



1900 S MINNESOTA AVE

RETAIL SUITE FOR SUBLEASE



1900 S Minnesota Ave,
Sioux Falls, SD 57105



2,000 SF +/-



\$16.00 / SF NNN
Estimated NNN: \$6.20 / SF

LOCATION

Located at the high-traffic intersection of 26th Street and Minnesota Avenue, this retail suite sits in a well-established strip alongside national co-tenants. Minnesota Avenue is a key north-south corridor connecting Downtown Sioux Falls to major roads like 41st Street, I-29, and I-229.

DESCRIPTION

- Floor plan offers a showroom, 7 offices, small break room, storage room with a rear entrance, utility closet, and single restroom
- Sublease through May 31, 2026; potential to extend Lease terms with LL
- Pylon signage available along Minnesota Avenue, and opportunity for building signage
- Co-tenants include Wingstop and Jimmy John's
- Neighboring tenants include Wells Fargo, Walgreens, Pizza Cheeks, Caribou Coffee, Slim Chickens, O'Reilly Auto Parts, and more
- Traffic counts along Minnesota Avenue draw an impressive 25,929 VPD
- Near multiple elementary and middle schools, as well as Augustana University (1,624 students) and The University of Sioux Falls (2,390 students)
- Approximately 1 mile to the Sanford USD Medical Center and Hospital, which brought in 2.1M visits to the area in the past year

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BUILDING COSTS

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

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,000 SF +/-	\$16.00/SF NNN	\$6.20/SF	\$22.20/SF	\$44,400.00	\$3,700.00

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.59*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.55*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.06*
Total	-	\$6.20
CAM includes the following utilities: Water & Sewer, and 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 LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	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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INTERIOR PHOTOS



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EXTERIOR PHOTOS



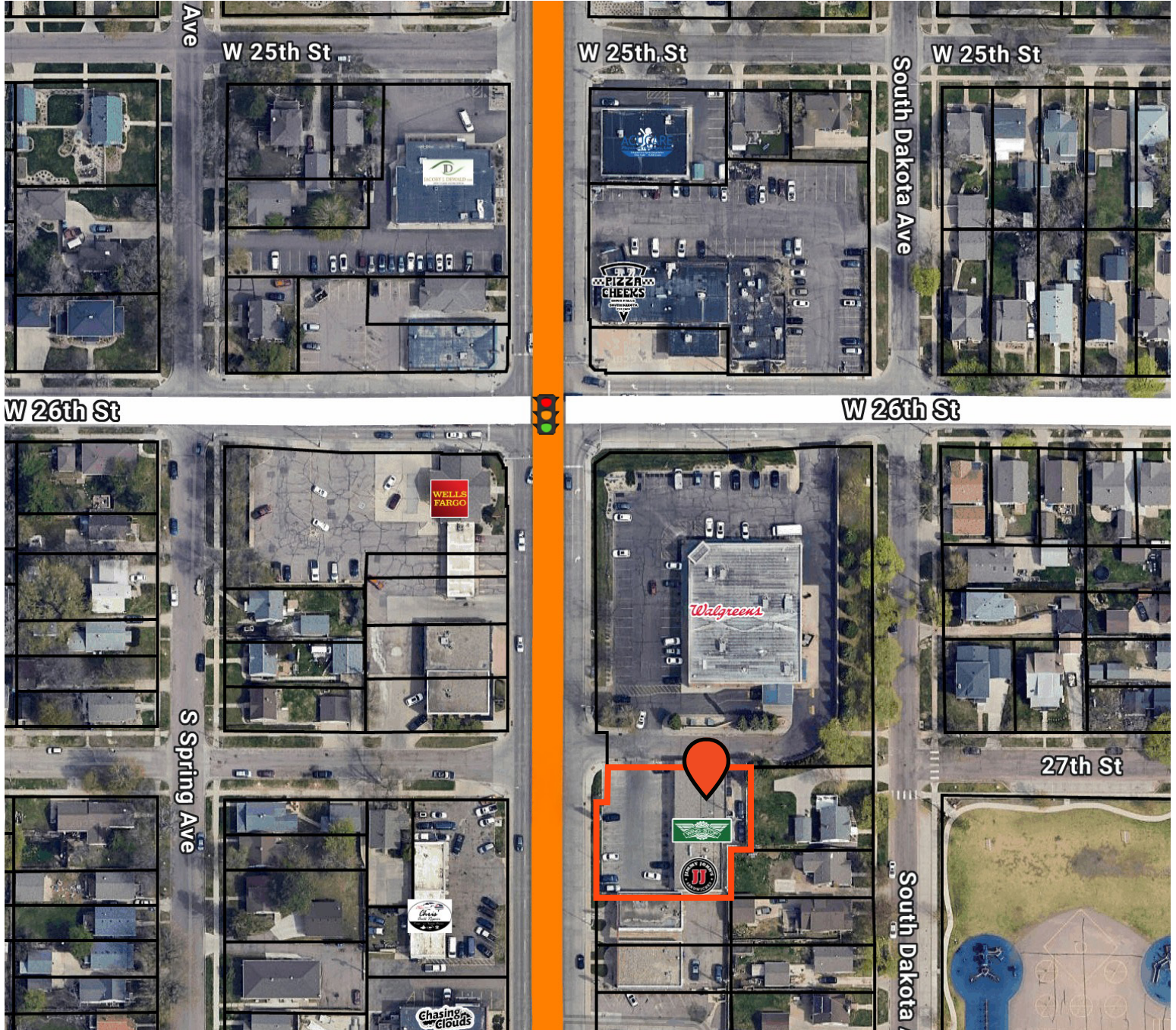
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SITE MAP



