

GILRICH VILLAGE

SUITE 1200 FOR LEASE



1200 W. 41st St,
Sioux Falls, SD 57105



5,040 SF +/-
can be combined
with adjacent space



\$18.00 / SF NNN
Estimated NNN: \$4.05 / SF

LOCATION

Located near the intersection of 41st Street and Minnesota Avenue, this highly visible strip mall is surrounded by established national retailers including Costco, Dollar Tree, Office Depot, Planet Fitness, and Staples. This site benefits from high traffic counts, strong area co-tenancy, and proximity to I-229, less than one mile away.

DESCRIPTION

- Floor plan offers a vestibule entry, large open showroom, one office, ample storage space, a utility room with storage shelves, utility closet with a sink, and restrooms
- Rear entrance and one overhead garage door provide convenient access for deliveries and employees
- Available now
- Building, monument, and suite signage opportunities available
- 181 surface parking stalls, and additional designated employee parking behind the building
- Co-tenants include Hibachi Grill, Camille's Sidewalk Cafe, Juna Sleep Systems, Crossroads Book & Music, and Re-Bath
- Full access points from 41st Street (in/out); lighted intersection on Grange Avenue
- Attractive traffic counts of 20,103 VPD along 41st Street
- Adjacent to Costco, drawing 2.5M visits to the immediate area annually
- Can be combined with adjacent space for up to 14,260 SF +/-

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.

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. |
|--------------|----------------|---------------|-------------------------|-------------------|--------------------|
| 5,040 SF +/- | \$18.00/SF NNN | \$4.05/SF | \$22.05/SF | \$111,132.00 | \$9,261.00 |

2025 ESTIMATED NNN INFORMATION

| NNN | Paid By: | Cost (\$/SF) |
|---|----------------------------------|--------------|
| Real Estate Taxes | Paid by LL, Reimbursed by Tenant | \$2.70** |
| Property Insurance | Paid by LL, Reimbursed by Tenant | - |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$1.35* |
| Total | - | \$4.05* |
| 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

EXTERIOR PHOTOS



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

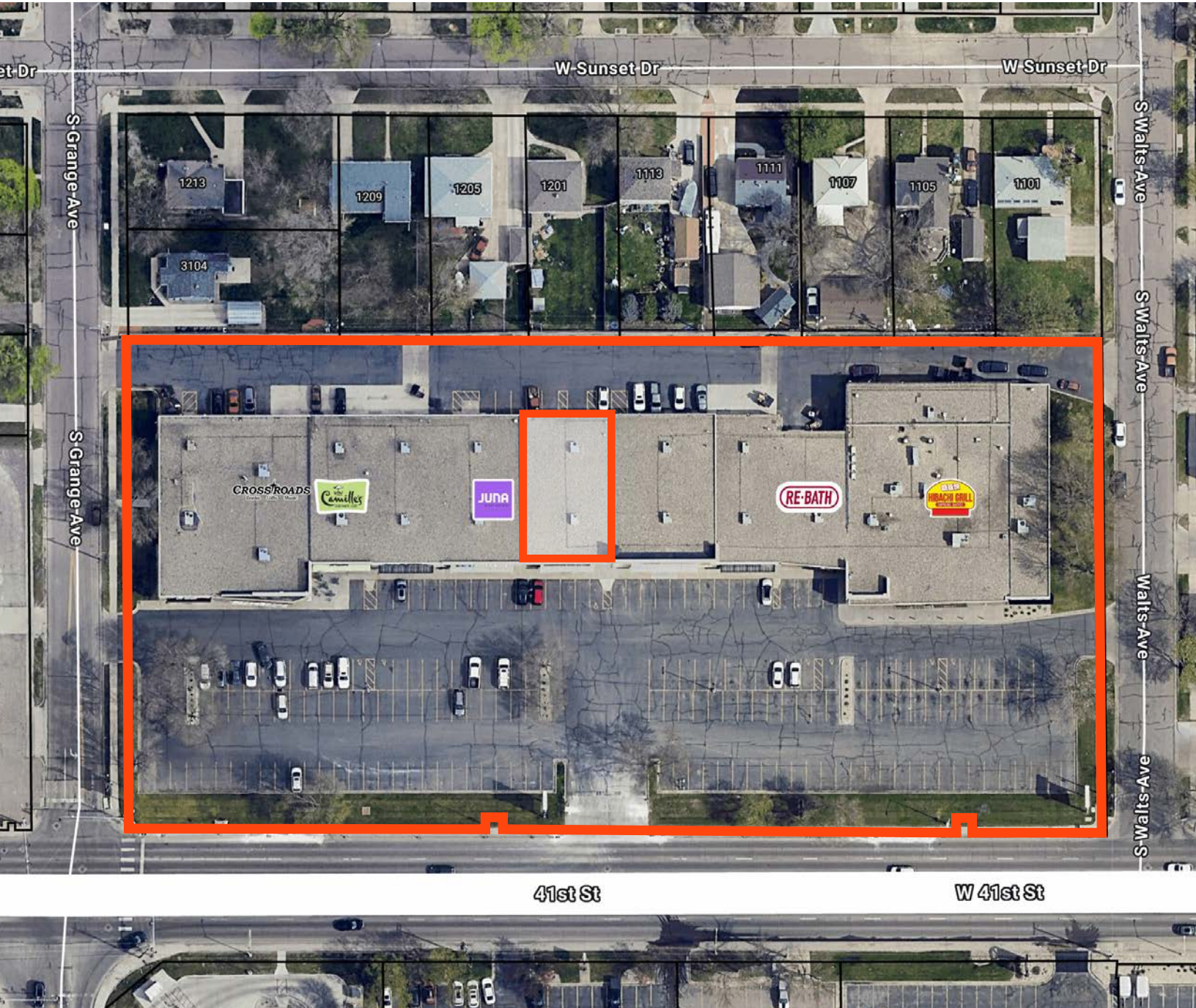
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

