



# BISON TRAIL OFFICE

OFFICE CONDO FOR LEASE/SALE



3235 E Bison Trail,  
Sioux Falls, SD 57108



1,355 SF +/-  
(Lot: 0.39 Acres +/-)



LEASE: \$25.00 / SF NNN  
Estimated NNN: \$9.19 / SF  
SALE: \$499,500

## LOCATION

First generation office building just off the roundabout at 69th & Southeastern. This site sits north of the future Veterans Parkway, designed to mirror I-229, acting as a main transportation path in Sioux Falls. Surrounded by an abundance of housing with 3,762 units within a 1-mile radius.

## DESCRIPTION

- Build-out includes 4 private offices, open flex area, reception/waiting area or potential 5th office, kitchenette, refrigerator, microwave, and sink
- Kitchenette has custom Dakota Kitchen & Bath cabinetry
- Free surface parking
- Signage opportunities include building and monument
- Zoned: O - Office
- 2025 Construction
- Neighboring tenants include Alpine Companies, the Refinery Salon Studios, GreatLife Performance Center, Southeastern Dental Center, Joshua Homes, Wings Gymnastics Academy, and more
- Near Sioux Falls Christian Elementary, Harrisburg Horizon Elementary, Harrisburg East Middle School (2,413 Students; 2023 - 2024)
- Office Condo - also for sale

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### BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,355 SF +/-	\$25.00/SF NNN	\$9.19/SF	\$34.19/SF	\$46,327.45	\$3,860.62

### ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$6.64*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.44*
HOA/Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$1.11*
<b>Total</b>	-	<b>\$9.19</b>
CAM includes the following utilities: Trash		

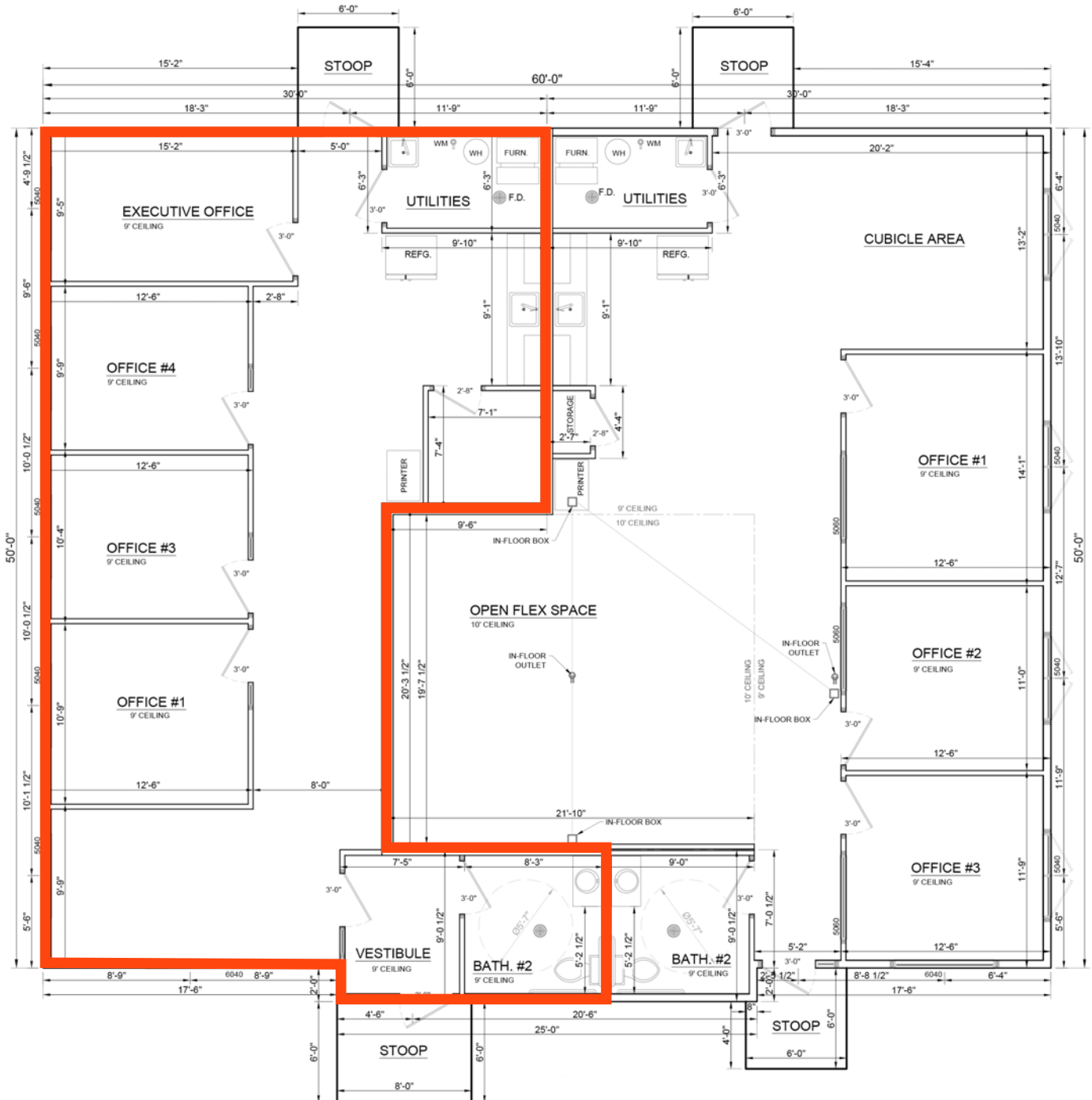
### UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
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 Tenant directly to Provider	City of Sioux Falls	No	Yes
Trash	Paid by LL, Reimbursed by Tenant through CAM	Novak	Yes	No
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

