



1508 W 3RD STREET

FLEX BUILDING FOR LEASE



1508 W 3rd St,
Sioux Falls, SD 57104



7,584 SF +/-



\$5,000.00 / Month NNN
Est. NNN: \$2.62 / SF

LOCATION

Enjoy strong accessibility off Russell Street & NW Avenue, which draws a combined 19,352 vehicles per day. This location is surrounded by premier attractions like the Denny Sanford Premier Center, Sioux Falls Convention Center, The Birdcage, Thunder Road, Terrace Park, Elmwood Golf Course, and Downtown Sioux Falls.

DESCRIPTION

- Flexible floor plan with a showroom, multiple offices, large breakroom, reception area, warehouse space, and yard space that allows for ample customization
- One overhead garage door
- Surface parking lot with adequate parking for customers and employees
- Potential for building signage
- Available May 1st, 2025
- Zoned: C-2
- Near Terrace Park, which features scenic walking paths, 9 baseball fields, Japanese Gardens, Covell Lake, aquatic center, tennis courts, and more, attracting 159.1k visits annually
- Nearby businesses include Stewart School, Urban Adventure Center, Bluestone Federal Credit Union, FastSigns, Casey's, SportBowl (bowling alley) and Casa Del Ray

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BUILDING COSTS

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

Size	Base Rent	2025 NNN Est.	Monthly NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.
7,584 SF +/-	\$5,000 / Month NNN	\$2.62 / SF	\$1,655.84	\$6,655.84 / Month	\$79,870.08

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.13*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.49*
Common Area Maintenance	Paid by Tenant directly to Provider	-
Total	-	\$2.62

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM
Gas	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No
Electricity	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No
Water & Sewer	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No
Trash	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No

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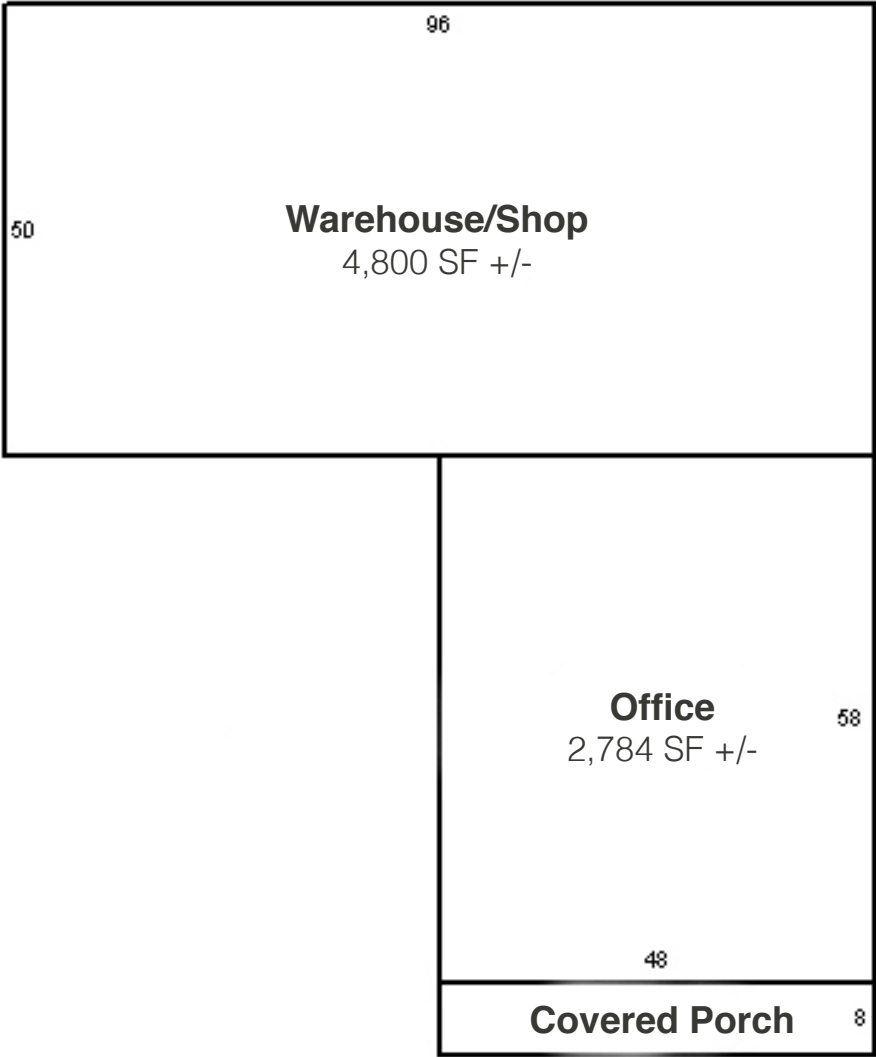
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FLOOR PLAN

Conceptual purposes only and is not to scale.
Subject to change without notice.



