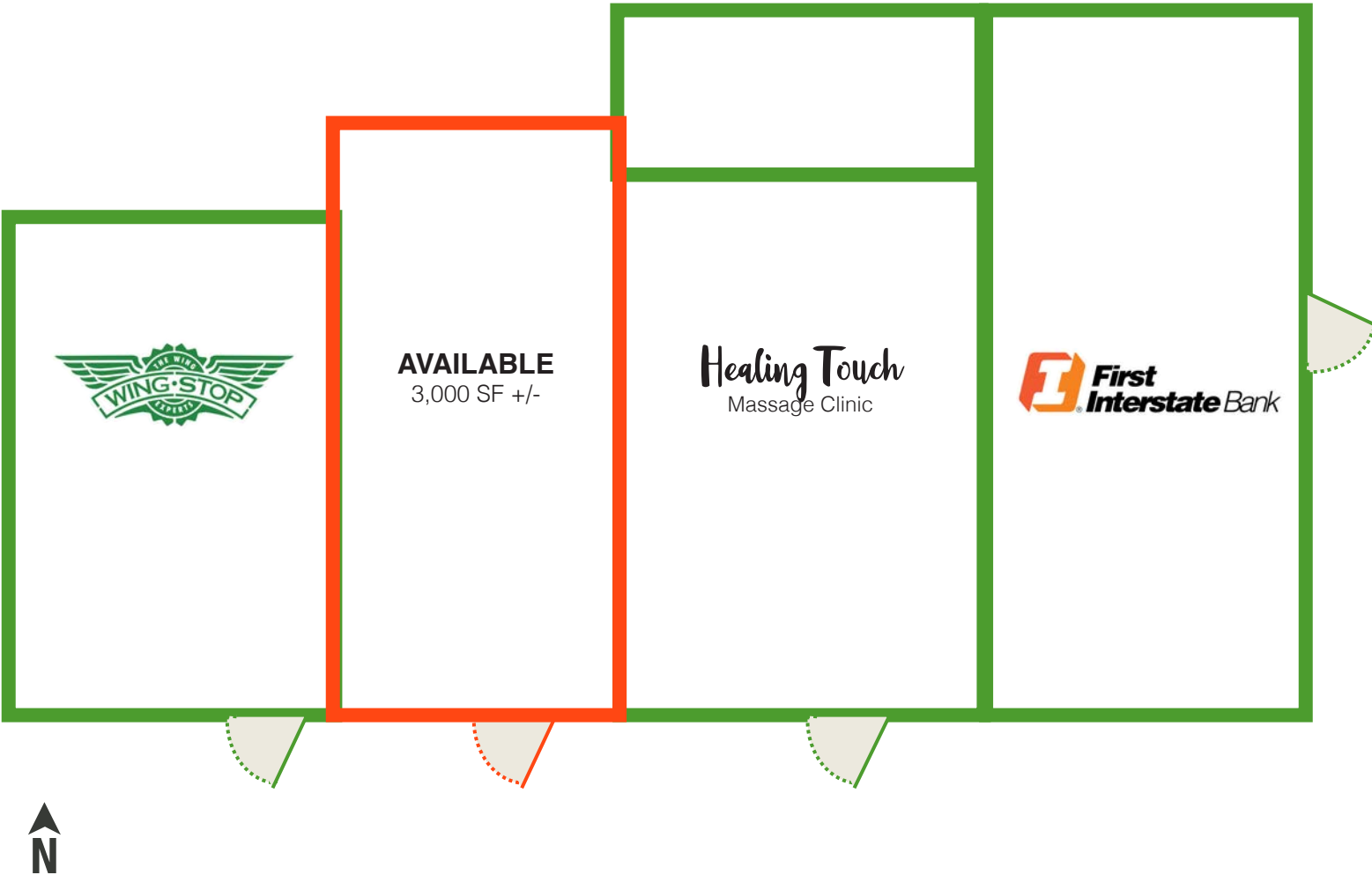
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## FLOOR PLAN