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NEIGHBORING TENANTS



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AREA MAP



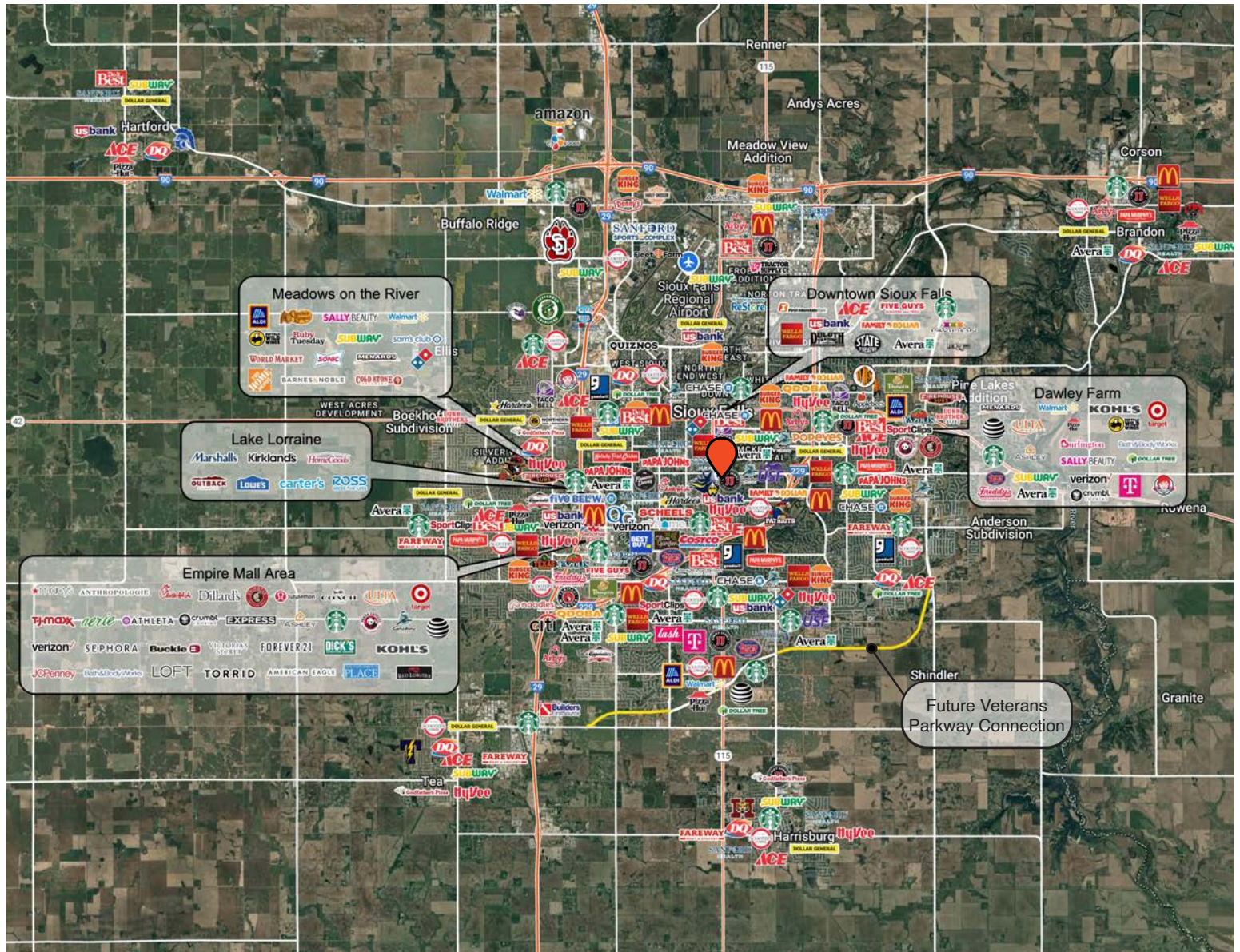
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CITY MAP



