



LOUISE AVE OFFICE SPACE

OFFICE SPACE FOR LEASE



4309 S Louise Ave, Suite 101A,
Sioux Falls, SD 57106



1,012 RSF +/-



\$20.00 / SF Gross
including Utilities
(excluding phone & internet)

LOCATION

Located near the intersection of Louise Avenue and 49th Street, this office building offers convenience with nearby shopping centers, office parks, and apartment complexes. Minutes from Sertoma Park, one of the city's premier spots for play and picnics, with premier access to the Bike Trail for added walkability.

DESCRIPTION

- Floor plan features a reception/waiting area, three offices, and a kitchenette
- Common area lobby and restrooms
- Available June 1, 2025
- Co-tenant: Stay Graceful
- 11 shared surface parking spaces
- Monument signage available along Louise Avenue, as well as building and directory signage opportunities
- Neighboring businesses include Five Guys, Caribou Coffee, Hy-Vee, Dollar Tree, Popeye's, Levo Credit Union and a strong presence of office tenants
- ~0.5 mile from The Empire Shopping District
- 4,956 housing units and 1,159 businesses within a 1-mile radius
- Conveniently located next to the Sioux Area Metro bus stop, providing access to public transportation

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FLOOR PLAN

Concept only; subject to change

Size	Base Rent	Yearly Total Est.	Monthly Total Est.
1,012 SF +/-	\$20.00/SF Gross	\$20,240.00	\$1,686.67

UTILITY INFORMATION

Utility	Paid By	Provider	Included in Gross
Gas	Paid by LL	Mid-American Energy	Yes
Electricity	Paid by LL	Xcel Energy	Yes
Water & Sewer	Paid by LL	City of Sioux Falls	Yes
Trash	Paid by LL, Reim-bursed by Tenant	Novak	Yes
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No

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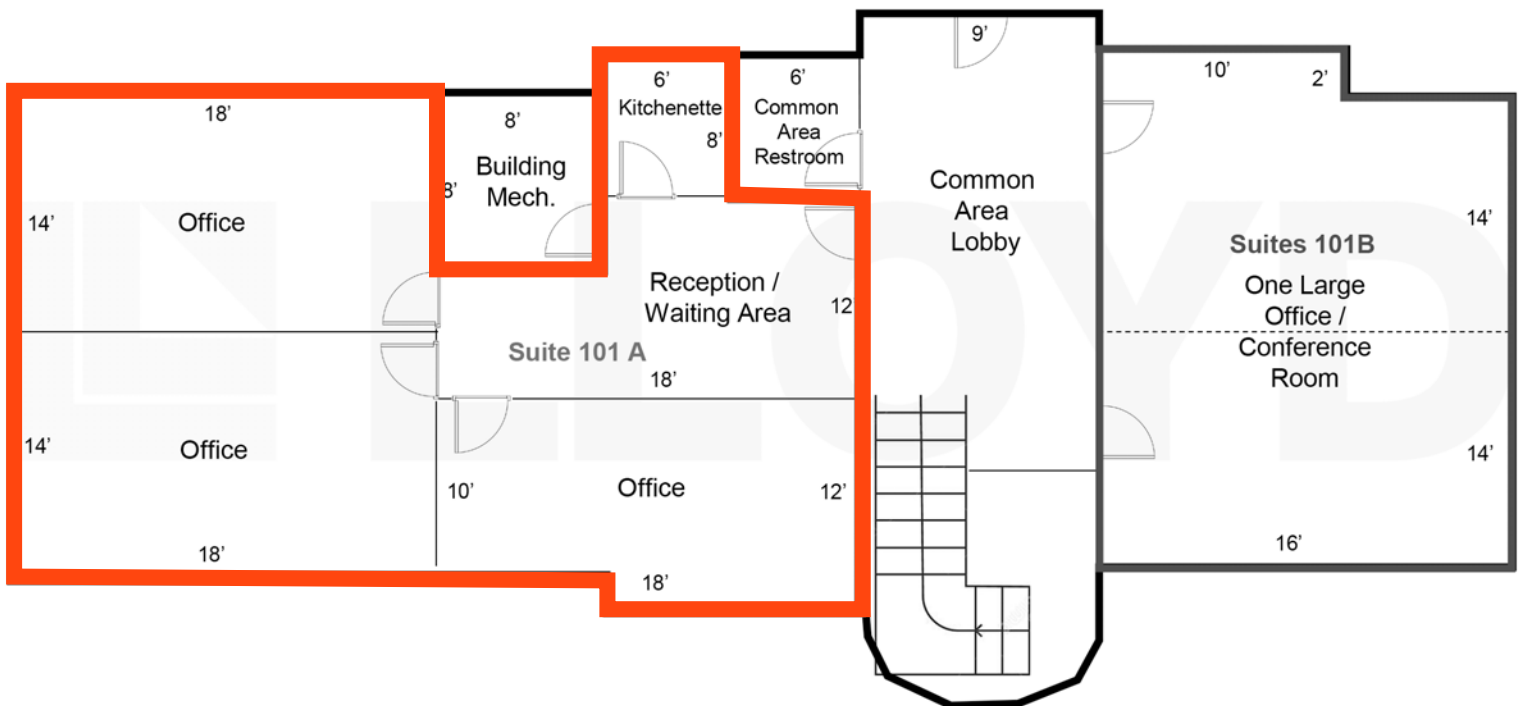
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FLOOR PLAN