GILRICH VILLAGE

SUITE 1200 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

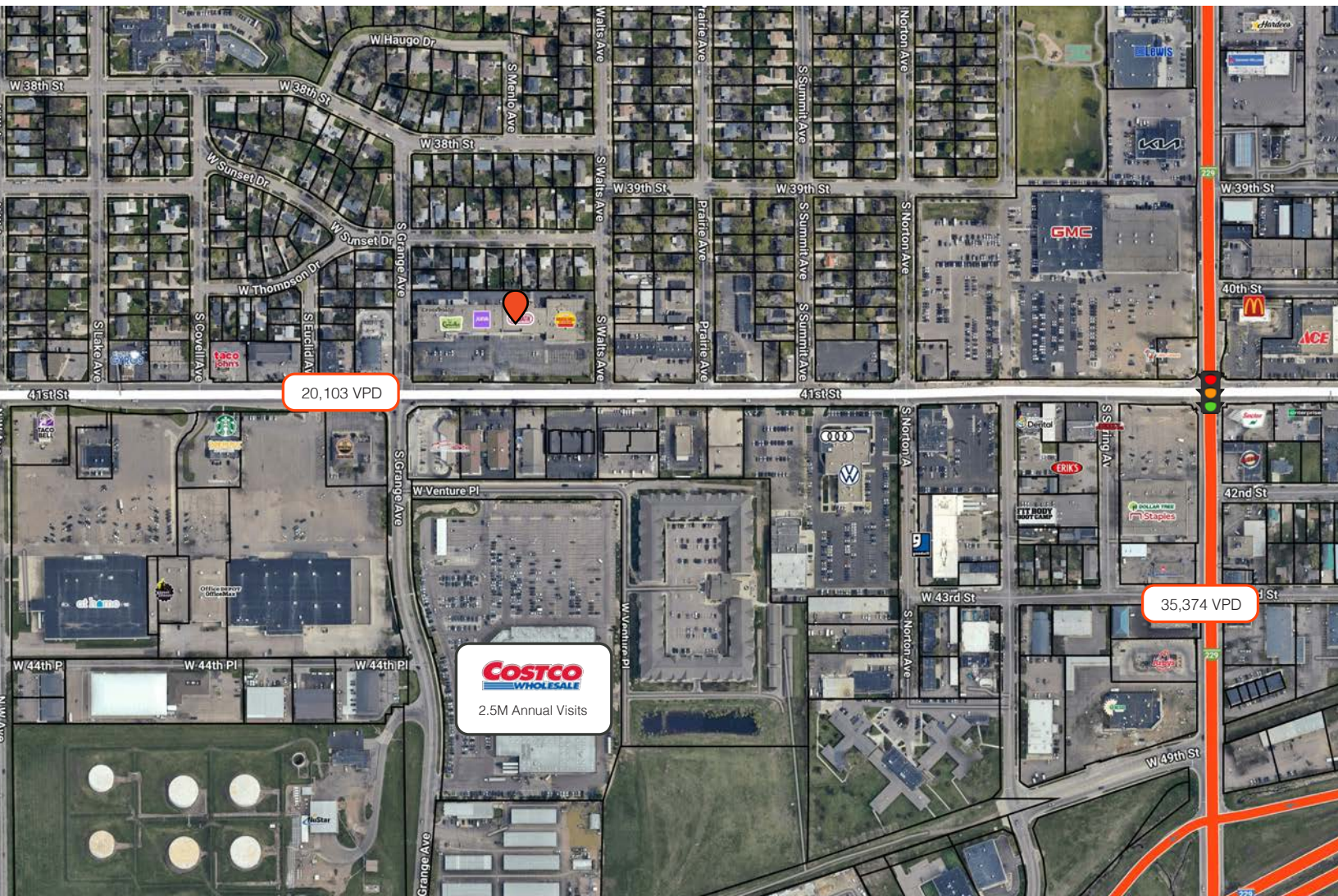
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