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



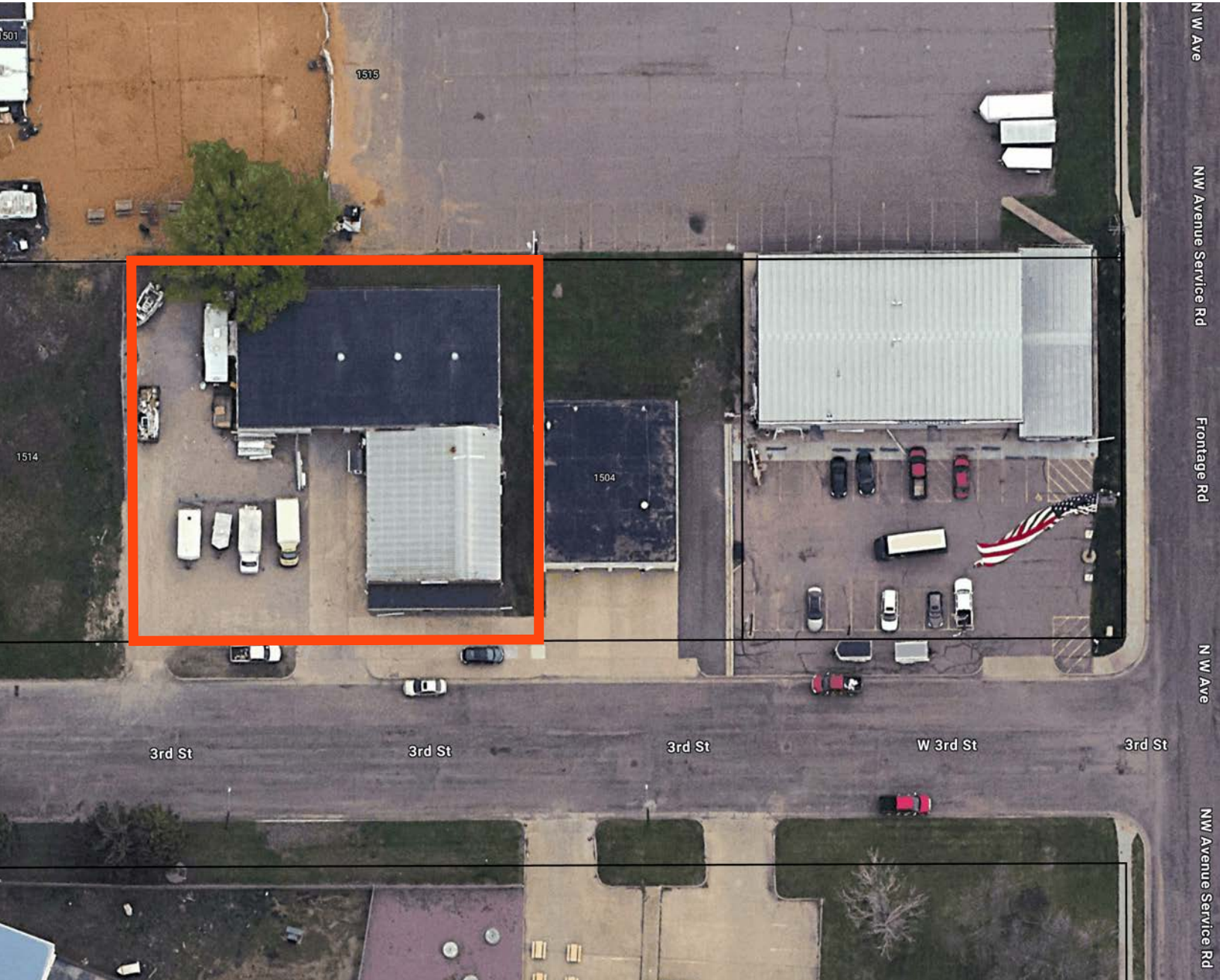
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PARCEL



