



GILRICH VILLAGE

SUITE 1208 FOR LEASE



1208 W. 41st St,
Sioux Falls, SD 57105



4,050 SF +/-



\$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 an open showroom with a built-in reception area, two storage rooms, and one restroom
- Double-door rear exit for convenient loading and access
- 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

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

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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.
4,050 SF +/-	\$18.00/SF NNN	\$4.05/SF	\$22.05/SF	\$89,302.50	\$7,441.88

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.

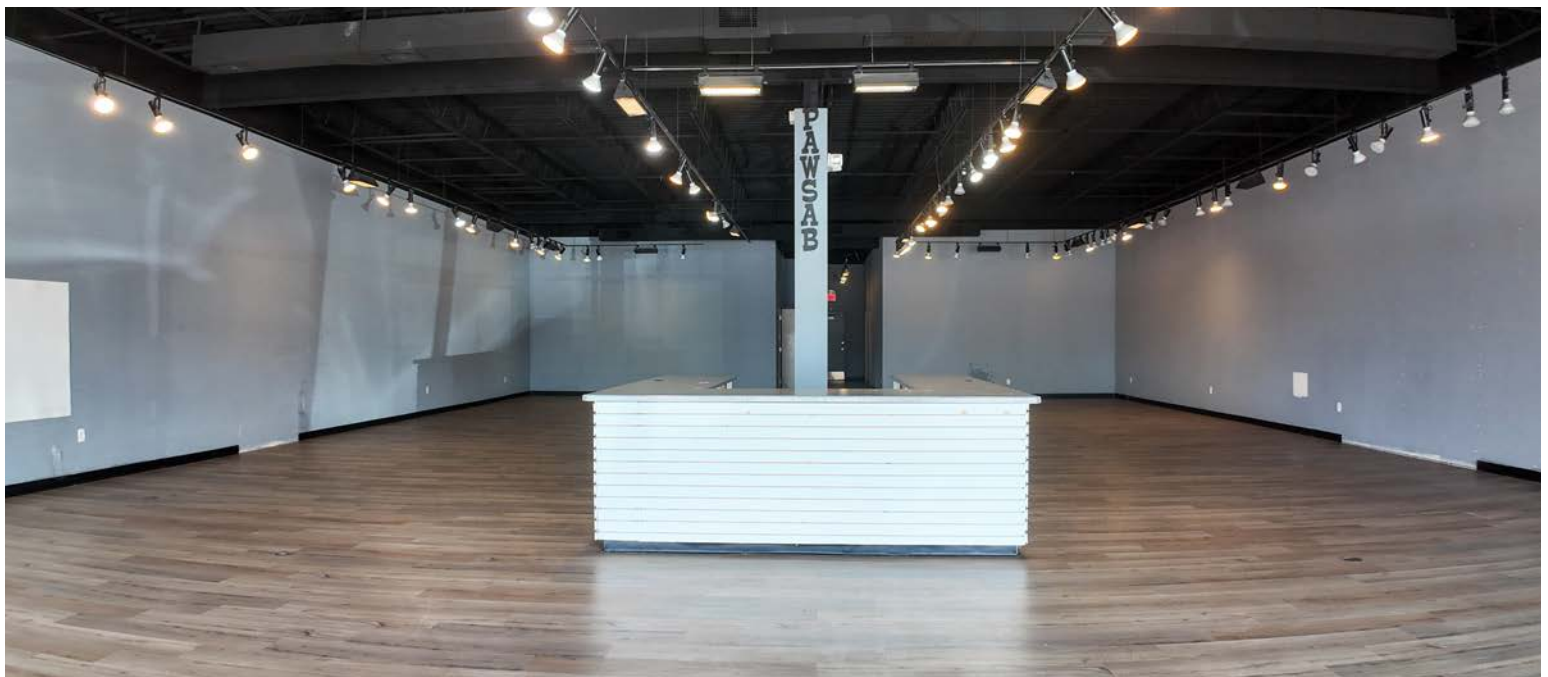
UTILITY INFORMATION

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

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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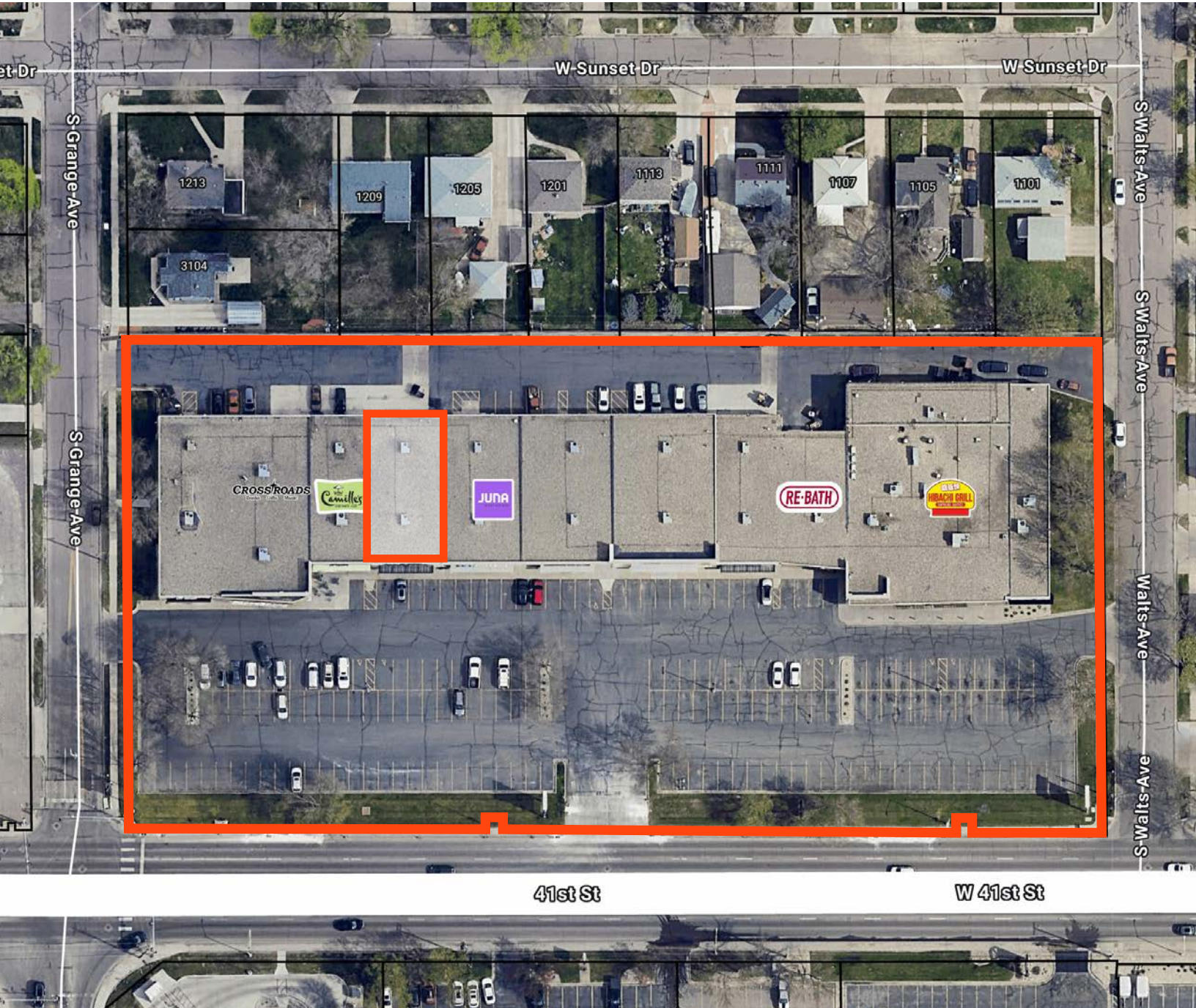
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PARCEL