GILRICH VILLAGE

SUITE 1200 FOR LEASE



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

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.

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

GILRICH VILLAGE

SUITE 1200 FOR LEASE



AREA MAP



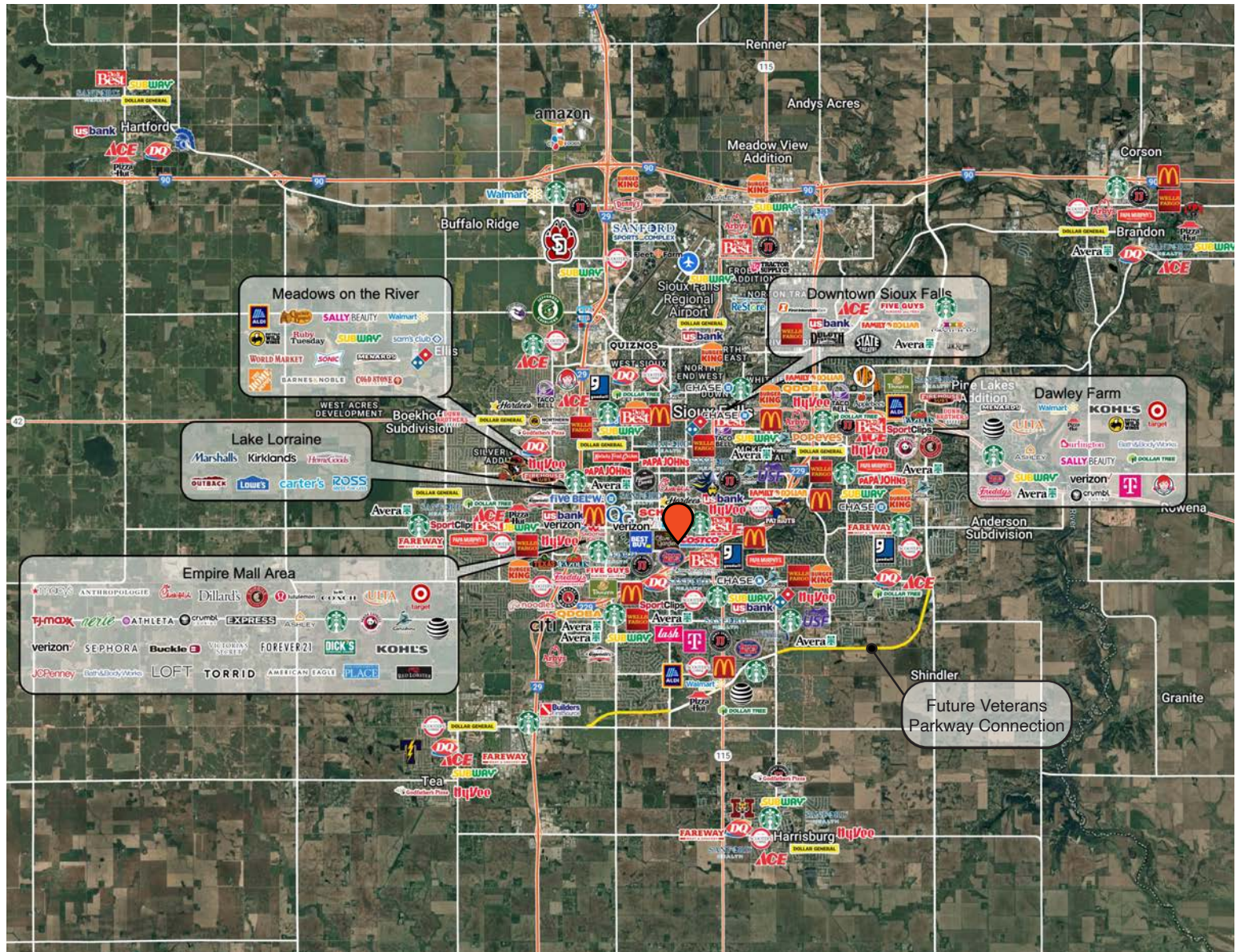
KRISTEN ZUEGER, SIOR 605.376.1903 | kristen.zueger@lloydcompanies.com