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SITE MAP



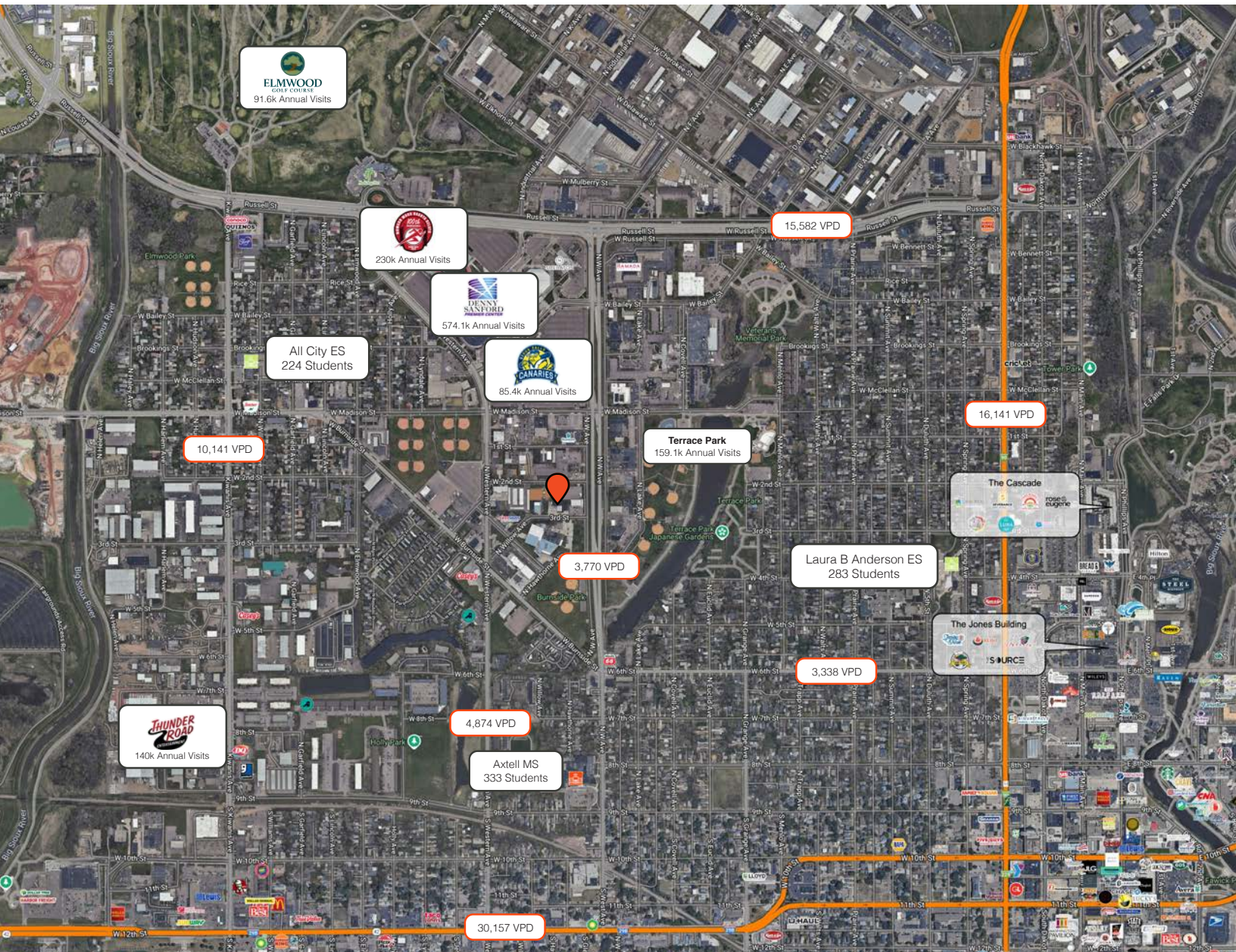
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AREA MAP