Concept only; subject to change



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## EXTERIOR PHOTOS

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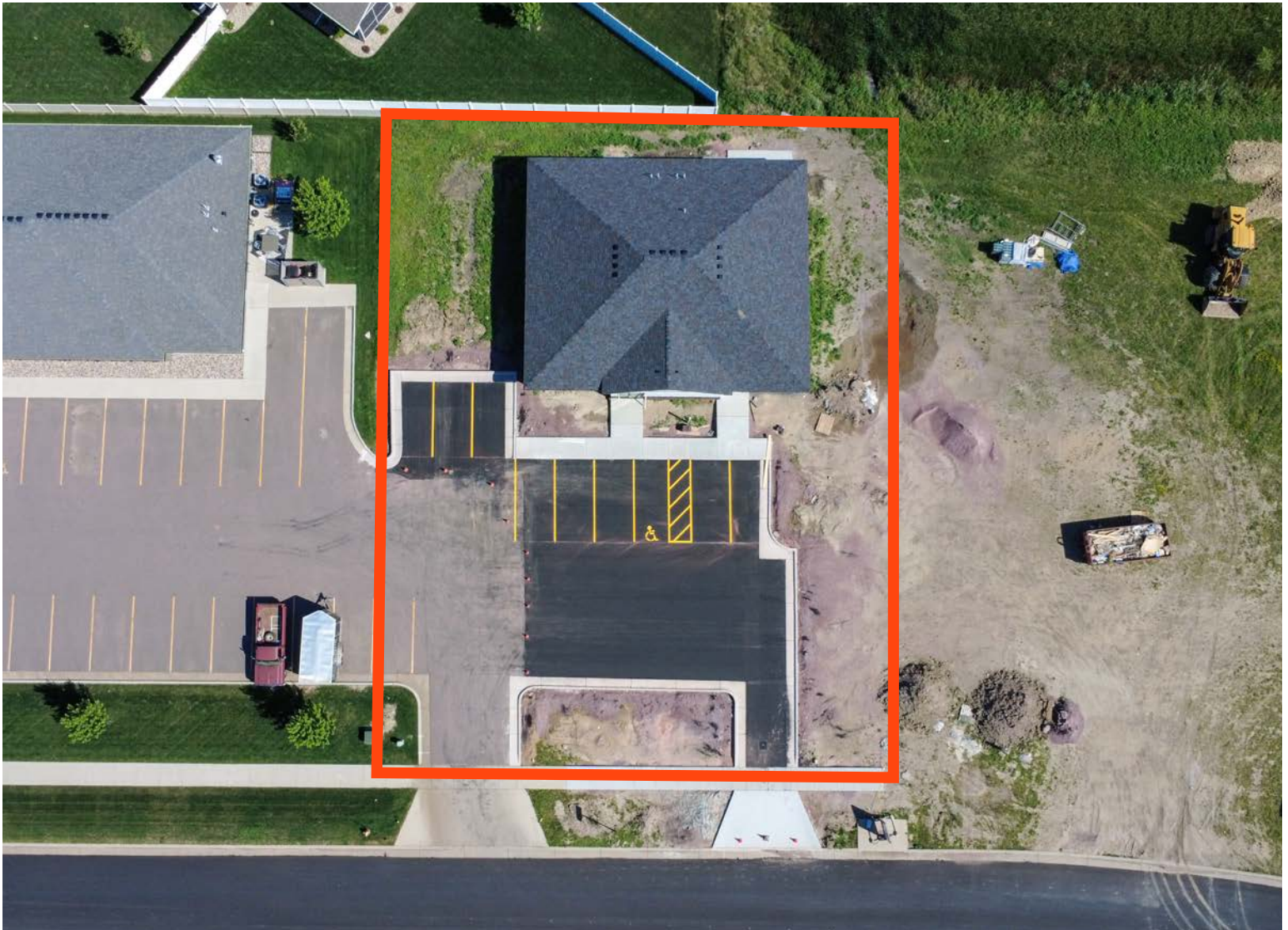


