



# LOUISE AVENUE LAND

## COMMERCIAL LAND FOR SALE



6501 S Louise Ave,  
Sioux Falls, SD 57108



0.75 Acres +/-  
32,860 SF +/-



\$558,620  
\$17.00 / SF

### LOCATION

Commercial land for sale in the area of 69th & Louise with direct proximity to both I-29 and I-229. In an area of booming healthcare facilities with the new Avera Health Campus, Encompass Rehabilitation Center, Sanford Health Clinic, and Lewis Drug within half a mile from the subject site.

### DESCRIPTION

- Zoned: C-3 Commercial
- Across from the new 30-acre Avera Health Campus, with a 127,000 SF, \$54.1M digestive health building currently under construction with Q1 2026 estimated completion
- Neighboring tenants include Lucky's, Circle K, Culver's, Silverstar Car Wash, Plaza Azteca, Lewis Drug, B&G Milkyway, Williquors, Starbucks, Wells Fargo, Billion Auto, and multiple hotels
- Supportive demographics with a daytime population of 12,843 within a 1-mile radius
- Neighboring Avera facilities bring well over 575,000 visits to the area annually, growing Yo2Y at an average rate of 28.7%
- Neighboring Circle K brings in 605.3k annual visits
- Attractive traffic counts along Louise Avenue with 31,100 VPD
- RE Taxes: \$9,663.76 (2024 Taxes payable in 2025)

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## LAND COSTS

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

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
0.75 Acres	32,860 SF	\$17.00 / SF	\$558,620

## PARCEL



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### NEIGHBORING TENANTS



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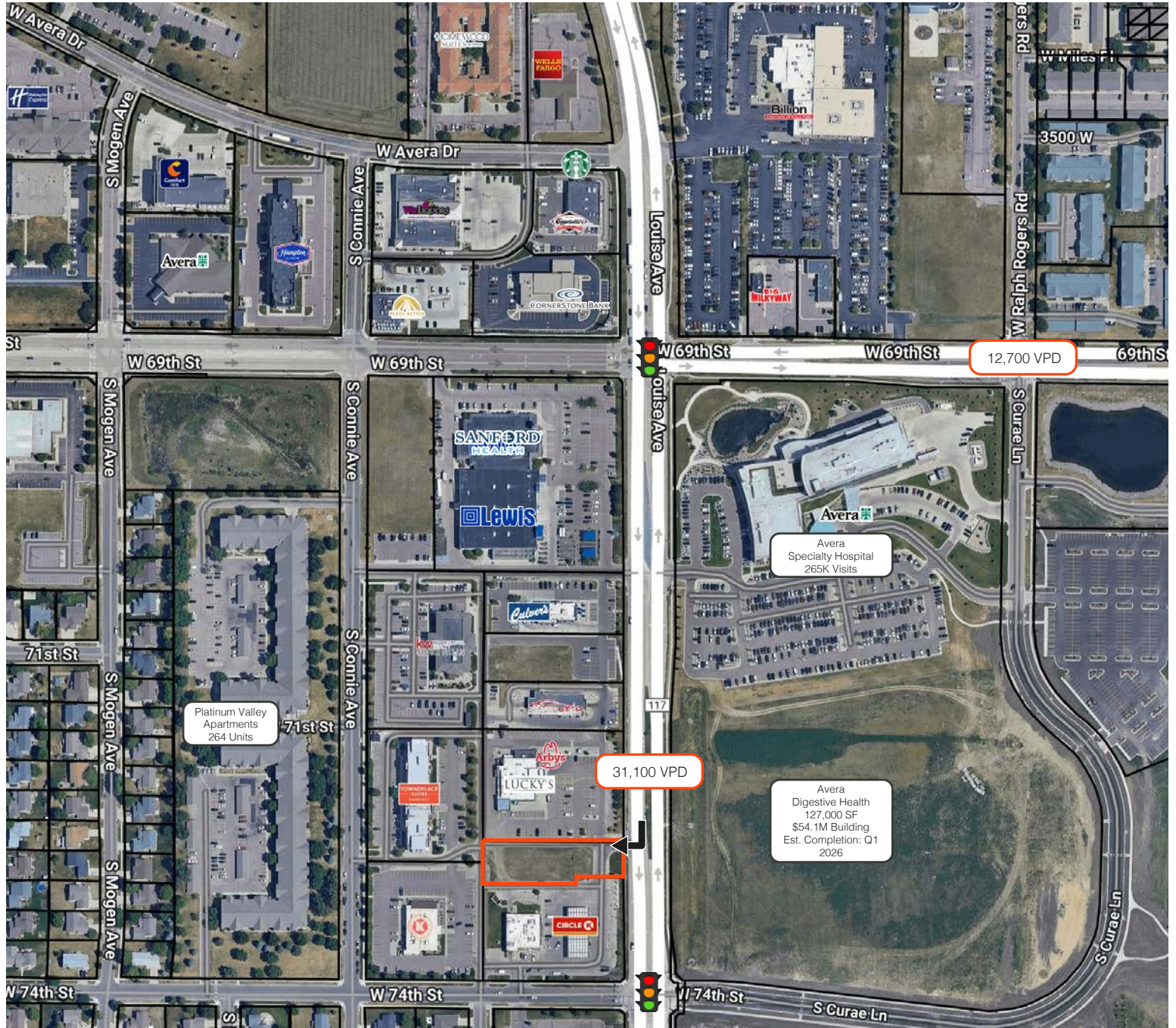