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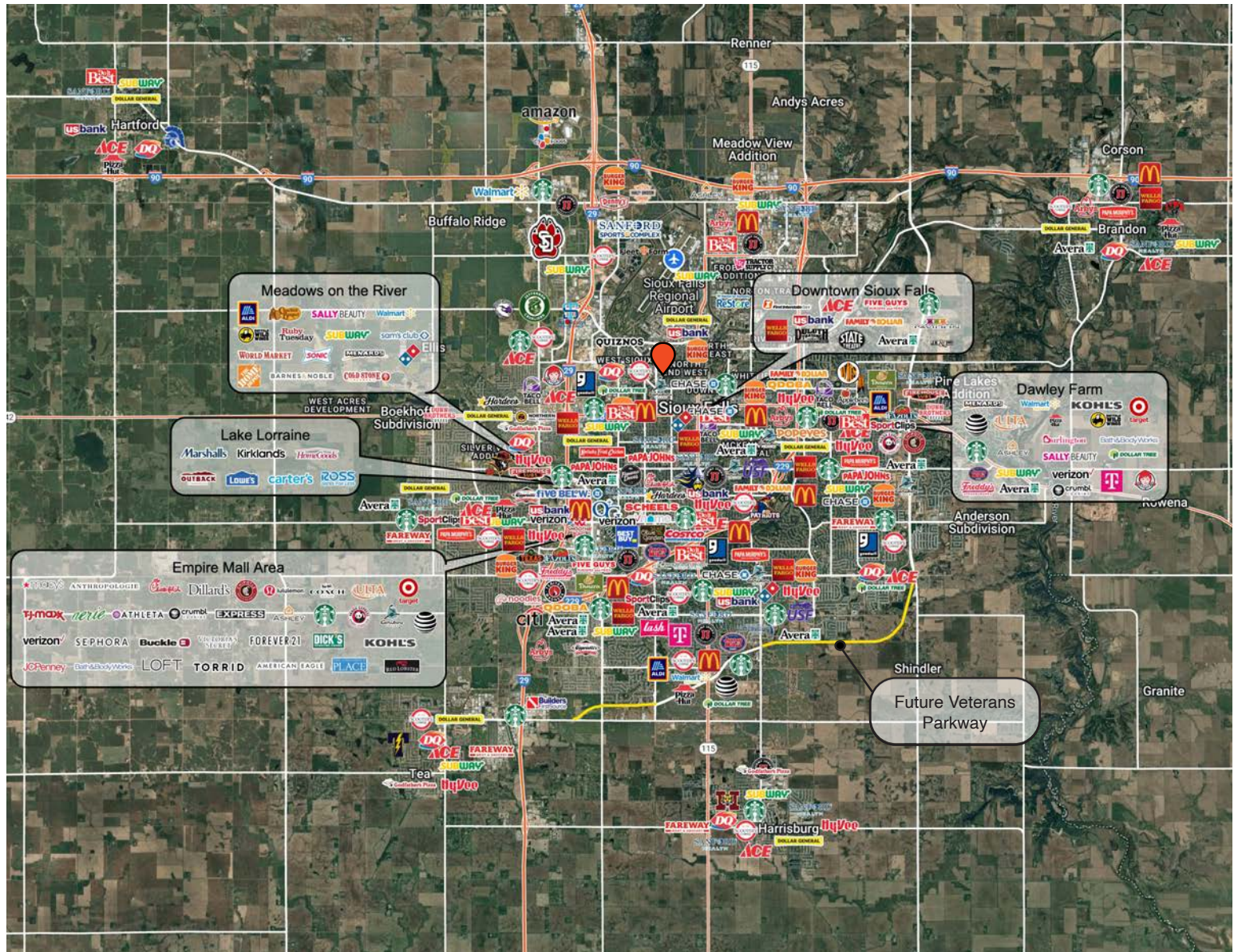
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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CITY MAP



