



PHILLIPS AVENUE STOREFRONT

RETAIL FOR LEASE



220 S. Phillips Ave,
Sioux Falls, SD 57104



2,700 SF +/-



\$20.00 / SF NNN
Estimated NNN: \$5.05 / SF

LOCATION

Located on Phillips Avenue between 10th and 11th Streets in the heart of Downtown Sioux Falls, this prime retail site is positioned to capture the vibrant energy of the area. Boasting high foot traffic and visibility, the location offers seamless connection to popular retailers, dining options, coffee shops, and top attractions.

DESCRIPTION

- Rare opportunity to secure a Phillips Avenue storefront
- Open floor plan with 3 dressing rooms, inventory storage, 1 office, and basement storage
- In-line neighbors include Pho Thai, Lucky's, Chase Bank, J.H. & Sons, Crawford's, Lauriebelle's, Primp, and Coffea Roasterie
- Parking garage located directly behind the rear entrance, or metered parking along Phillips Avenue (parking is free on weekends & after 5pm)
- Available now
- Historic building, built in 1914
- In 2024, Downtown Sioux Falls welcomed an impressive 6.7 million visits
- Downtown showcases a strong community spirit with its mix of historic buildings, welcoming public spaces, and a lively arts scene supported by its longstanding retailers, office tenants, restaurants, and so much more

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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 | Information deemed reliable, but not guaranteed.

BUILDING COSTS

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

Size	Base Rent	2024 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,700 SF +/-	\$20.00/SF NNN	\$5.05/SF	\$25.05/SF	\$67,635.00	\$5,636.25

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.20*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.60*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.25*
Total	-	\$5.05
CAM includes the following utilities: Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
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 LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No	
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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INTERIOR PHOTOS