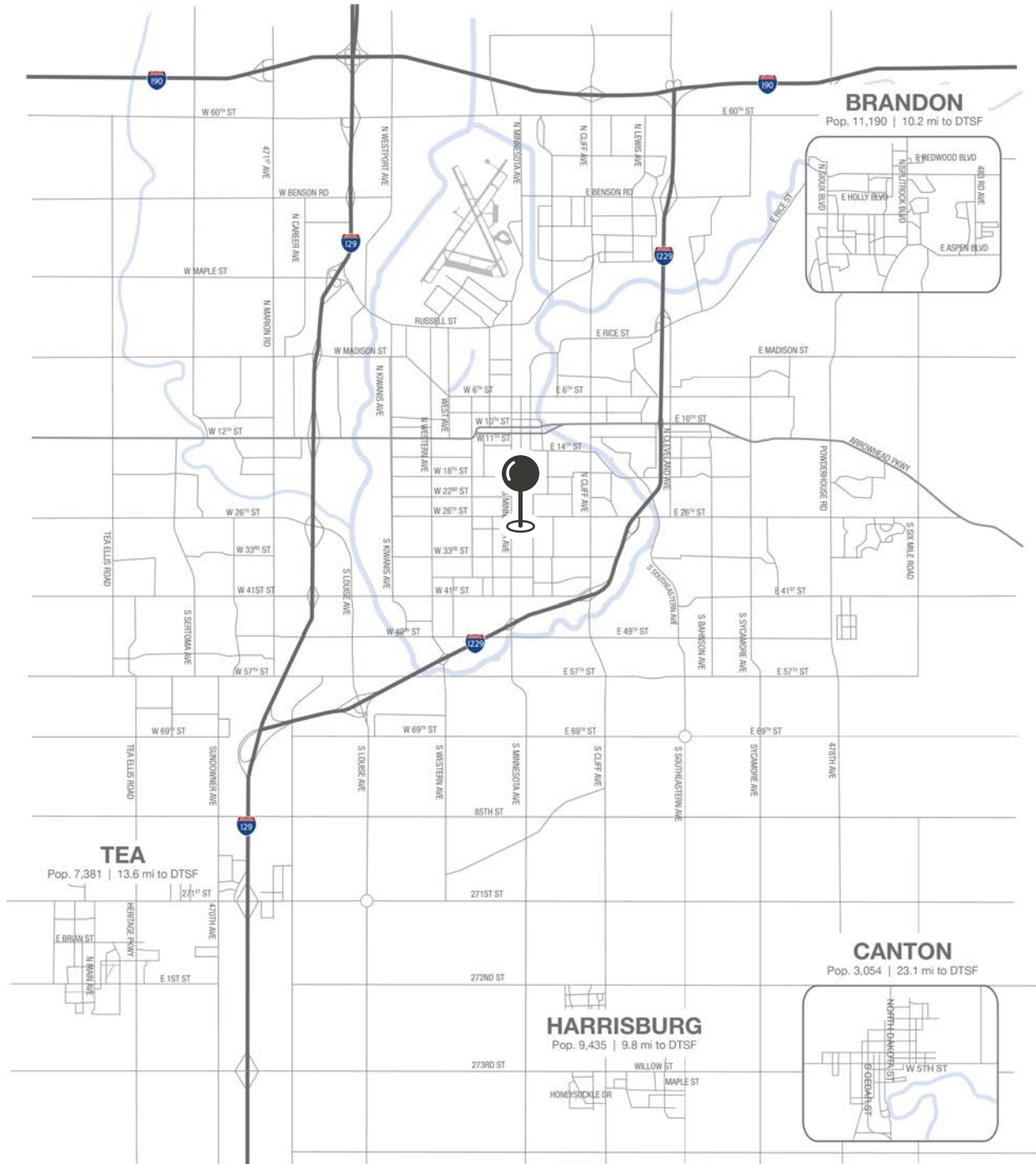
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MSA MAP