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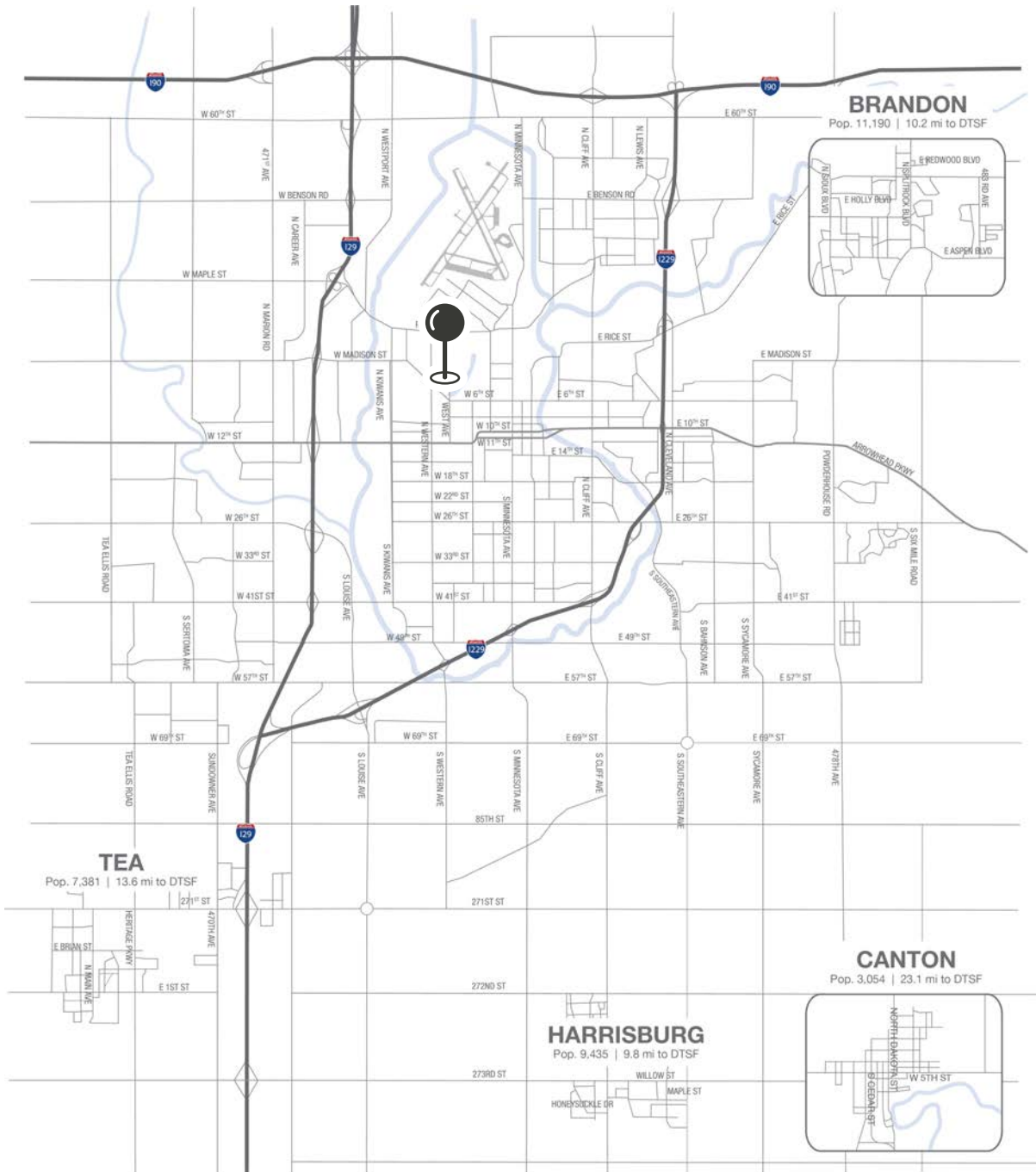
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MSA MAP



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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



#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



10,929



8,200



3,627



3,239



2,390



1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,365	64,710	140,740
2020 Total Population	12,590	67,536	156,445
2020 Group Quarters	603	3,804	4,862
2024 Total Population	13,327	71,063	167,170
2024 Group Quarters	586	3,803	4,862
2029 Total Population	13,667	74,800	178,378
2023-2028 Annual Rate	0.51%	1.03%	1.31%
2024 Total Daytime Population	18,545	112,758	205,965
Workers	12,466	82,429	133,413
Residents	6,079	30,329	72,552
Household Summary			
2010 Households	5,468	26,707	56,728
2010 Average Household Size	2.14	2.22	2.37
2020 Total Households	5,853	28,779	64,196
2020 Average Household Size	2.05	2.21	2.36
2024 Households	6,253	30,586	68,565
2024 Average Household Size	2.04	2.20	2.37
2029 Households	6,481	32,435	73,326
2029 Average Household Size	2.02	2.19	2.37
2023-2028 Annual Rate	0.72%	1.18%	1.35%
2010 Families	2,559	13,982	33,887
2010 Average Family Size	2.97	2.94	3.01
2024 Families	2,556	14,778	38,569
2024 Average Family Size	3.11	3.10	3.13
2029 Families	2,608	15,434	40,761
2029 Average Family Size	3.10	3.10	3.14
2023-2028 Annual Rate	0.40%	0.87%	1.11%
2024 Housing Units	6,826	33,116	73,174
Owner Occupied Housing Units	33.5%	46.8%	54.0%
Renter Occupied Housing Units	58.1%	45.6%	39.7%
Vacant Housing Units	8.4%	7.6%	6.3%
Median Household Income			
2024	\$55,158	\$59,738	\$70,882
2029	\$60,162	\$67,011	\$83,027
Median Age			
2010	33.0	33.0	34.4
2020	36.0	35.0	36.4
2024	36.8	35.4	36.7
2029	38.7	36.9	37.9
2024 Population by Sex			
Males	7,087	37,092	84,745
Females	6,240	33,971	82,425
2029 Population by Sex			
Males	7,166	38,630	89,656
Females	6,501	36,169	88,722
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	942	4,814	8,507
Total Employees:	12,822	73,445	121,941

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