



TEA RETAIL

RETAIL FOR LEASE



103 W. 1st St,
Tea, SD 57064



1,400 SF +/-



\$11.00 / SF NNN
Est. NNN: \$3.25 / SF

LOCATION

This property sits on the hard corner of W 1st Street and N Main Ave in Tea, South Dakota, just 3 miles off I-29. Conveniently near many of the cities' services and attractions like the Police Department, City Hall, American Legion, Community Center, Tea Athletic Complex, multiple city parks, and the Sky Lounge.

DESCRIPTION

- Floor plan features two separate rooms, a storage in the back, and a restroom
- Landlord may consider tenant improvements based on requested use
- Retail space connected to the One Stop C-Store
- Connecting One Stop C-Store includes 4 double-sided gas/diesel pumps
- 16 shared parking spaces on-site with additional parking along Main Avenue
- Building and monument signage for enhanced visibility
- Strong business community with 1,340 employees and 168 businesses within a 1 mile radius
- Nearby schools include Venture Elementary, Legacy Elementary, Tea MS, and Tea HS, with a combined enrollment of 2,180 students (2023-2024)
- ~10 minutes off I-29
- NNN covers real estate taxes, property insurance, parking lot & building maintenance - contact Broker for more details

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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.
1,400 SF +/-	\$11.00/SF NNN	\$3.25/SF	\$14.25/SF	\$19,950.00	\$1,662.50

INTERIOR PHOTOS



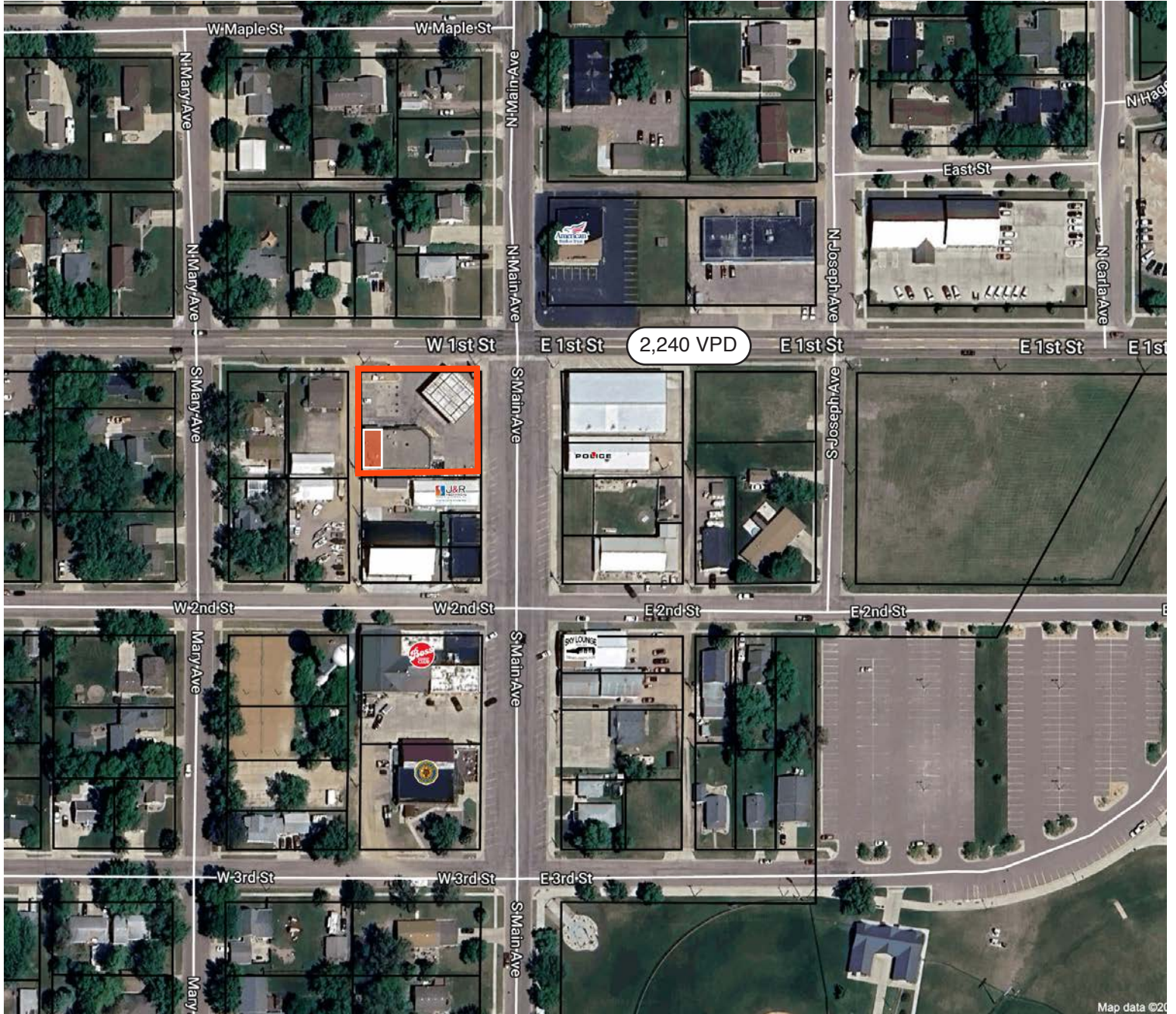
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DRONE PHOTOS