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SITE MAP



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NEIGHBORING TENANTS



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AREA MAP



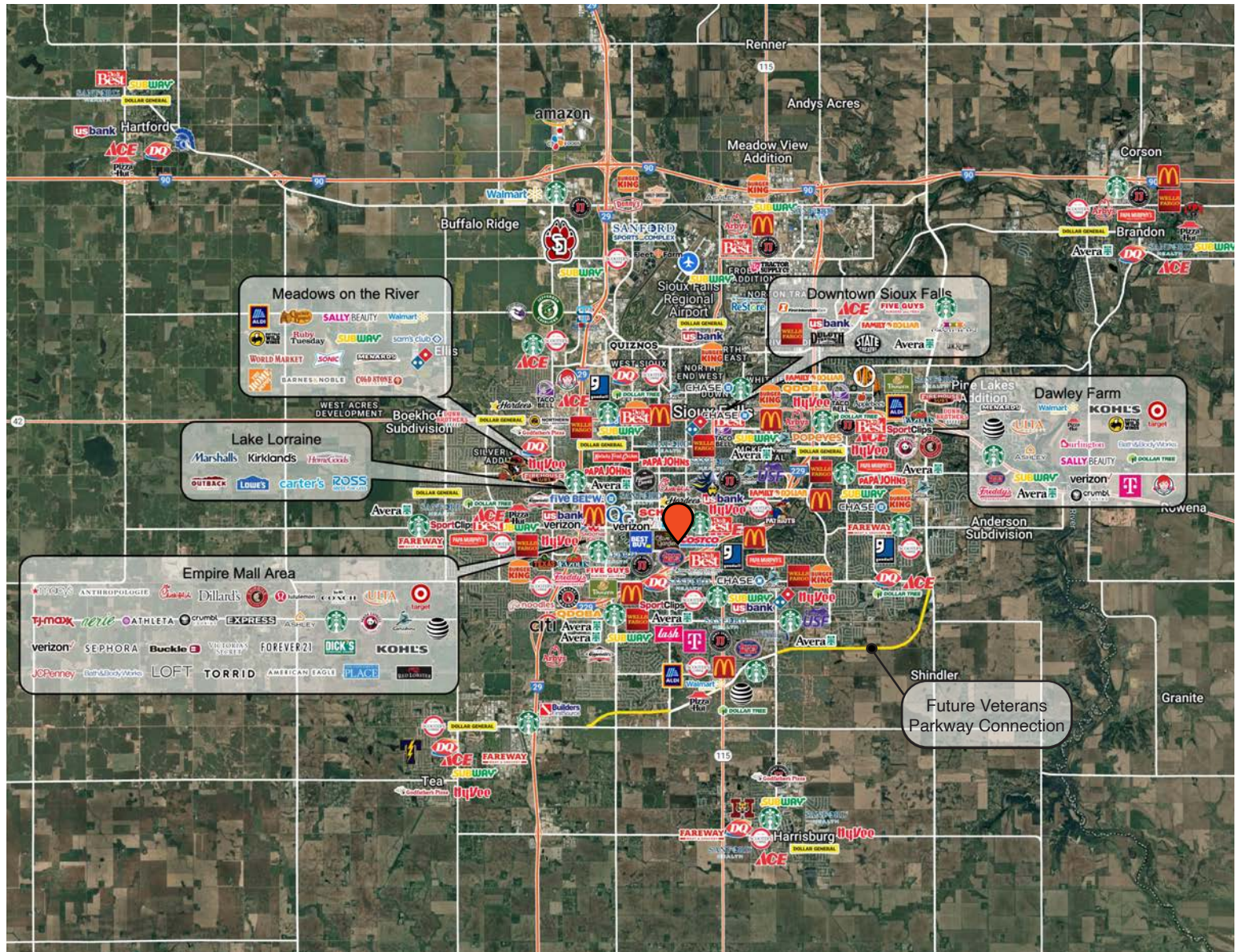
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CITY MAP