Concept only; subject to change  
Potential to sub-divide



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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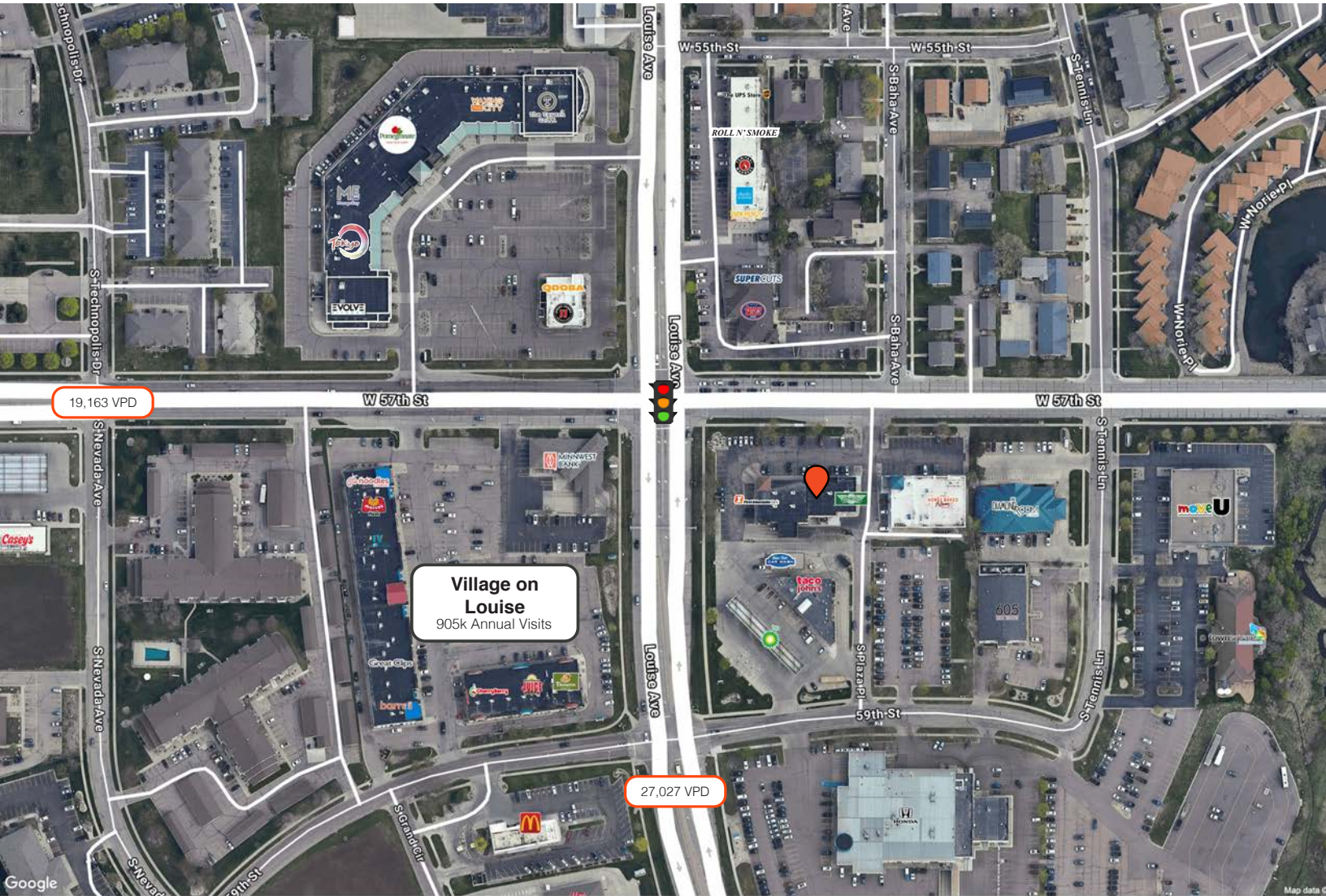