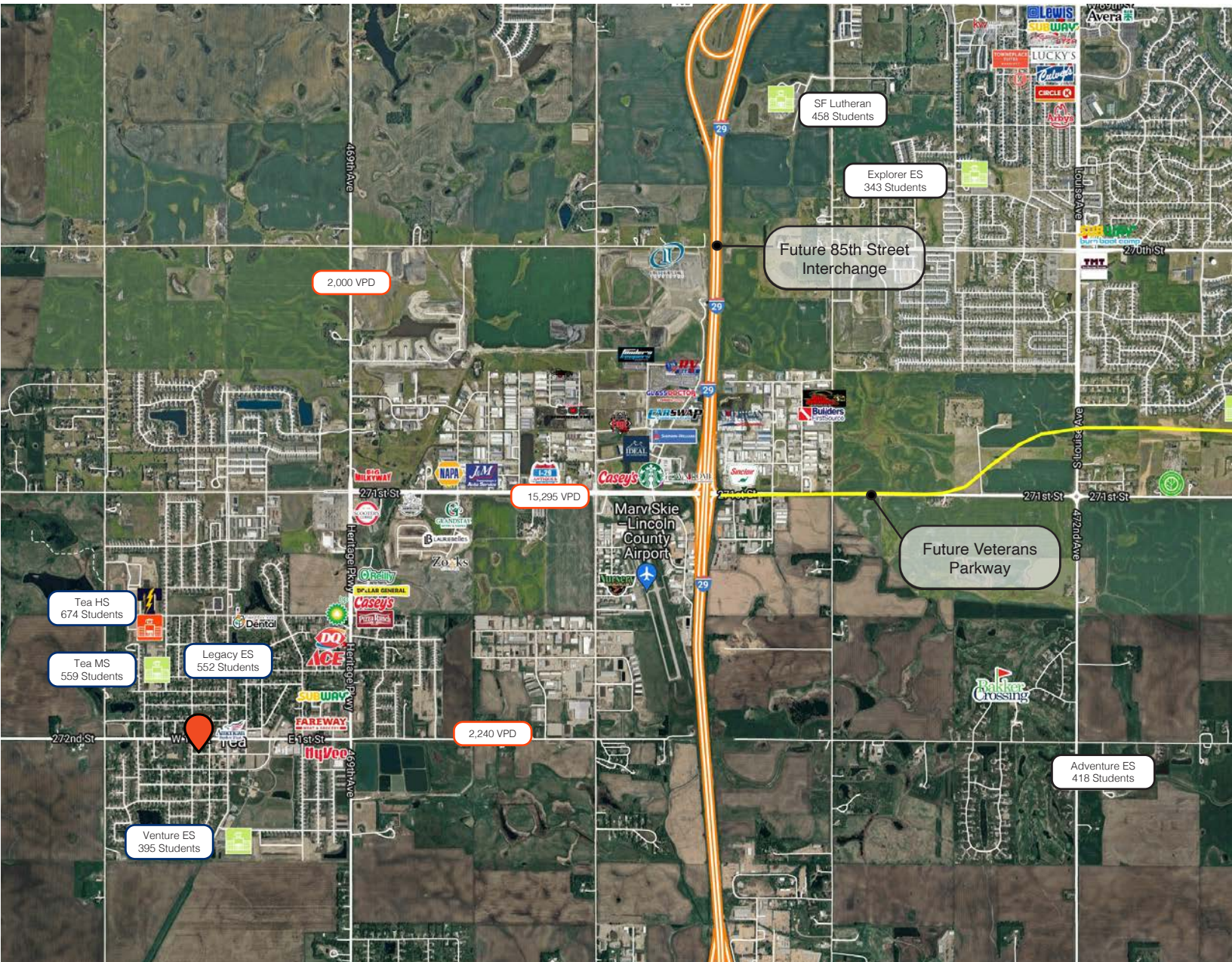
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SITE MAP