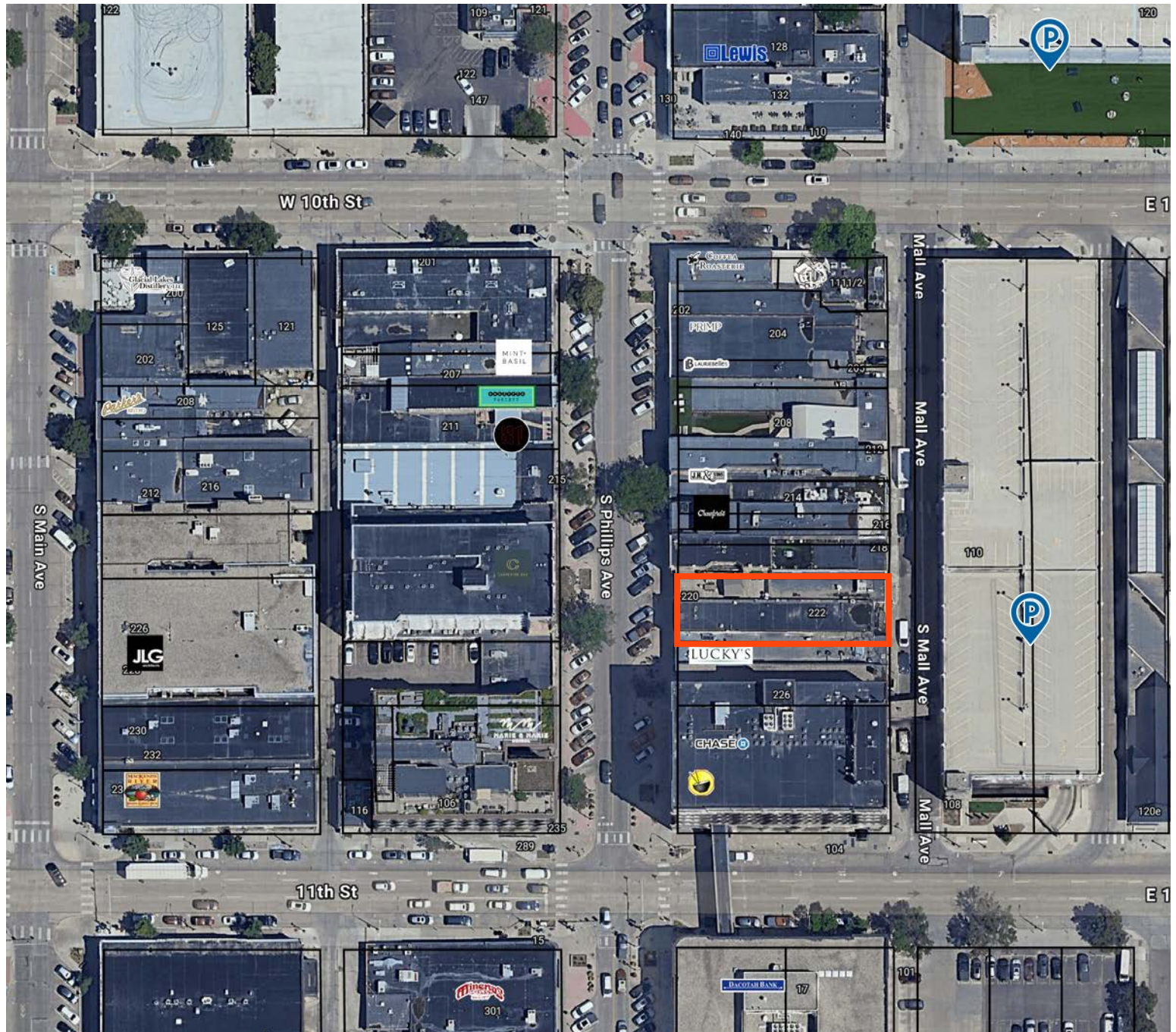
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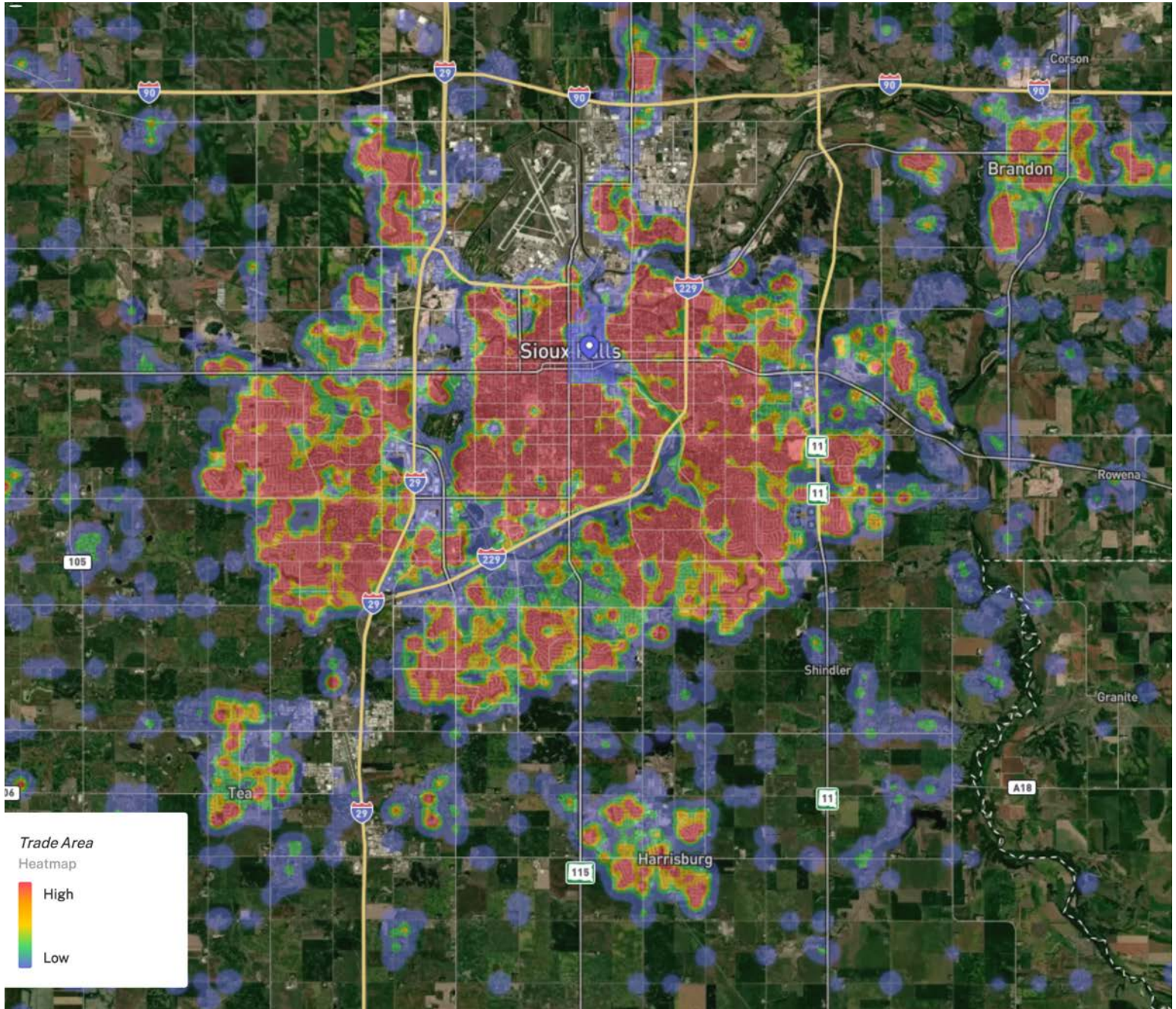
SITE MAP