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## SITE MAP



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## RETAIL SPACE FOR LEASE



Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

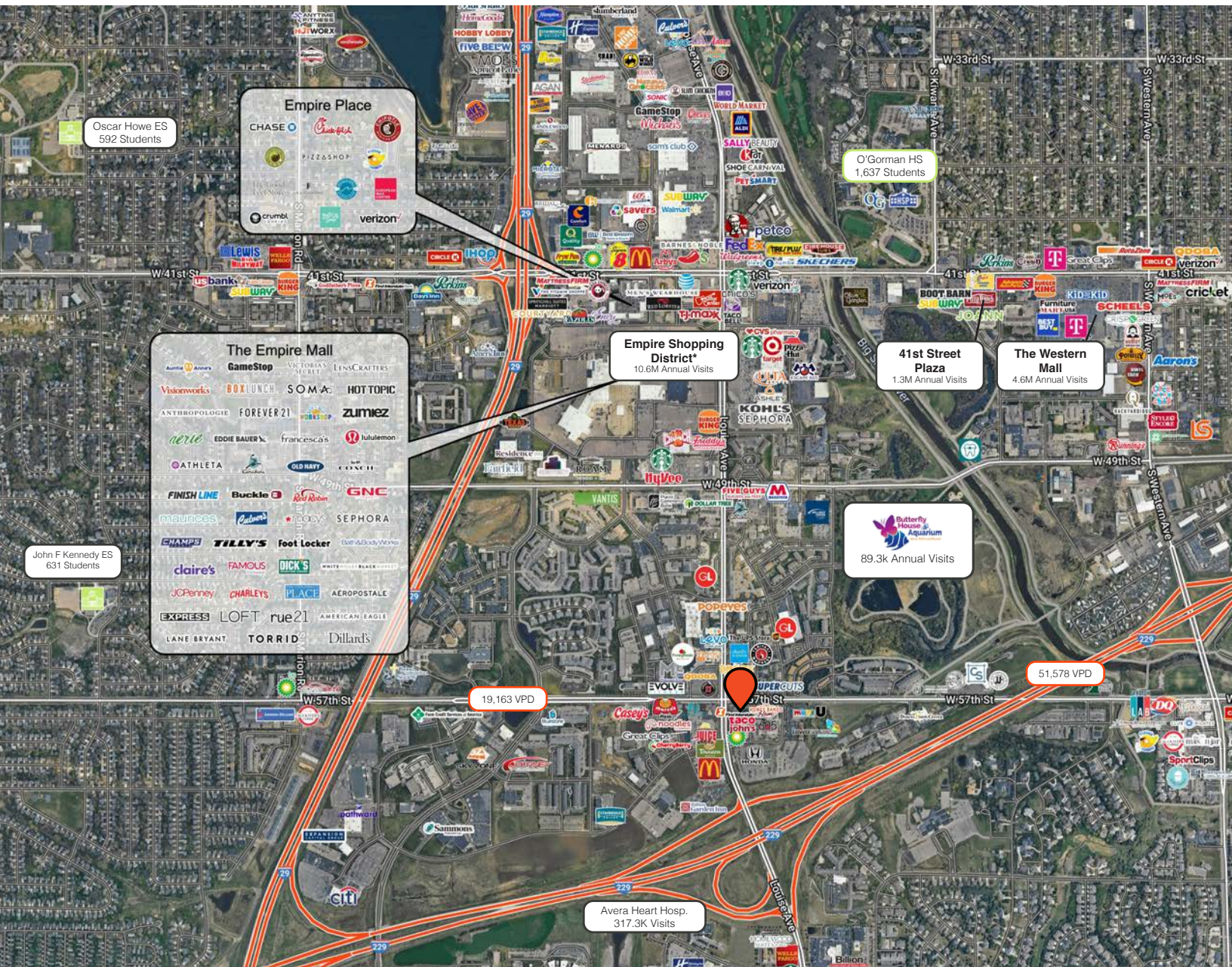


