



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*
Total	-	\$9.19

CAM includes the following utilities: Trash

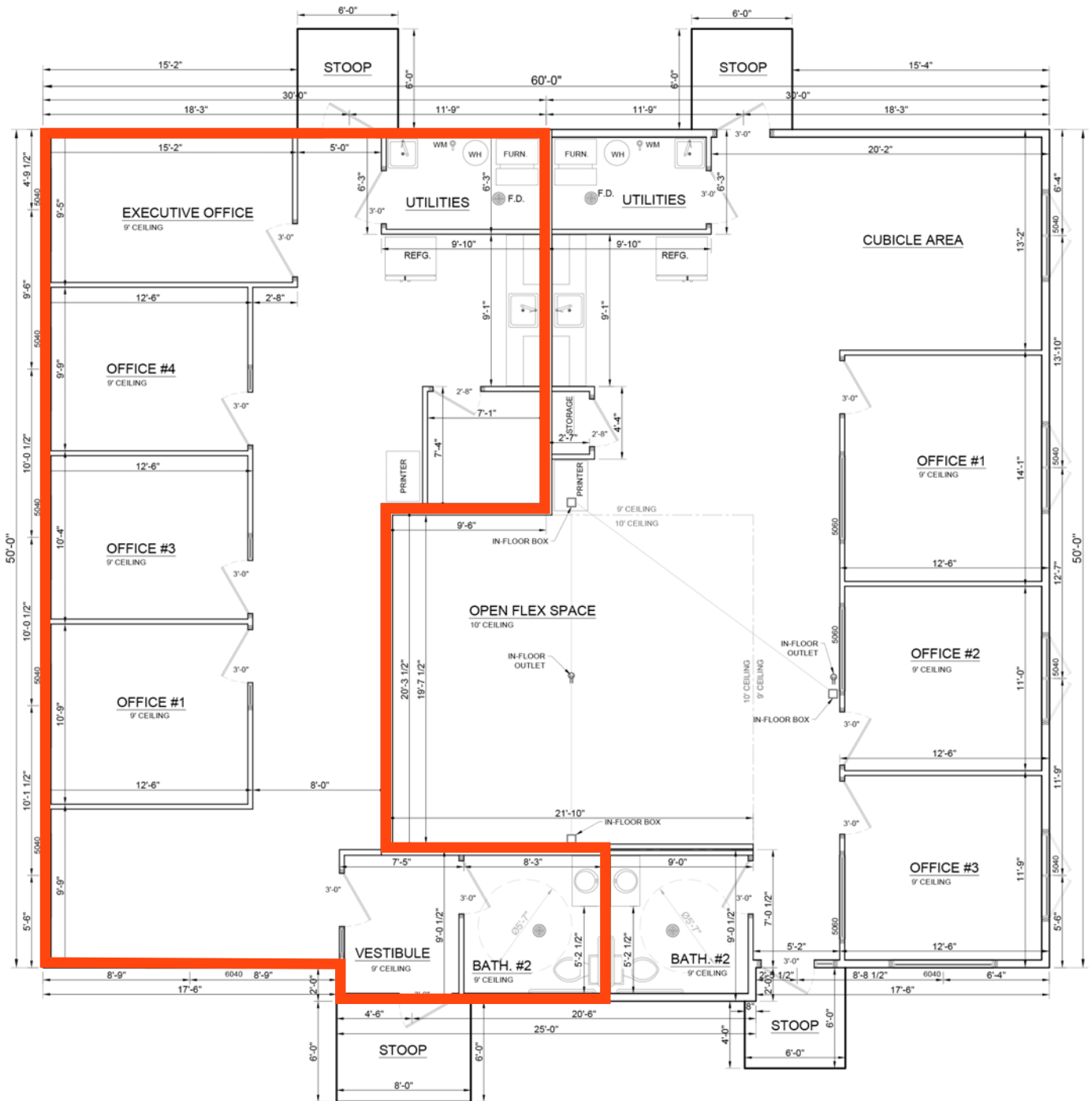
UTILITY INFORMATION

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