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DOWNTOWN VISITORS



The heat map on this page visualizes where visitors come from—by home or work location—to identify pockets that generate visitation across different trade area types. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All interested parties must take appropriate measures to verify all the information set forth herein.

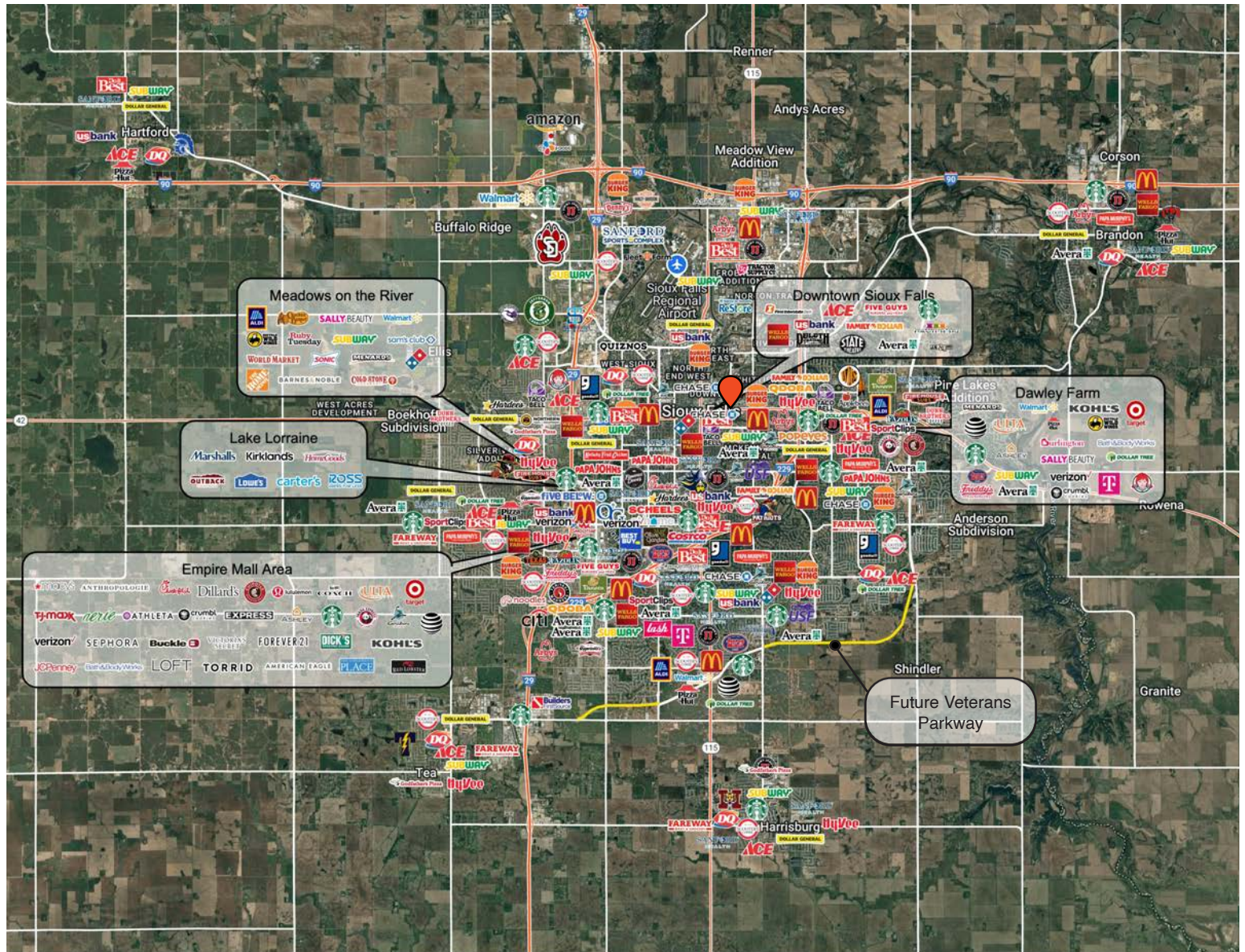
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CITY MAP