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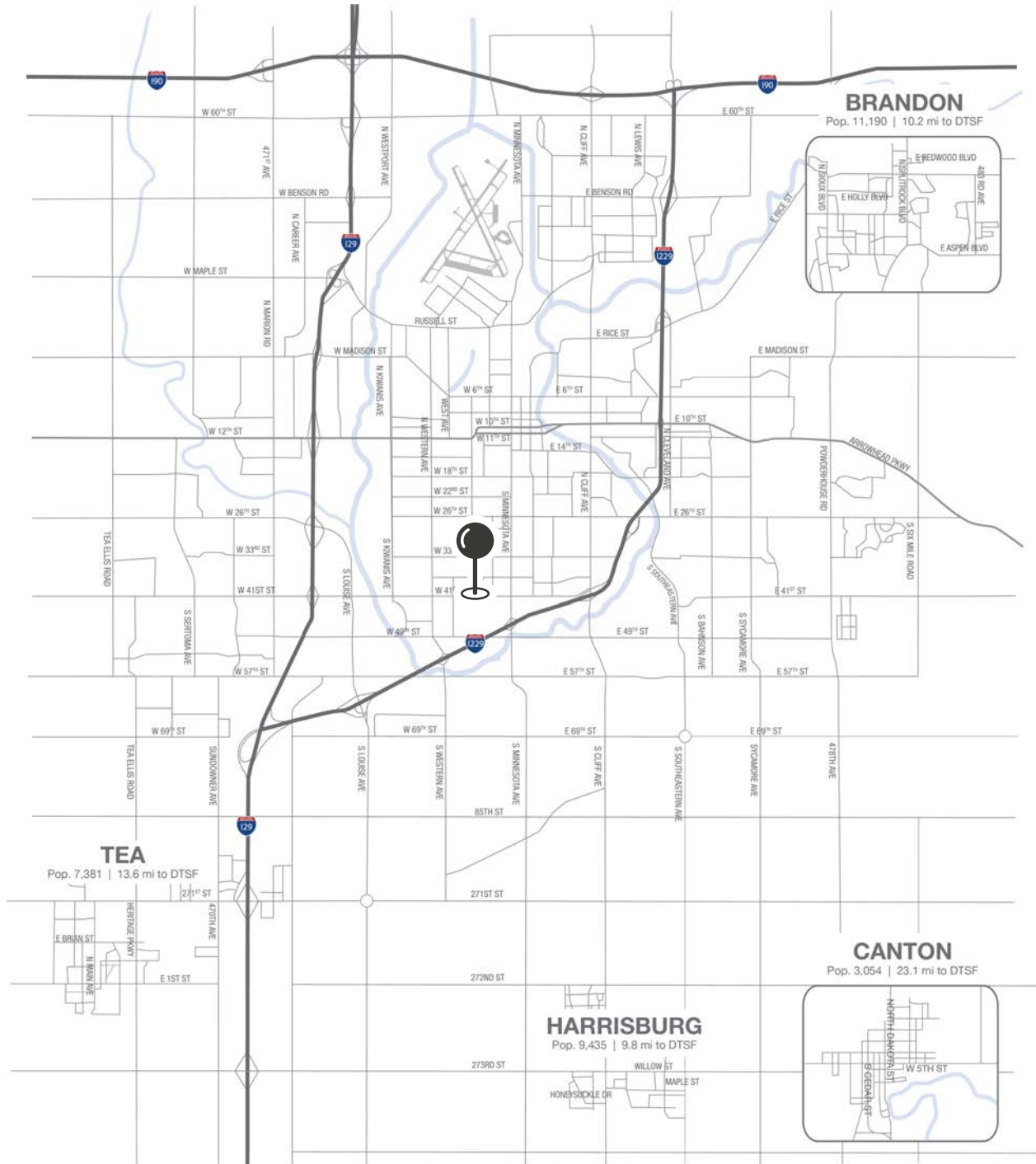
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MSA MAP



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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



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

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