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## SITE MAP



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### AREA MAP



\*distance from subject site

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

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

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

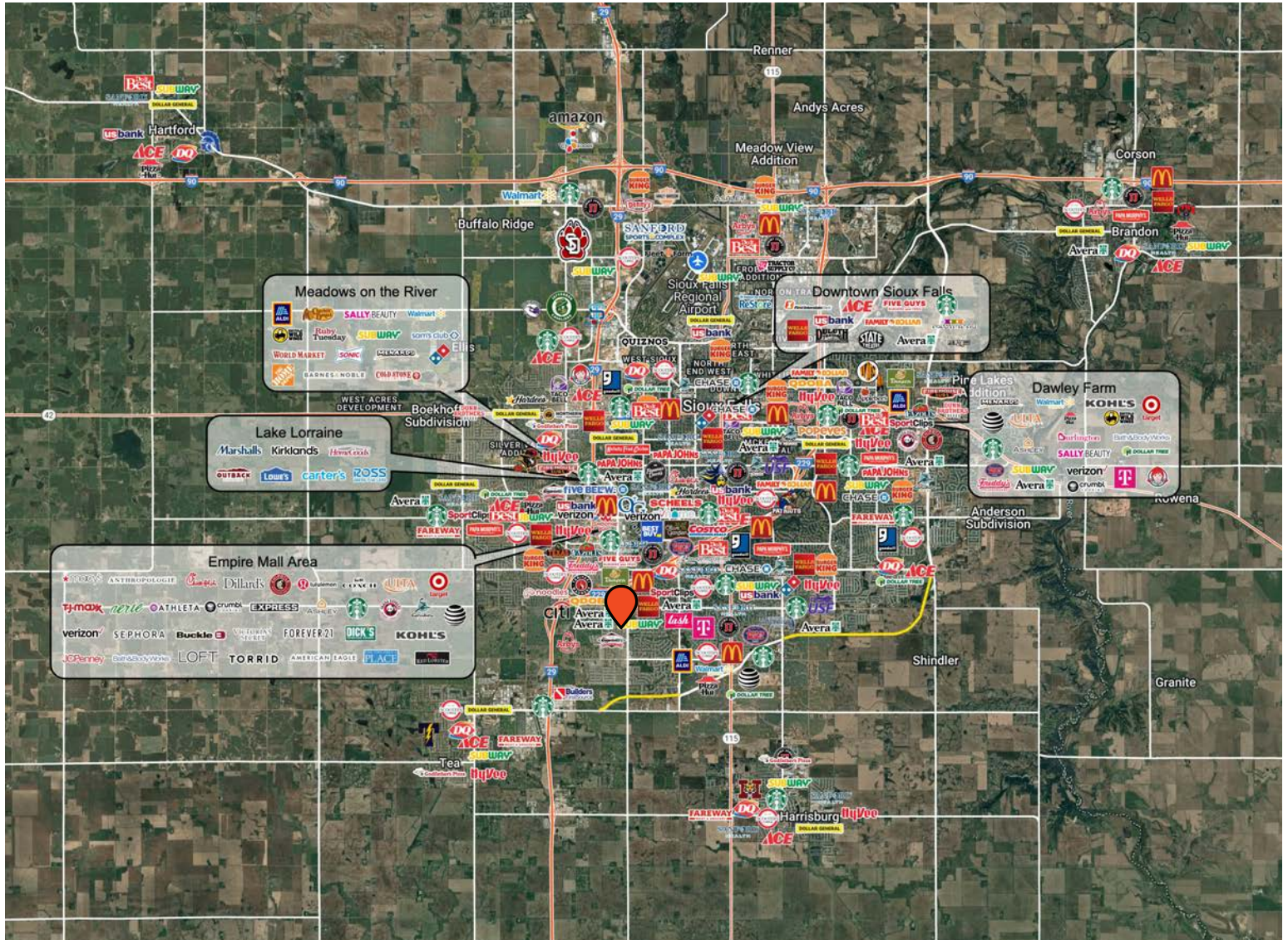


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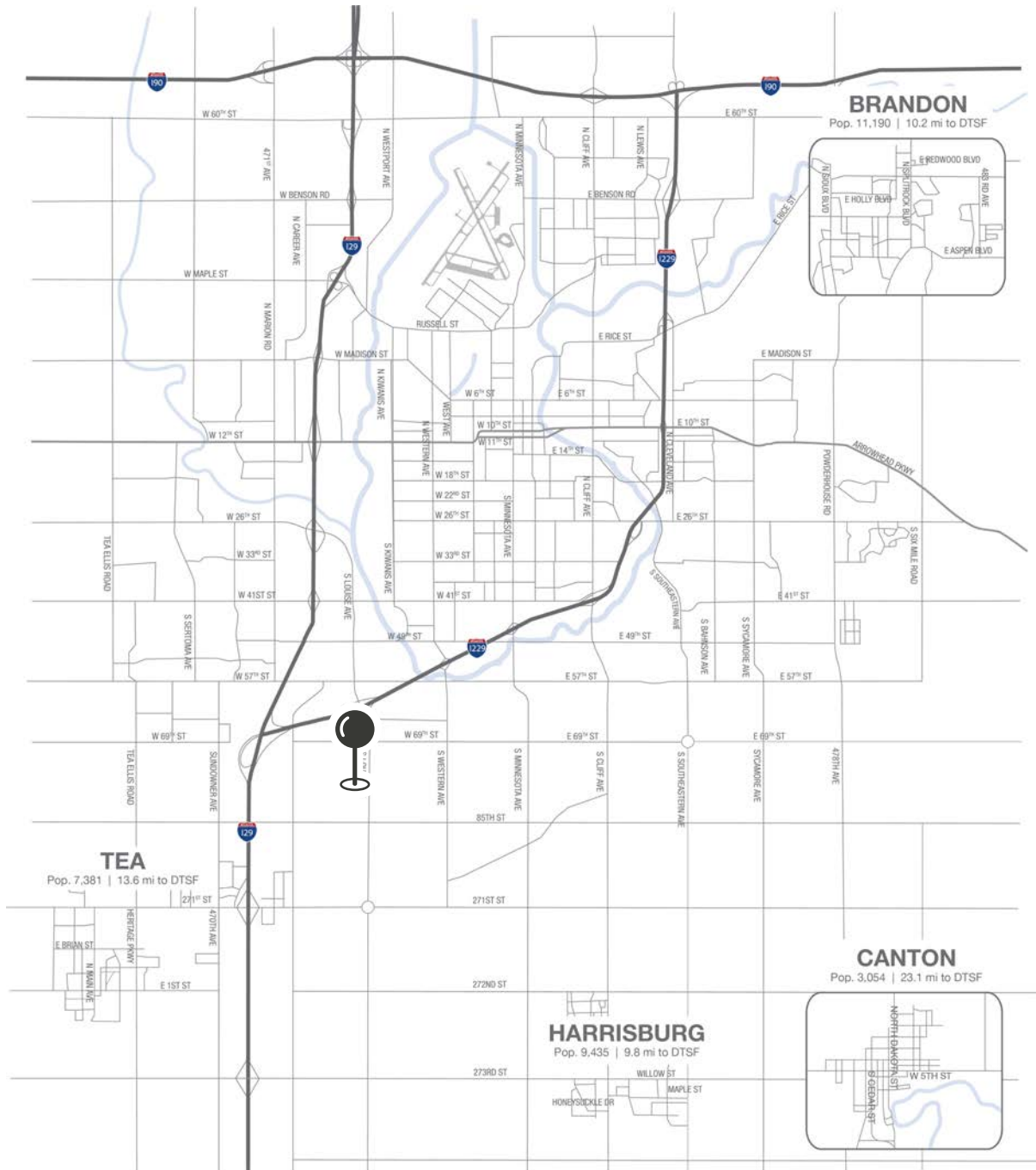
## CITY MAP