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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



#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

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	17,069	80,378	149,644
2020 Total Population	16,897	81,897	179,694
2020 Group Quarters	956	3,962	4,863
2024 Total Population	17,594	84,988	196,697
2024 Group Quarters	957	3,961	4,863
2029 Total Population	18,355	88,025	212,501
2023-2028 Annual Rate	0.85%	0.70%	1.56%
2024 Total Daytime Population	41,178	124,884	224,194
Workers	34,248	88,684	137,237
Residents	6,930	36,200	86,957
Household Summary			
2010 Households	7,573	33,382	60,043
2010 Average Household Size	2.12	2.25	2.39
2020 Total Households	7,611	34,696	73,563
2020 Average Household Size	2.09	2.25	2.38
2024 Households	7,984	36,265	80,184
2024 Average Household Size	2.08	2.23	2.39
2029 Households	8,380	37,769	86,504
2029 Average Household Size	2.08	2.23	2.40
2023-2028 Annual Rate	0.97%	0.82%	1.53%
2010 Families	3,424	18,169	36,381
2010 Average Family Size	3.00	2.95	3.02
2024 Families	3,393	18,283	45,906
2024 Average Family Size	3.02	3.08	3.14
2029 Families	3,482	18,764	49,019
2029 Average Family Size	3.03	3.08	3.17
2023-2028 Annual Rate	0.52%	0.52%	1.32%
2024 Housing Units	8,822	38,735	86,079
Owner Occupied Housing Units	37.3%	48.6%	53.8%
Renter Occupied Housing Units	53.2%	45.0%	39.4%
Vacant Housing Units	9.5%	6.4%	6.8%
Median Household Income			
2024	\$58,756	\$62,402	\$73,507
2029	\$66,180	\$70,625	\$86,499
Median Age			
2010	31.9	34.6	34.2
2020	34.5	35.9	35.9
2024	35.4	36.4	36.2
2029	37.1	37.7	37.3
2024 Population by Sex			
Males	8,941	44,018	99,022
Females	8,653	40,970	97,675
2029 Population by Sex			
Males	9,230	45,186	106,031
Females	9,125	42,839	106,470
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	2,019	5,693	8,952
Total Employees:	26,787	80,290	124,708

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