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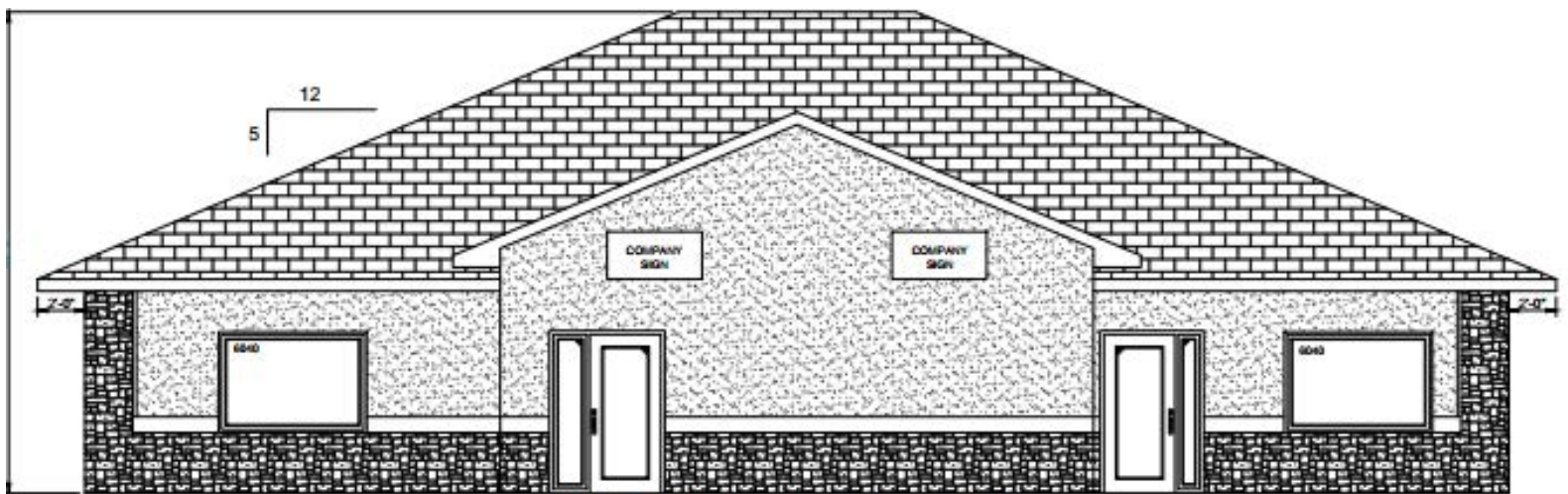
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FRONT RENDERING

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FRONT ELEVATION

1/8" = 1'-0"