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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



SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,858	47,345	116,541
2020 Total Population	8,722	58,373	143,206
2020 Group Quarters	26	1,029	2,469
2024 Total Population	10,289	63,864	156,398
2024 Group Quarters	26	1,028	2,449
2029 Total Population	11,563	69,425	168,526
2023-2028 Annual Rate	2.36%	1.68%	1.50%
2024 Total Daytime Population	12,843	74,280	172,260
Workers	7,720	44,309	103,117
Residents	5,123	29,971	69,143
Household Summary			
2010 Households	2,145	19,399	47,708
2010 Average Household Size	2.26	2.34	2.38
2020 Total Households	3,793	24,314	58,788
2020 Average Household Size	2.29	2.36	2.39
2024 Households	4,178	26,172	63,738
2024 Average Household Size	2.46	2.40	2.42
2029 Households	4,592	28,087	68,240
2029 Average Household Size	2.51	2.44	2.43
2023-2028 Annual Rate	1.91%	1.42%	1.37%
2010 Families	1,331	11,751	28,881
2010 Average Family Size	2.87	2.94	3.00
2024 Families	2,385	15,198	37,210
2024 Average Family Size	3.27	3.12	3.13
2029 Families	2,580	16,193	39,477
2029 Average Family Size	3.37	3.17	3.17
2023-2028 Annual Rate	1.58%	1.28%	1.19%
2024 Housing Units	4,435	27,608	68,064
Owner Occupied Housing Units	48.6%	55.6%	56.0%
Renter Occupied Housing Units	45.6%	39.2%	37.6%
Vacant Housing Units	5.8%	5.2%	6.4%
Median Household Income			
2024	\$82,542	\$75,749	\$76,420
2029	\$92,203	\$86,783	\$89,691
Median Age			
2010	34.0	33.6	33.5
2020	34.5	36.4	35.5
2024	34.8	36.8	35.9
2029	36.5	38.0	37.2
2024 Population by Sex			
Males	4,974	31,417	77,667
Females	5,315	32,447	78,731
2029 Population by Sex			
Males	5,549	33,920	83,001
Females	6,014	35,505	85,525
Data for all businesses in area			
Total Businesses:	524	3,454	7,447
Total Employees:	8,195	46,225	105,794

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