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

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

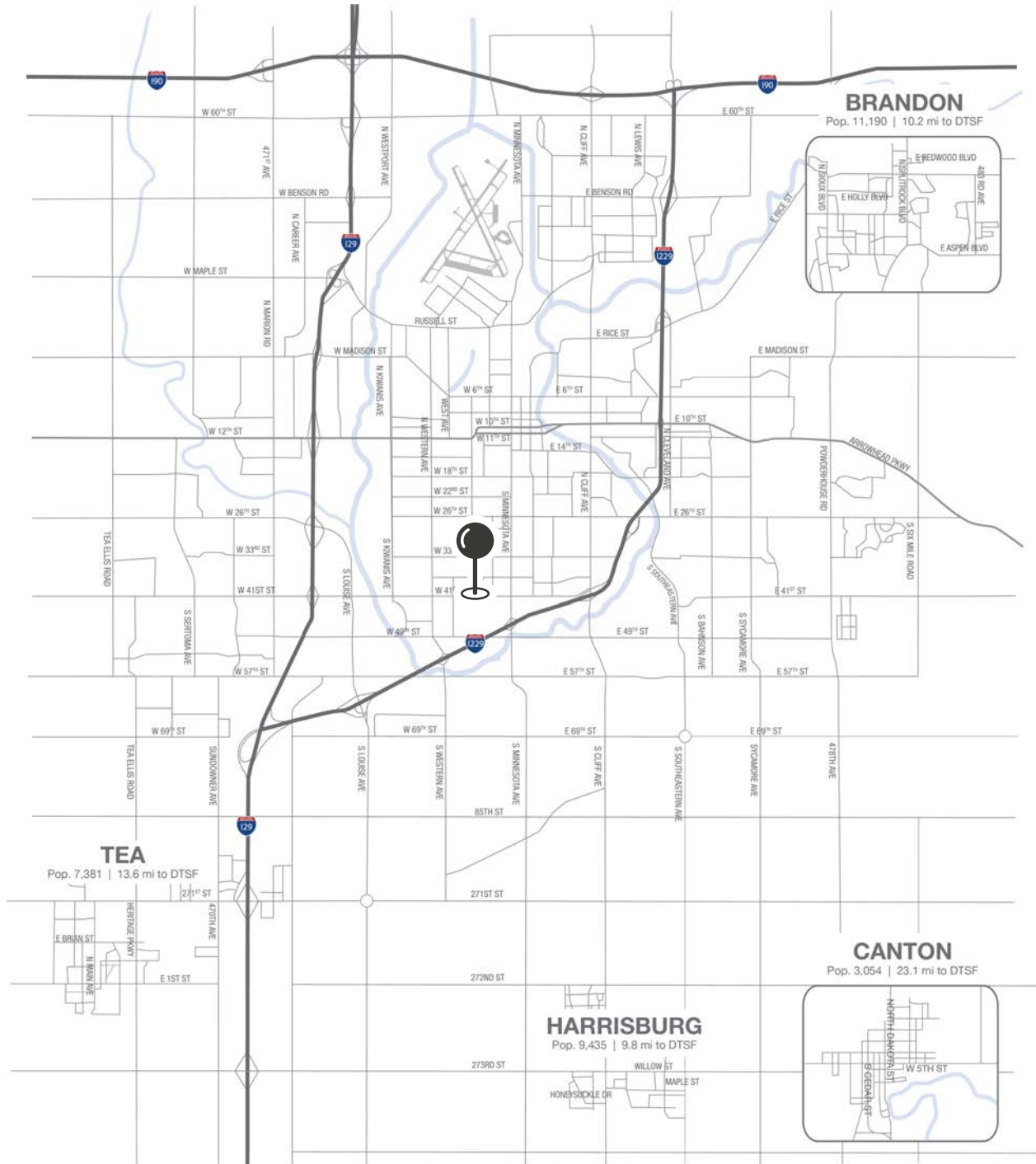
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com **SCOTT BLOUNT** 605.231.1882 | scott@lloydcompanies.com