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## AERIEL



*Parcel boundaries shown are for illustrative purposes only and may not reflect exact dimensions. Refer to official survey or legal description for precise details.*

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Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



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## SITE MAP



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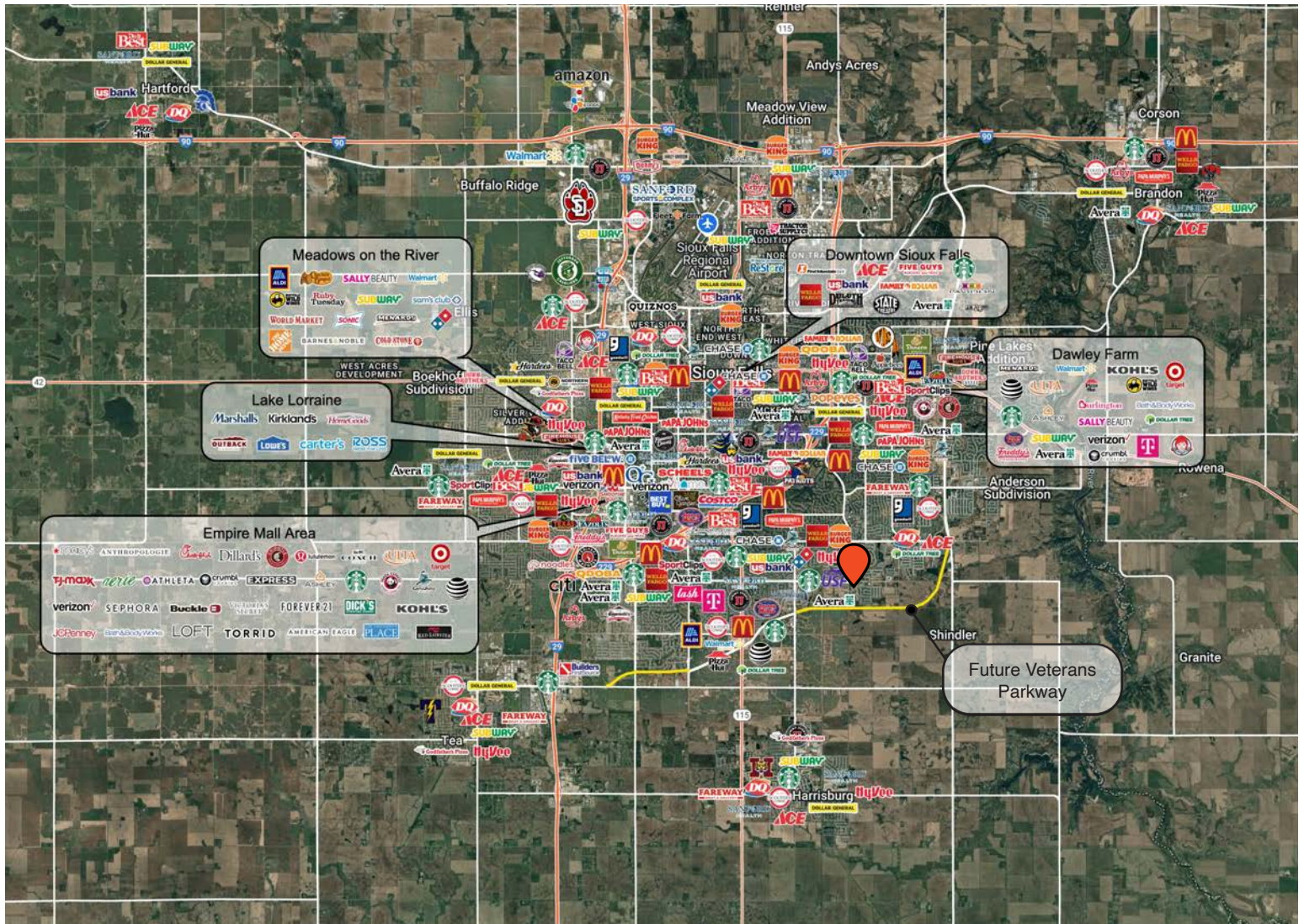
## AREA MAP