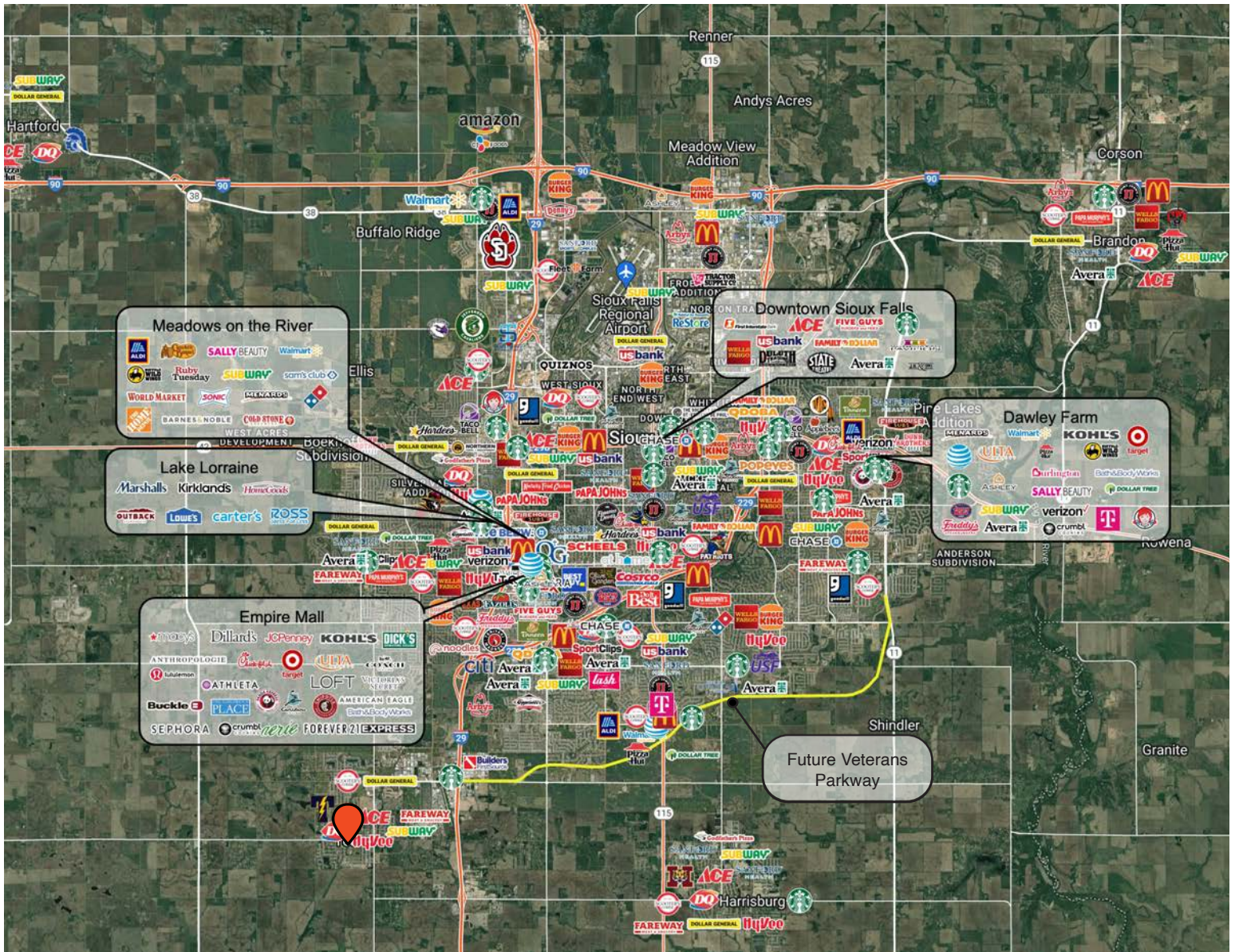
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AREA MAP