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*Concept plan only. Dimensions are approximate.

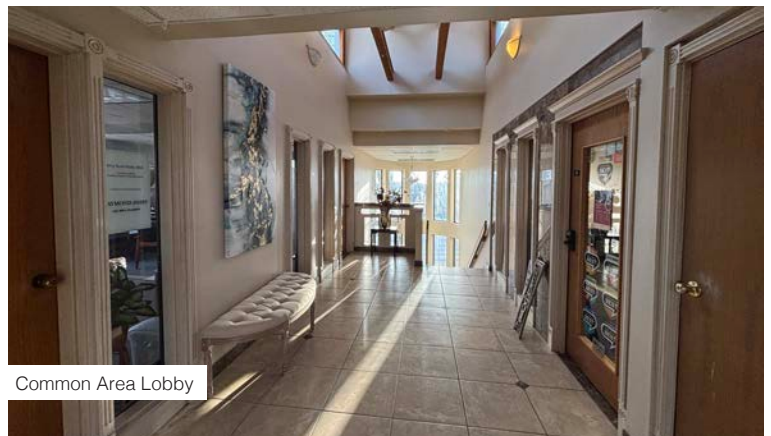
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



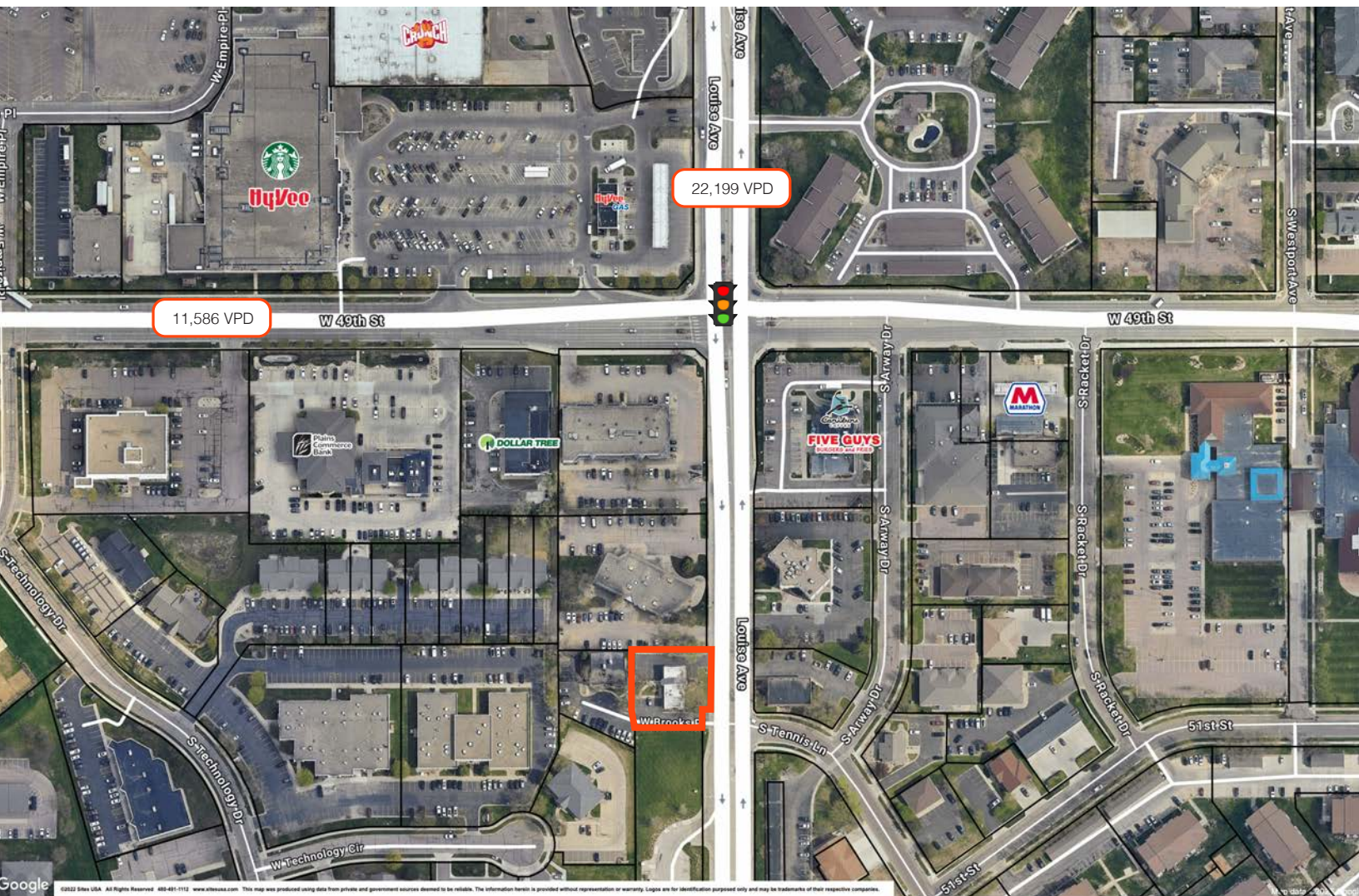
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SITE MAP



