

PRICE REDUCTION



BEAKON CENTRE

SUITE 4813 FOR LEASE



4813 S. Louise Ave,
Sioux Falls, SD 57106



3,161 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

- Fabulous floor plan offers a modern, open showroom with four dressing rooms, a mechanical room, a back office, ADA restrooms, and water fountains
- Available now
- 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
- 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
- Full access points from Louise Avenue and 57th Street (in/out)
- Neighboring retail center, 'Village on Louise' attracted 950k visits in 2025 from across the city with a strong draw from southwest/southern Sioux Falls

KRISTEN ZUEGER SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT SIOR 605.728.9092 | raquel@lloydcompanies.com

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

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. |
|--------------|----------------|---------------|-------------------------|-------------------|--------------------|
| 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 +/-

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 |

KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

INTERIOR PHOTOS



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

BEAKON CENTRE

SUITE 4813 FOR LEASE



EXTERIOR PHOTOS



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

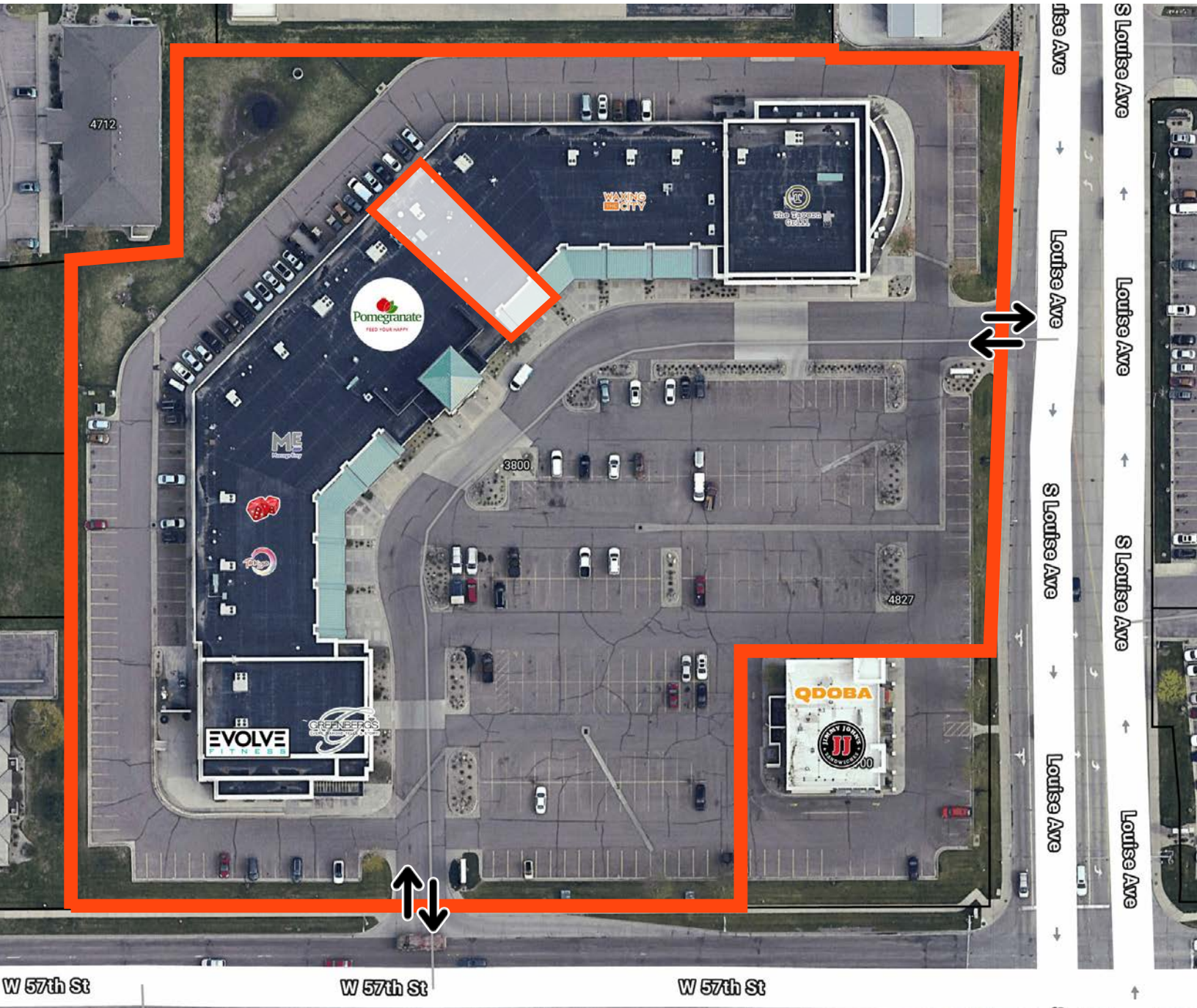
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

BEAKON CENTRE

SUITE 4813 FOR LEASE



PARCEL



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

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.