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### CITY MAP



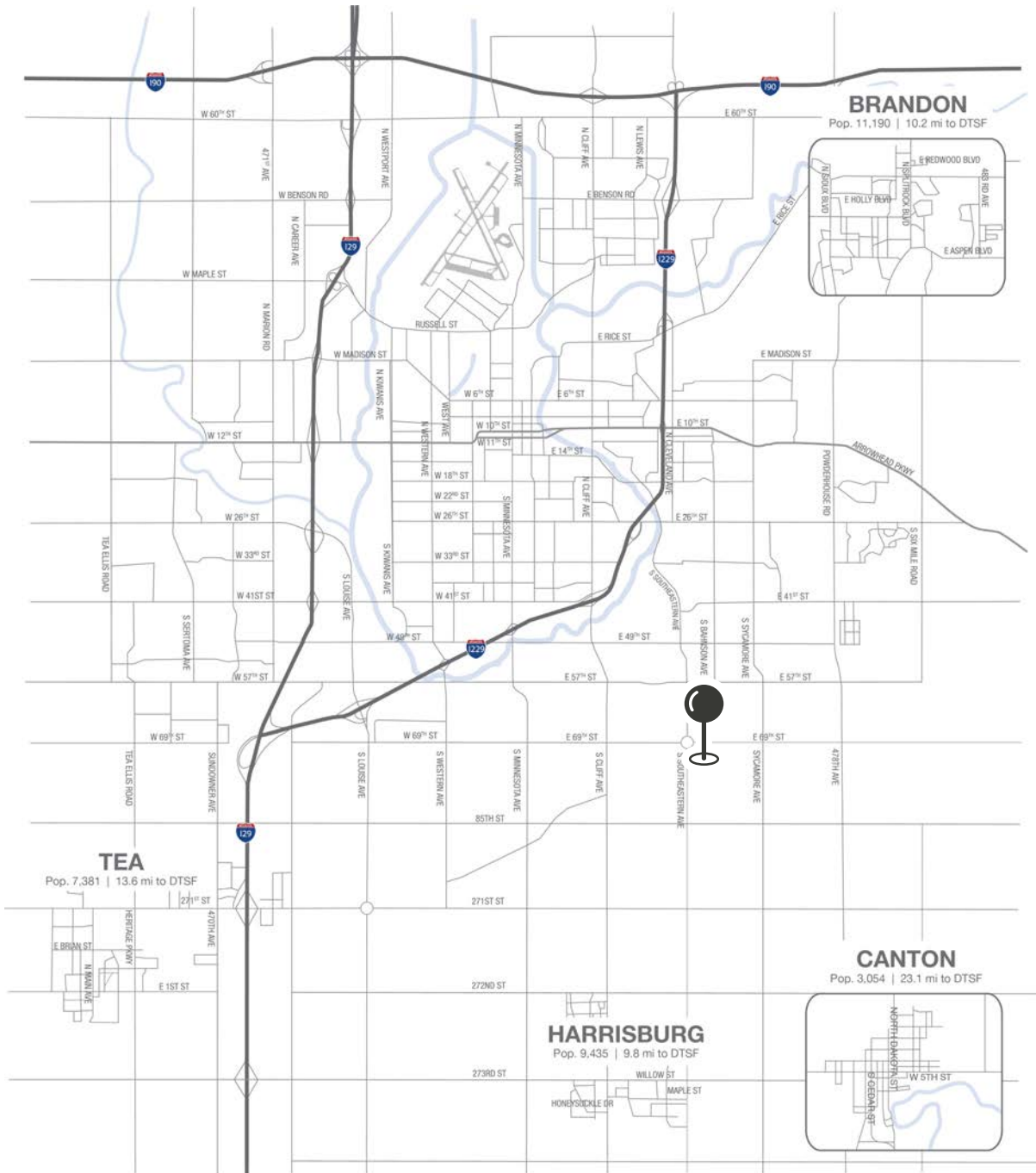
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## MSA MAP



