

PRICE REDUCTION



BEAKON CENTRE SUITES FOR LEASE



4805 - 4827 S. Louise Ave,
Sioux Falls, SD 57106



2,817 - 10,597 SF +/-



\$16.00 / SF NNN
Estimated NNN: \$6.50 / SF

LOCATION

Premier shopping center located at the intersection of 57th & Louise Avenue. Anchored by Pomegranate Market, this center is surrounded by major retail destinations like The Empire Shopping District and Village on Louise. Less than half a mile from I-229, this location is home to a mix of quality office & medical tenants, and numerous multi-family residences.

DESCRIPTION

- Beakon Centre is a 60,000 SF prime retail complex with a layout that prioritizes ample parking and pedestrian access to storefronts
- Seven fantastic suites of various sizes available now
- Potential to combine suites #4809 - 4813 for a total of 10,597 +/-
- Building, monument, and suite signage opportunities; two monument signs located along Louise Avenue and 57th Street
- Features 320 surface parking stalls, including designated employee parking behind the building
- Full access points from Louise Avenue and 57th Street (in/out)
- Co-tenants include The Tavern Grill, Pomegranate Market, Waxing the City, Massage Envy, Happy Jacks Casino, Tokyo Japanese Cuisine, Greenberg's Jewelers, and Evolve Fitness
- Attractive traffic counts of 21,600 VPD along 57th St, and 32,200 VPD along Louise Ave
- Neighboring retail center, 'Village on Louise' attracted 950k visits in 2025 from across the city with a strong draw from southwest/southern Sioux Falls

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BUILDING COSTS

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

Suite	Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4827	2,817 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$63,382.50	\$5,281.88
4819	4,517 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$101,632.50	\$8,469.38
4813	3,161 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$71,122.50	\$5,926.88
4811	4,356 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$98,010.00	\$8,167.50
4809	3,080 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$69,300.00	\$5,775.00
4805	2,851 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$64,147.50	\$5,345.63

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.70**
Property Insurance	Paid by LL, Reimbursed by Tenant	-
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.80*
Total	-	\$6.50*

CAM includes the following utilities: Water & Sewer

**Real estate taxes and property insurance are presented as a combined figure in the table.

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 through CAM	City of Sioux Falls	Yes	Yes
Trash	Paid by Tenant directly to Provider	Novak	No	Yes
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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SUITE 4827

Floor Plan: Contemporary retail floor plan offers an open showroom with slat walls already in place, one office, one fitting room, ADA restrooms, and ample storage includes upper level storage space

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,817 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$63,382.50	\$5,281.88



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SUITE 4819

Floor Plan: Former bridal boutique includes a tasteful reception area, showroom, private dressing rooms, ample storage room, ADA restrooms, and a water fountain

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4,517 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$101,632.50	\$8,469.38



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SUITE 4813

Floor Plan: Fabulous floor plan offers a modern, open showroom with four dressing rooms, a mechanical room, a back office, ADA restrooms, and water fountains

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,161 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$71,122.50	\$5,926.88

*potential to combine suites #4809 - 4813 for a total of 10,597 SF +/-



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SUITE 4811

Floor Plan: Unique space featuring a front showroom and office with a significant back warehouse that includes ADA restrooms, water fountains, a mechanical room with utility sink, and an overhead drive-in garage door

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4,356 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$98,010.00	\$8,167.50

*potential to combine suites #4809 - 4813 for a total of 10,597 SF +/-



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SUITE 4809

Floor Plan: Open retail showroom with built-out ADA restrooms and mechanical room; rough-in for water fountains

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,080 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$69,300.00	\$5,775.00

*potential to combine suites #4809 - 4813 for a total of 10,597 SF +/-



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SUITE 4805

Floor Plan: Second-generation shell, with existing HVAC ductwork, ADA restrooms, water fountains, lighting, and plumbing hookups in main area

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,851 SF +/-	\$16.00/SF NNN	\$6.50/SF	\$22.50/SF	\$64,147.50	\$5,345.63