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SITE MAP



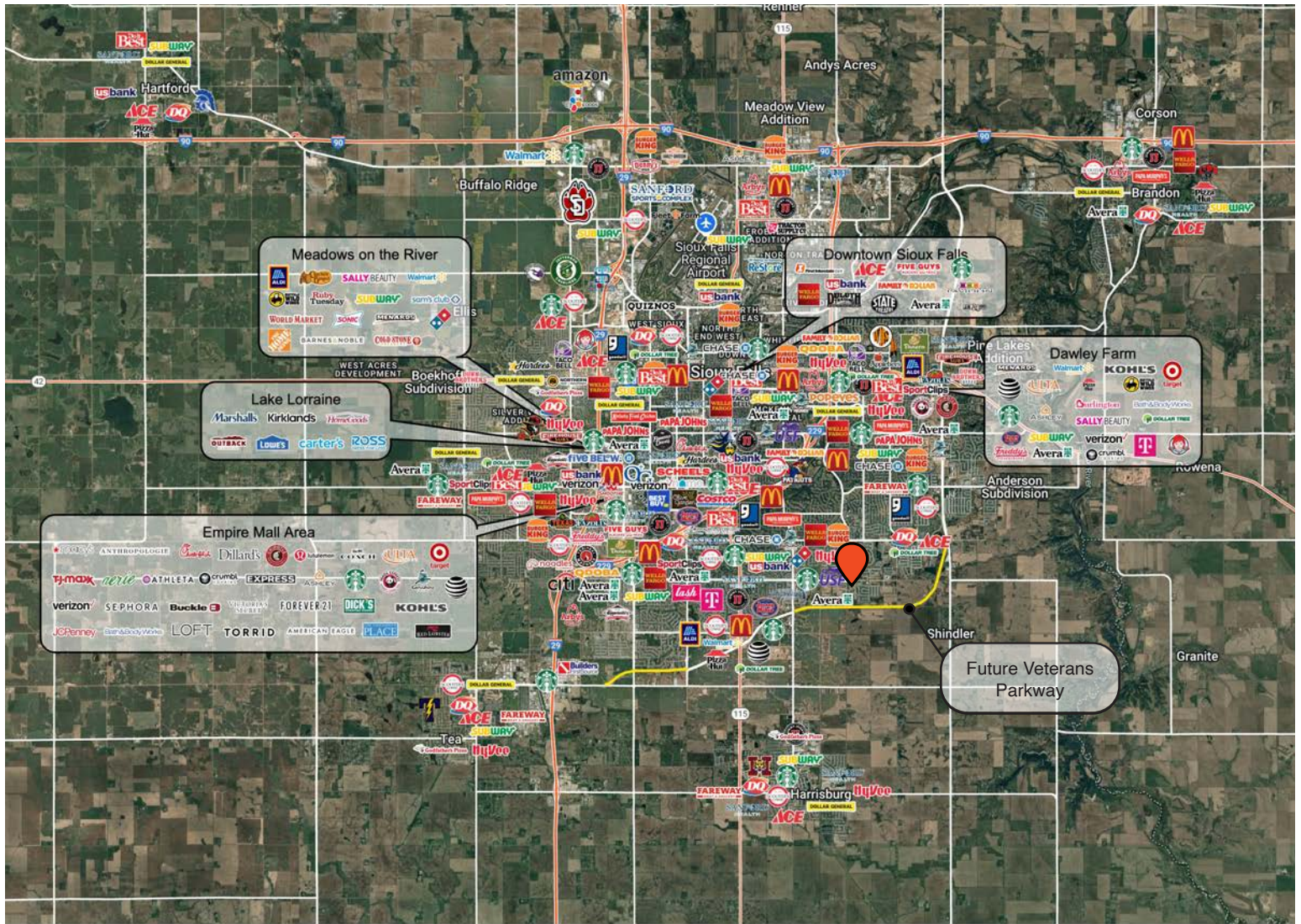
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AREA MAP