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## AREA MAP



\*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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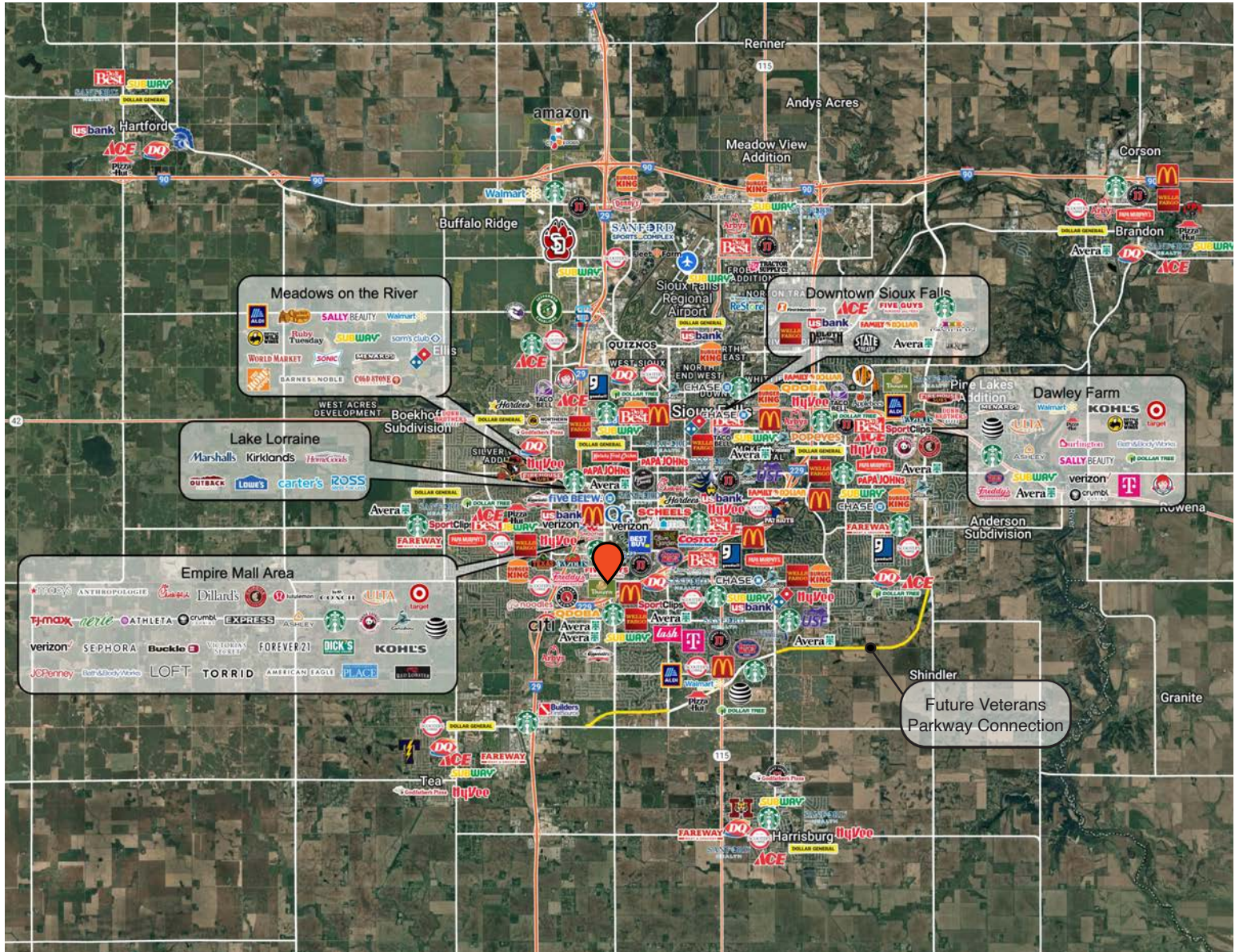