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BEAKON CENTRE

SUITES FOR LEASE



EXTERIOR PHOTOS



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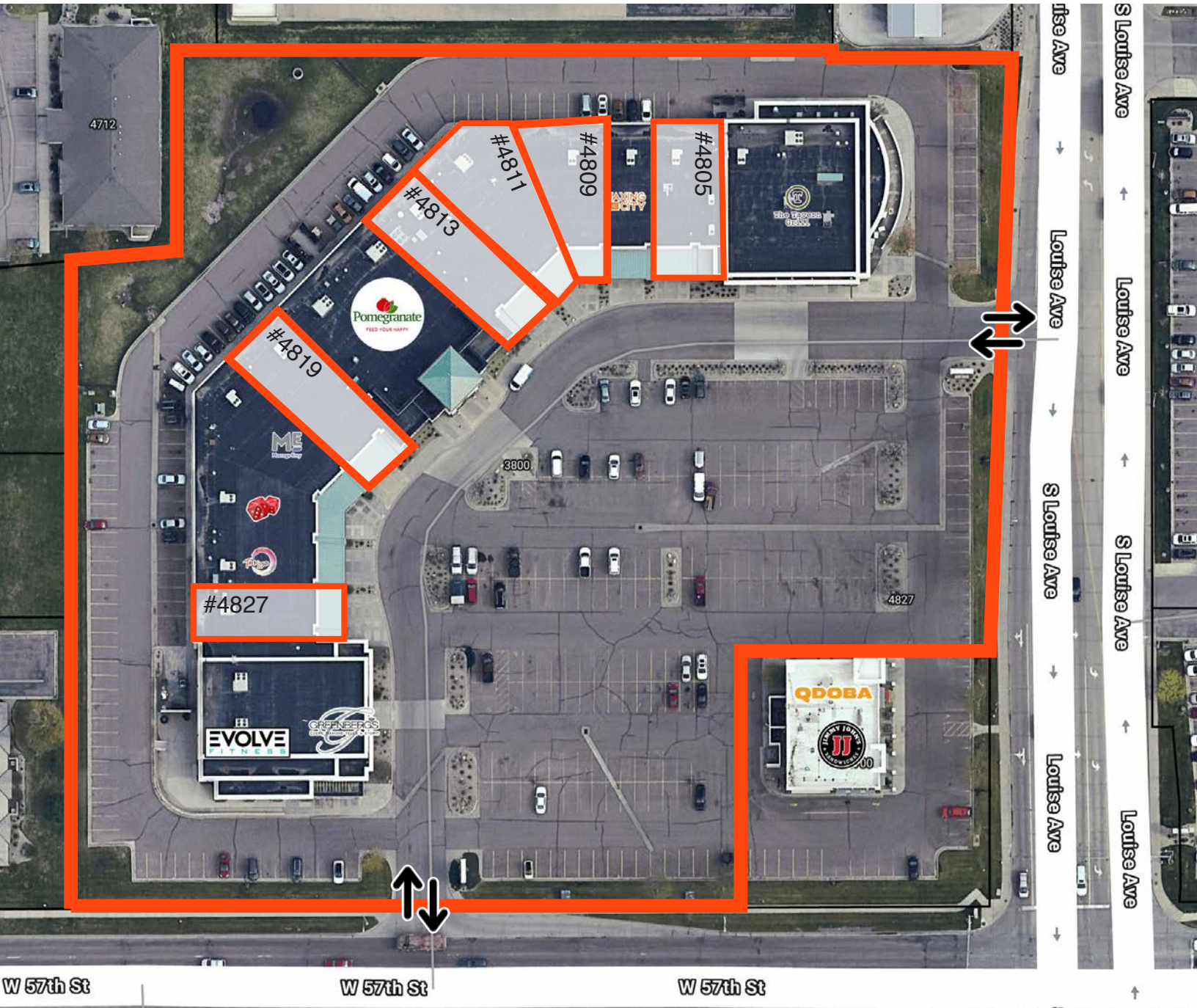
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