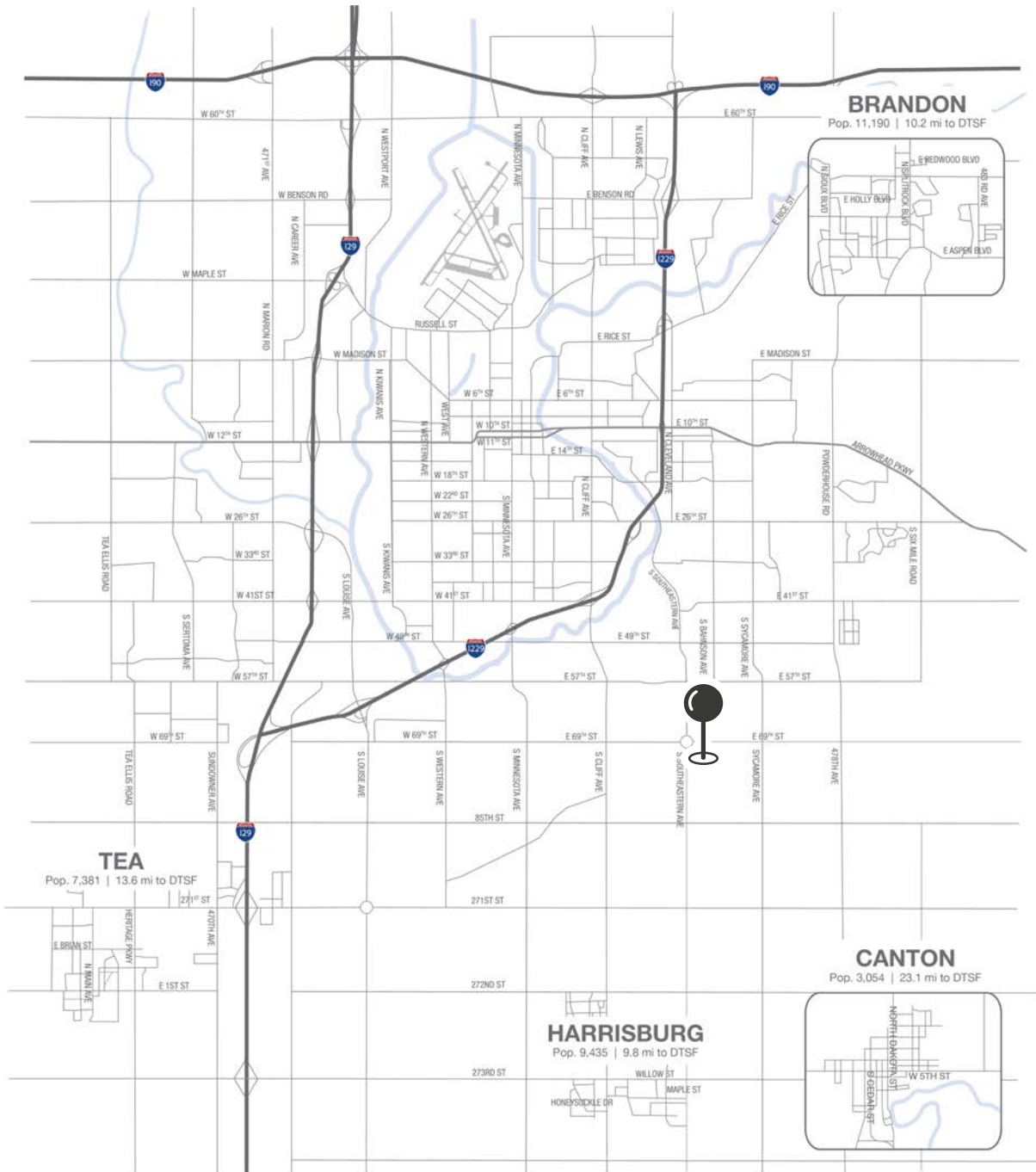
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CITY MAP



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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



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	1,679	31,117	100,315
2020 Total Population	5,581	44,094	126,849
2020 Group Quarters	44	276	2,155
2024 Total Population	7,505	49,972	140,943
2024 Group Quarters	43	276	2,154
2029 Total Population	9,288	55,529	154,656
2023-2028 Annual Rate	4.36%	2.13%	1.87%
2024 Total Daytime Population	4,269	35,752	152,462
Workers	736	12,420	88,412
Residents	3,533	23,332	64,050
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
2024 Households	3,258	19,950	56,797
2024 Average Household Size	2.29	2.49	2.44
2029 Households	3,956	22,005	61,824
2029 Average Household Size	2.34	2.51	2.47
2023-2028 Annual Rate	3.96%	1.98%	1.71%
2010 Families	471	8,838	24,962
2010 Average Family Size	3.08	3.05	3.02
2024 Families	1,906	13,093	33,356
2024 Average Family Size	2.82	3.08	3.17
2029 Families	2,287	14,277	36,050
2029 Average Family Size	2.89	3.11	3.21
2023-2028 Annual Rate	3.71%	1.75%	1.57%
2024 Housing Units	3,762	21,438	61,461
Owner Occupied Housing Units	52.2%	63.7%	54.5%
Renter Occupied Housing Units	34.4%	29.4%	37.9%
Vacant Housing Units	13.4%	6.9%	7.6%
Median Household Income			
2024	\$88,051	\$97,473	\$77,775
2029	\$100,149	\$108,764	\$92,618
Median Age			
2010	35.5	39.1	34.6
2020	35.4	38.4	35.6
2024	35.9	38.2	35.9
2029	37.6	39.0	37.0
2024 Population by Sex			
Males	3,525	24,296	70,071
Females	3,980	25,676	70,872
2029 Population by Sex			
Males	4,346	26,858	76,296
Females	4,942	28,671	78,361
Data for all businesses in area			
Total Businesses:	1 mile 85	3 miles 1,151	5 miles 6,371
Total Employees:	610	10,877	80,228

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