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AREA MAP



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

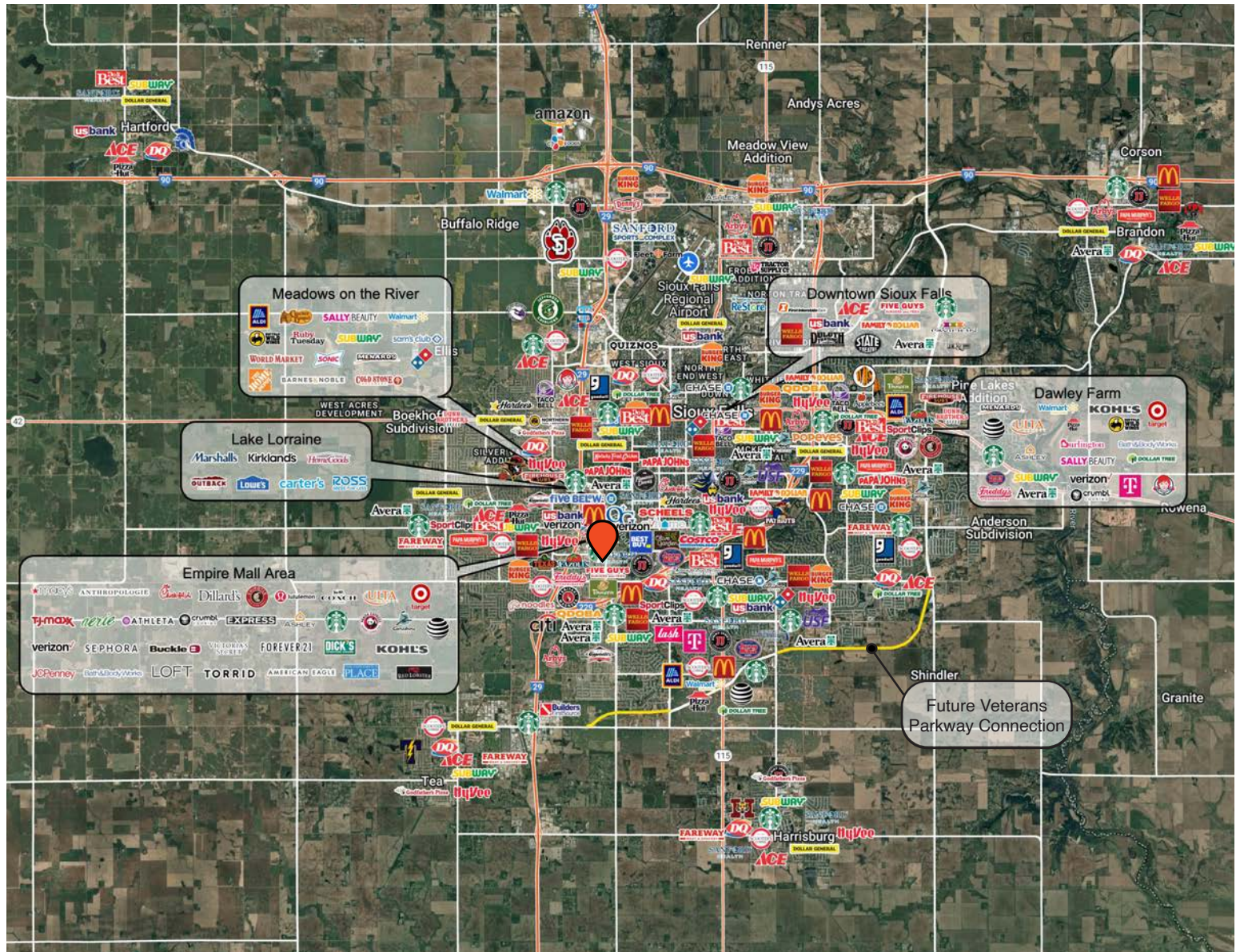
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CITY MAP



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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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,098	71,826	132,640
2020 Total Population	7,583	82,542	158,225
2020 Group Quarters	135	1,697	4,612
2024 Total Population	8,262	88,225	171,764
2024 Group Quarters	136	1,698	4,612
2029 Total Population	8,788	93,907	184,738
2023-2028 Annual Rate	1.24%	1.26%	1.47%
2024 Total Daytime Population	20,856	101,273	191,285
Workers	17,099	62,325	115,816
Residents	3,757	38,948	75,469
Household Summary			
2010 Households	4,034	29,411	53,688
2010 Average Household Size	1.73	2.35	2.36
2020 Total Households	4,375	34,042	64,835
2020 Average Household Size	1.70	2.37	2.37
2024 Households	4,641	36,069	70,143
2024 Average Household Size	1.75	2.40	2.38
2029 Households	4,914	38,100	75,237