BEAKON CENTRE

SUITES FOR LEASE



PARCEL



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SITE MAP



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NEIGHBORING TENANTS



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AREA MAP



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

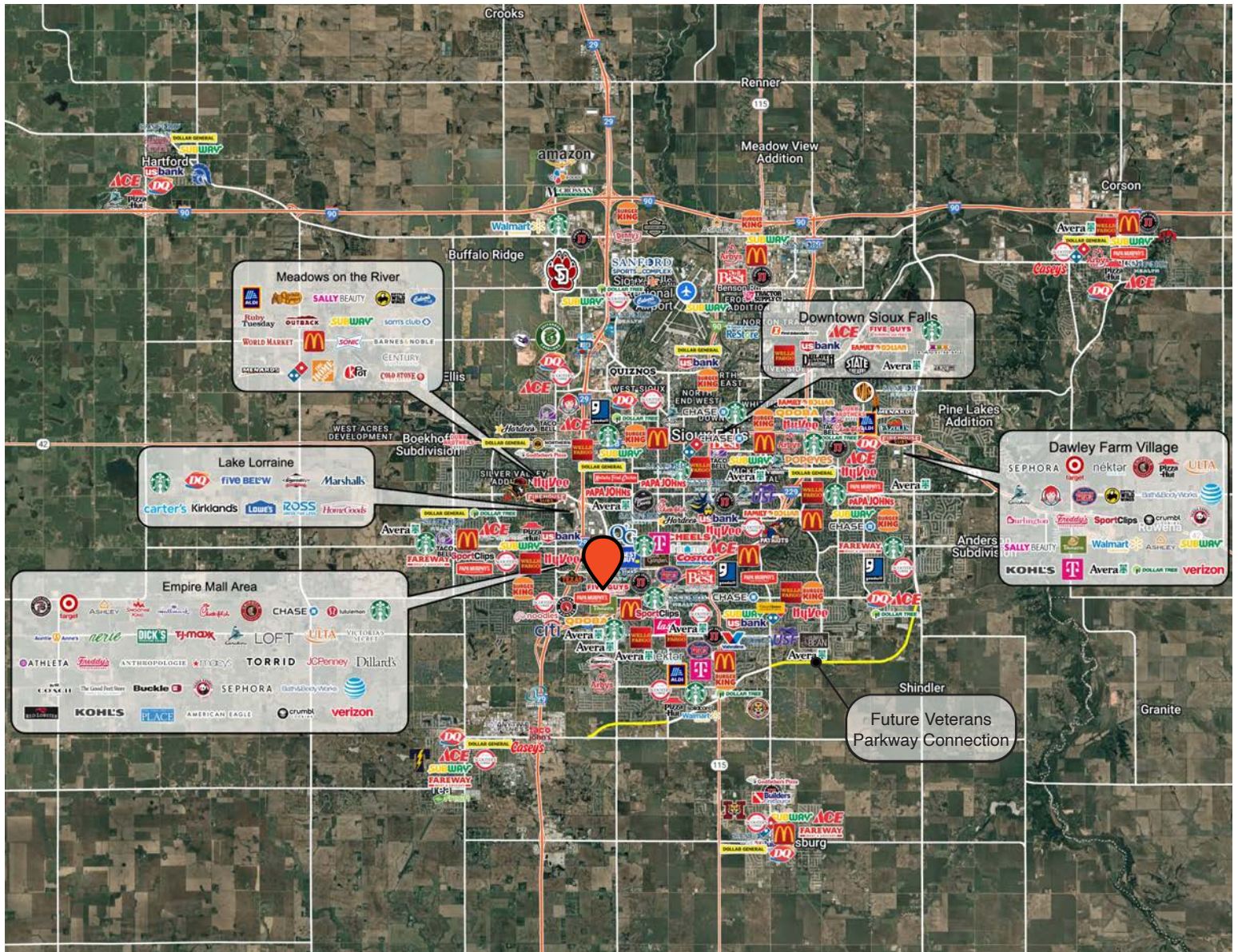
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*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.

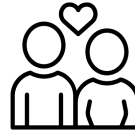
FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

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	6,487	64,902	126,864
2020 Total Population	7,247	76,039	152,295
2020 Group Quarters	104	1,650	3,203
2025 Total Population	7,882	81,674	167,180
2025 Group Quarters	105	1,654	3,187
2030 Total Population	8,419	88,791	182,630
2024-2029 Annual Rate	1.33%	1.69%	1.78%
2025 Total Daytime Population	18,372	93,887	184,802
Workers	14,743	57,733	111,046
Residents	3,629	36,154	73,756
Household Summary			
2010 Households	3,568	26,611	51,926
2010 Average Household Size	1.80	2.34	2.36
2020 Total Households	4,050	31,448	62,908
2020 Average Household Size	1.76	2.37	2.37
2025 Households	4,319	33,731	69,230
2025 Average Household Size	1.80	2.37	2.37
2030 Households	4,622	36,589	75,756
2030 Average Household Size	1.80	2.38	2.37
2024-2029 Annual Rate	1.37%	1.64%	1.82%
2010 Families	1,319	16,001	31,112
2010 Average Family Size	2.59	2.95	2.99
2025 Families	1,565	19,635	39,790
2025 Average Family Size	2.83	3.07	3.10
2030 Families	1,655	21,181	43,165
2030 Average Family Size	2.84	3.09	3.11
2024-2029 Annual Rate	1.12%	1.53%	1.64%
2025 Housing Units	4,705	35,609	73,890
Owner Occupied Housing Units	19.0%	56.3%	55.0%
Renter Occupied Housing Units	72.8%	38.5%	38.7%
Vacant Housing Units	8.2%	5.3%	6.3%
2025 Population 25+ by Educational Attainment			
Total	5,800	54,375	111,937
Less than 9th Grade	2.1%	1.4%	1.6%
9th - 12th Grade, No Diploma	3.7%	2.6%	3.0%
High School Graduate	25.6%	18.1%	18.3%
GED/Alternative Credential	2.7%	2.4%	3.2%
Some College, No Degree	16.1%	19.2%	18.4%
Associate Degree	12.6%	12.8%	13.0%
Bachelor's Degree	25.9%	28.8%	28.3%
Graduate/Professional Degree	11.2%	14.7%	14.2%
Median Household Income			
2025	\$53,177	\$81,044	\$78,499
2030	\$58,052	\$93,222	\$90,663
Median Age			
2010	32.6	33.0	33.6
2020	36.9	35.5	35.7
2025	37.0	36.5	36.7
2030	38.5	37.7	37.9
2025 Population by Sex			
Males	3,802	40,163	82,961
Females	4,080	41,511	84,219
2030 Population by Sex			
Males	4,050	43,486	90,133
Females	4,369	45,305	92,498
Data for all businesses in area			
Total Businesses:	988	4,021	7,846
Total Employees:	14,444	54,150	106,589

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