SITE MAP



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

NEIGHBORING TENANTS



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

BEAKON CENTRE

SUITE 4813 FOR LEASE



AREA MAP



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

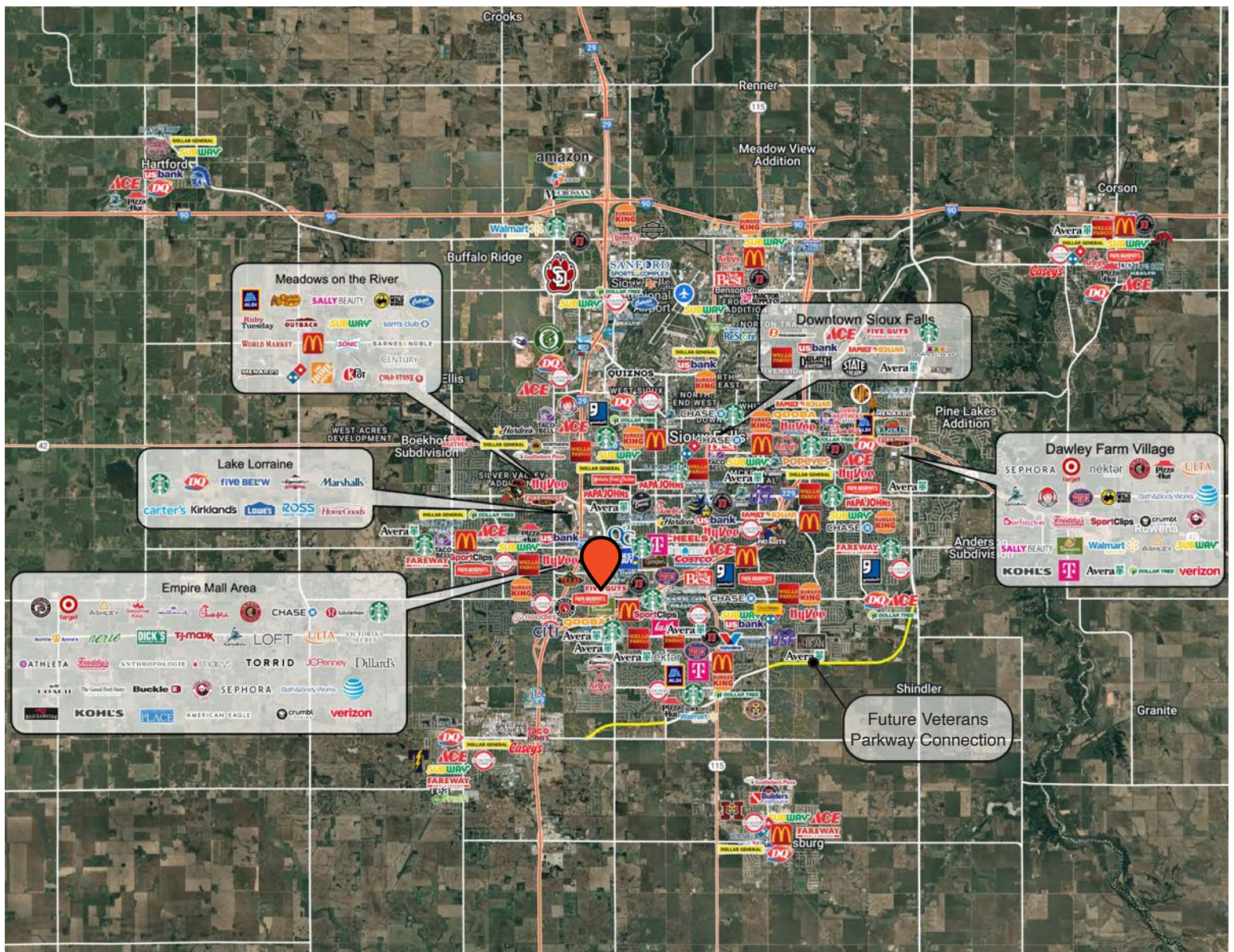
KRISTEN ZUEGER, sior 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, sior 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

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.

CITY MAP



KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

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.

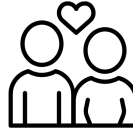
FAST FACTS



#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 | | | |
| | 1 mile | 3 miles | 5 miles |
| Total Businesses: | 988 | 4,021 | 7,846 |
| Total Employees: | 14,444 | 54,150 | 106,589 |

KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All interested parties are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.