2029 Average Household Size	1.76	2.42	2.39
2023-2028 Annual Rate	1.15%	1.10%	1.41%
2010 Families	1,420	17,576	32,181
2010 Average Family Size	2.52	2.97	2.99
2024 Families	1,600	20,862	40,129
2024 Average Family Size	2.80	3.11	3.12
2029 Families	1,676	21,876	42,595
2029 Average Family Size	2.82	3.15	3.15
2023-2028 Annual Rate	0.93%	0.95%	1.20%
2024 Housing Units	4,956	37,930	75,084
Owner Occupied Housing Units	17.9%	57.4%	55.4%
Renter Occupied Housing Units	75.8%	37.7%	38.0%
Vacant Housing Units	6.4%	4.9%	6.6%
Median Household Income			
2024	\$50,859	\$76,715	\$74,552
2029	\$54,466	\$89,464	\$86,838
Median Age			
2010	34.0	33.1	33.7
2020	38.9	35.6	35.7
2024	39.0	36.0	36.1
2029	40.6	37.3	37.4
2024 Population by Sex			
Males	3,933	43,716	86,386
Females	4,329	44,509	85,378
2029 Population by Sex			
Males	4,151	46,196	92,075
Females	4,637	47,712	92,663
Data for all businesses in area			
Total Businesses:	1,159	4,300	7,903
Total Employees:	17,058	53,871	105,716

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