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## CITY MAP



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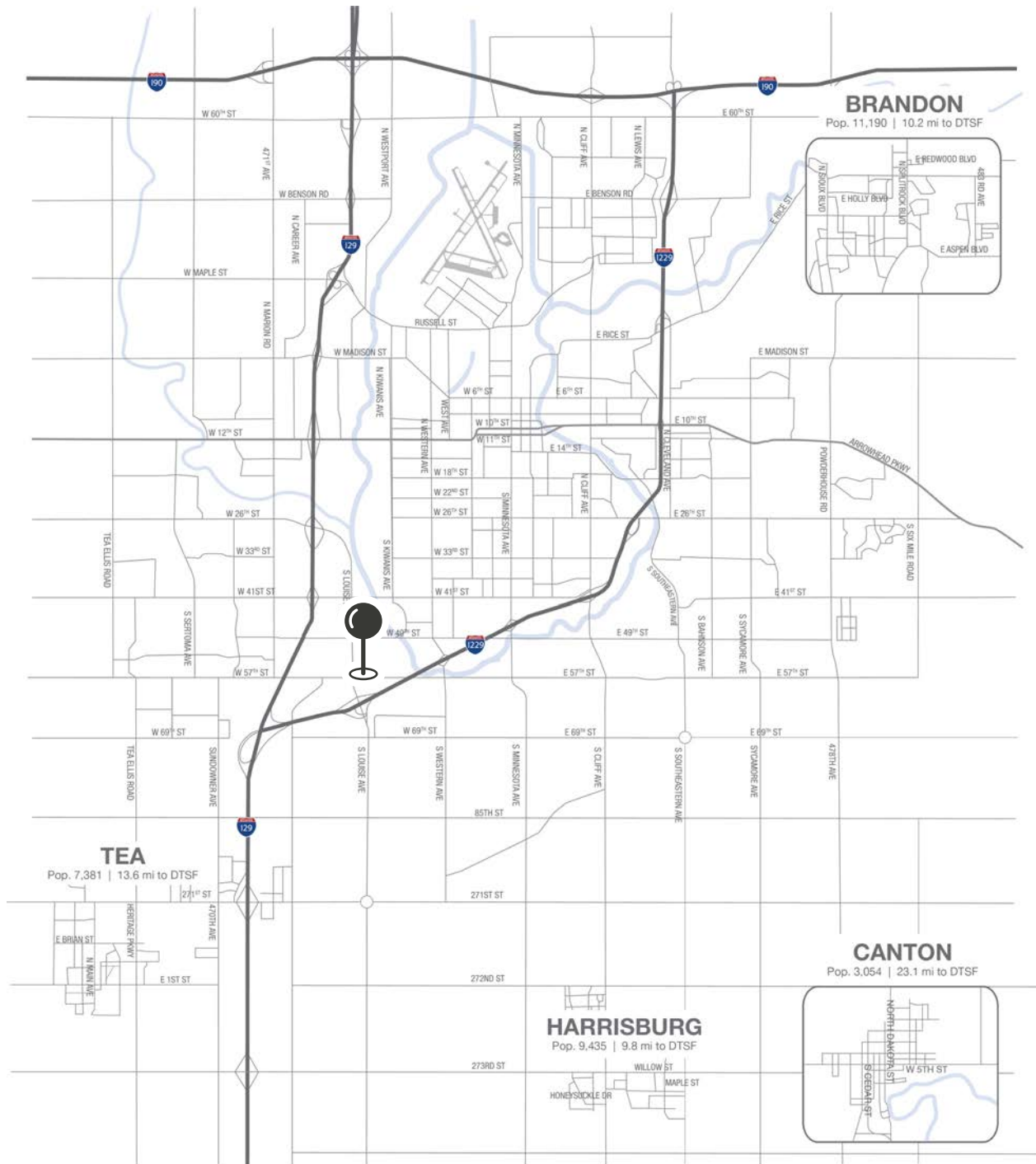
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## MSA MAP



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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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,456	64,480	128,835
2020 Total Population	7,758	75,782	155,112
2020 Group Quarters	104	1,652	3,184
2024 Total Population	8,509	81,461	168,888
2024 Group Quarters	104	1,652	3,161
2029 Total Population	9,087	87,239	182,018
2023-2028 Annual Rate	1.32%	1.38%	1.51%
2024 Total Daytime Population	20,532	96,186	186,035
Workers	16,558	59,548	111,102
Residents	3,974	36,638	74,933
Household Summary			
2010 Households	3,466	26,458	52,594
2010 Average Household Size	1.86	2.34	2.37
2020 Total Households	4,182	31,389	64,067
2020 Average Household Size	1.83	2.36	2.37
2024 Households	4,407	33,419	69,466
2024 Average Household Size	1.91	2.39	2.39
2029 Households	4,644	35,477	74,556
2029 Average Household Size	1.93	2.41	2.40
2023-2028 Annual Rate	1.05%	1.20%	1.42%
2010 Families	1,392	15,868	31,617
2010 Average Family Size	2.61	2.95	2.99
2024 Families	1,731	19,320	39,848
2024 Average Family Size	2.90	3.11	3.12
2029 Families	1,803	20,351	42,330
2029 Average Family Size	2.96	3.15	3.15
2023-2028 Annual Rate	0.82%	1.05%	1.22%
2024 Housing Units	4,700	35,104	74,274
Owner Occupied Housing Units	23.3%	56.8%	55.3%
Renter Occupied Housing Units	70.5%	38.4%	38.2%
Vacant Housing Units	6.2%	4.8%	6.5%
Median Household Income			
2024	\$53,773	\$75,922	\$74,839
2029	\$58,421	\$87,435	\$87,219
Median Age			
2010	32.3	33.1	33.7
2020	36.4	35.6	35.6
2024	36.1	36.0	36.1
2029	38.1	37.4	37.3
2024 Population by Sex			
Males	4,095	40,203	84,168
Females	4,414	41,258	84,720
2029 Population by Sex			
Males	4,338	42,770	89,940
Females	4,749	44,468	92,078
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	1,042	4,061	7,877
Total Employees:	15,347	51,172	103,938

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