GILRICH VILLAGE

SUITE 1200 FOR LEASE



MSA 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

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.

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 | 9,672 | 82,476 | 152,335 |
| 2020 Total Population | 9,290 | 91,013 | 184,210 |
| 2020 Group Quarters | 487 | 2,676 | 4,865 |
| 2024 Total Population | 9,331 | 97,676 | 200,783 |
| 2024 Group Quarters | 489 | 2,660 | 4,865 |
| 2029 Total Population | 9,474 | 104,240 | 216,436 |
| 2023-2028 Annual Rate | 0.30% | 1.31% | 1.51% |
| 2024 Total Daytime Population | 15,556 | 136,191 | 215,890 |
| Workers | 11,399 | 92,258 | 127,061 |
| Residents | 4,157 | 43,933 | 88,829 |
| Household Summary | | | |
| 2010 Households | 3,822 | 35,360 | 61,251 |
| 2010 Average Household Size | 2.16 | 2.22 | 2.39 |
| 2020 Total Households | 4,005 | 40,050 | 75,175 |
| 2020 Average Household Size | 2.20 | 2.21 | 2.39 |
| 2024 Households | 4,105 | 42,775 | 81,608 |
| 2024 Average Household Size | 2.15 | 2.22 | 2.40 |
| 2029 Households | 4,186 | 45,539 | 87,799 |
| 2029 Average Household Size | 2.15 | 2.23 | 2.41 |
| 2023-2028 Annual Rate | 0.39% | 1.26% | 1.47% |
| 2010 Families | 2,052 | 19,383 | 37,224 |
| 2010 Average Family Size | 2.73 | 2.91 | 3.01 |
| 2024 Families | 2,055 | 22,161 | 46,956 |
| 2024 Average Family Size | 2.83 | 3.06 | 3.14 |
| 2029 Families | 2,069 | 23,336 | 50,026 |
| 2029 Average Family Size | 2.83 | 3.09 | 3.16 |
| 2023-2028 Annual Rate | 0.14% | 1.04% | 1.27% |
| 2024 Housing Units | 4,370 | 45,673 | 87,455 |
| Owner Occupied Housing Units | 53.3% | 49.2% | 54.8% |
| Renter Occupied Housing Units | 40.6% | 44.5% | 38.5% |
| Vacant Housing Units | 6.1% | 6.3% | 6.7% |
| Median Household Income | | | |
| 2024 | \$65,390 | \$67,080 | \$73,988 |
| 2029 | \$77,715 | \$77,059 | \$86,675 |
| Median Age | | | |
| 2010 | 31.8 | 35.1 | 33.9 |
| 2020 | 34.9 | 37.1 | 35.7 |
| 2024 | 35.1 | 37.5 | 36.0 |
| 2029 | 36.8 | 38.8 | 37.2 |
| 2024 Population by Sex | | | |
| Males | 4,676 | 48,458 | 100,974 |
| Females | 4,655 | 49,218 | 99,809 |
| 2029 Population by Sex | | | |
| Males | 4,726 | 51,250 | 107,894 |
| Females | 4,748 | 52,990 | 108,541 |
| Data for all businesses in area | | | |
| Total Businesses: | 1 mile 951 | 3 miles 6,306 | 5 miles 8,518 |
| Total Employees: | 12,008 | 85,083 | 116,299 |

KRISTEN ZUEGER, SIOR605.376.1903 | kristen.zueger@lloydcompanies.com

RAQUEL BLOUNT, SIOR605.728.9092 | raquel@lloydcompanies.com

SCOTT BLOUNT605.231.1882 | scott@lloydcompanies.com