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MSA MAP



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DEMOGRAPHICS

Tea, South Dakota, is a rapidly growing community with a population growth rate of 2.83%, significantly above the national average. Located just minutes from Sioux Falls and 13.6 miles from downtown Sioux Falls, Tea acts as a charming suburb, offering the benefits of proximity to a larger city while maintaining its small-town charm.

Known for its excellent schools and strong sense of community, Tea offers a welcoming atmosphere for all. The town has experienced rapid development, with over 887 homes being built since 2018, reflecting its appeal. Tea offers a variety of amenities and services, making it an attractive destination for both residents and visitors. Located in the midwest, Tea draws in people from surrounding states, contributing to its dynamic and thriving community.

POPULATION PROJECTION		
Year	Tea	MSA
2023	7,381	311,500
2028	8,486	336,494

FAST FACTS - SIOUX FALLS



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate

(September 2024)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

TOP EMPLOYERS - MSA

SANFORD
HEALTH

10,750

Avera

8,298



3,688

Smithfield

3,600

HyVee
EMPLOYEE OWNED

2,939

amazon

2,505

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,414	5,344	29,186
2020 Total Population	4,690	7,221	40,291
2020 Group Quarters	0	0	185
2024 Total Population	5,304	8,198	45,182
2024 Group Quarters	0	0	185
2029 Total Population	5,897	9,021	49,901
2023-2028 Annual Rate	2.14%	1.93%	2.01%
2024 Total Daytime Population	3,893	7,576	36,319
Workers	1,559	3,966	16,334
Residents	2,334	3,610	19,985
Household Summary			
2010 Households	1,109	1,768	11,248
2010 Average Household Size	3.08	3.02	2.58
2020 Total Households	1,581	2,430	15,495
2020 Average Household Size	2.97	2.97	2.59
2024 Households	1,710	2,689	16,950
2024 Average Household Size	3.10	3.05	2.65
2029 Households	1,861	2,892	18,424
2029 Average Household Size	3.17	3.12	2.70
2023-2028 Annual Rate	1.71%	1.47%	1.68%
2010 Families	903	1,445	7,748
2010 Average Family Size	3.37	3.31	3.06
2024 Families	1,272	2,052	11,126
2024 Average Family Size	3.49	3.41	3.21
2029 Families	1,376	2,196	11,990
2029 Average Family Size	3.57	3.50	3.27
2023-2028 Annual Rate	1.58%	1.37%	1.51%
2024 Housing Units	1,775	2,784	17,839
Owner Occupied Housing Units	65.7%	70.3%	62.0%
Renter Occupied Housing Units	30.6%	26.3%	33.1%
Vacant Housing Units	3.7%	3.4%	5.0%
Median Household Income			
2024	\$91,445	\$98,386	\$84,279
2029	\$102,414	\$107,768	\$96,367
Median Age			
2010	27.8	29.6	30.5
2020	30.2	31.7	32.9
2024	30.8	32.3	33.7
2029	30.7	32.6	35.1
2024 Population by Sex			
Males	2,647	4,138	22,529
Females	2,657	4,060	22,653
2029 Population by Sex			
Males	2,901	4,484	24,653
Females	2,996	4,537	25,248
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	168	507	1,213
Total Employees:	1,340	3,794	12,959

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