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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	1,679	31,117	100,315
2020 Total Population	5,581	44,094	126,849
2020 Group Quarters	44	276	2,155
2025 Total Population	7,800	50,526	142,376
2025 Group Quarters	42	277	2,159
2030 Total Population	9,748	57,166	157,386
2024-2029 Annual Rate	4.56%	2.50%	2.02%
2025 Total Daytime Population	4,447	36,220	152,653
Workers	840	12,825	88,235
Residents	3,607	23,395	64,418
Household Summary			
2010 Households	640	11,868	40,343
2010 Average Household Size	2.61	2.62	2.41
2020 Total Households	2,429	17,632	51,747
2020 Average Household Size	2.28	2.49	2.41
2025 Households	3,425	20,317	57,806
2025 Average Household Size	2.27	2.47	2.43
2030 Households	4,286	23,041	63,884
2030 Average Household Size	2.26	2.47	2.43
2024-2029 Annual Rate	4.59%	2.55%	2.02%
2010 Families	471	8,838	24,962
2010 Average Family Size	3.08	3.05	3.02
2025 Families	1,996	13,386	34,019
2025 Average Family Size	2.80	3.05	3.14
2030 Families	2,462	14,984	37,349
2030 Average Family Size	2.81	3.06	3.16
2024-2029 Annual Rate	4.29%	2.28%	1.89%
2025 Housing Units	3,643	21,698	62,942
Owner Occupied Housing Units	51.7%	63.0%	53.6%
Renter Occupied Housing Units	42.3%	30.7%	38.3%
Vacant Housing Units	6.0%	6.4%	8.2%
2025 Population 25+ by Educational Attainment			
Total	5,335	34,116	94,496
Less than 9th Grade	0.6%	1.1%	2.1%
9th - 12th Grade, No Diploma	1.2%	1.4%	2.3%
High School Graduate	16.7%	14.5%	18.9%
GED/Alternative Credential	2.7%	2.0%	2.9%
Some College, No Degree	13.2%	15.8%	17.5%
Associate Degree	8.0%	9.2%	10.9%
Bachelor's Degree	37.2%	36.4%	30.0%
Graduate/Professional Degree	20.4%	19.8%	15.4%
Median Household Income			
2025	\$103,400	\$102,758	\$81,280
2030	\$111,036	\$118,848	\$95,930
Median Age			
2010	35.5	39.1	34.6
2020	35.4	38.4	35.6
2025	35.1	38.5	36.4
2030	35.9	39.0	37.3
2025 Population by Sex			
Males	3,683	24,476	70,589
Females	4,117	26,050	71,787
2030 Population by Sex			
Males	4,631	27,652	77,752
Females	5,118	29,514	79,634
Data for all businesses in area			
Total Businesses:	1 mile 98	3 miles 1,156	5 miles 6,318
Total Employees:	762	11,400	86,999

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