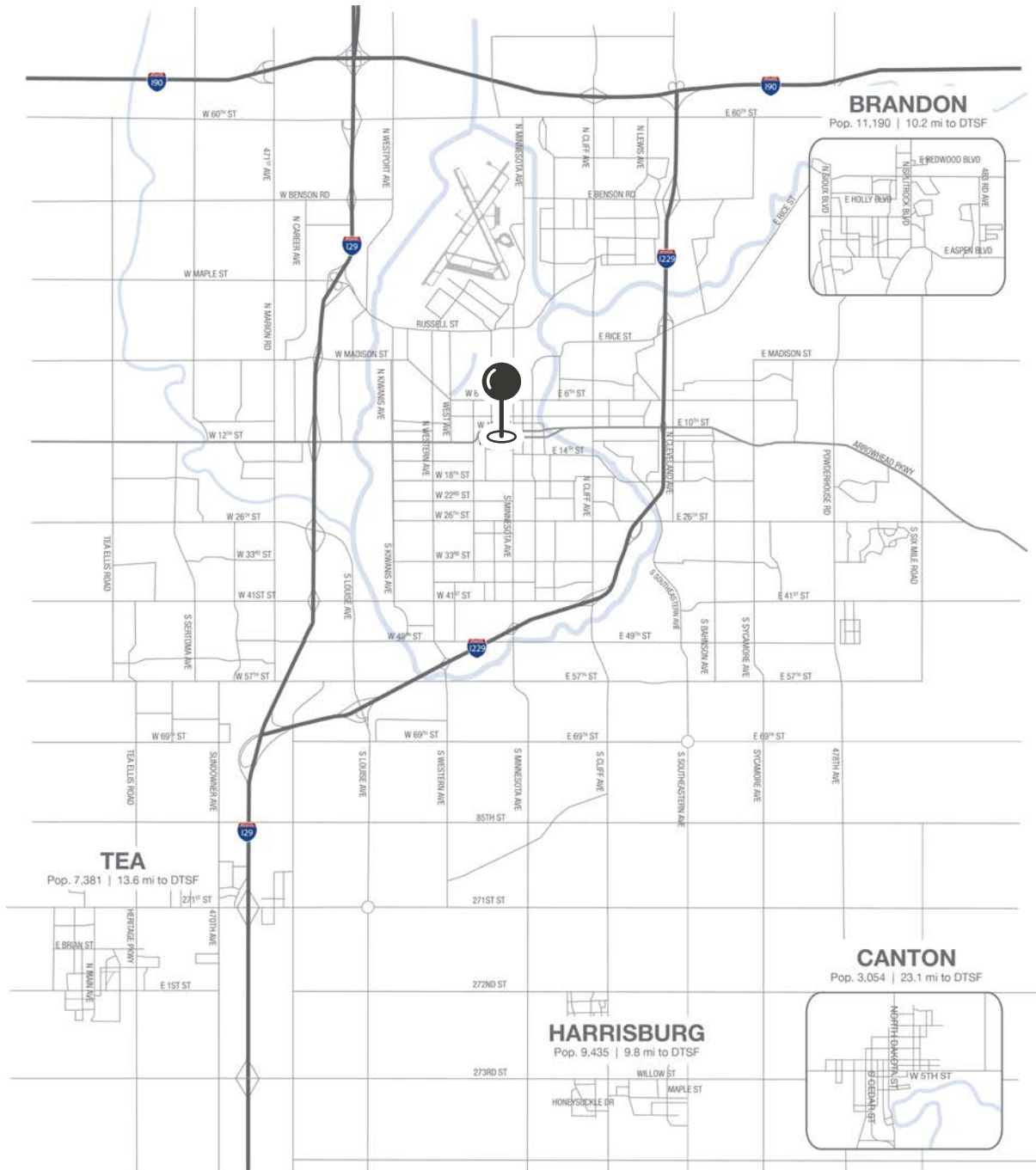
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MSA MAP



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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



10,929



8,200



3,627



3,239



2,390



1,600