

12TH STREET RETAIL

2223 WEST 12TH ST | SIOUX FALLS, SD



INVESTMENT SALE



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Investment opportunity with future owner-occupant potential. This 3,000 square foot building is leased to Black Hills Exteriors through June 30, 2027, offering reliable income today and long-term potential for owner-users or investors. Located on a 0.55 acre lot along West 12th Street, a major connector between I-29 and downtown Sioux Falls, the property is less than 2 miles from downtown and ~1.2 miles from the interstate. The building includes retail frontage, functional shop space, and fenced outdoor storage, making it a versatile asset for a variety of future uses. The area is home to community destinations like the Great Plains Zoo, Thunder Road, and two premier Country Clubs. National retailers in the immediate vicinity include Walgreens, Scooters, Caribou Coffee, Ace Hardware, McDonald's, and more, adding to the site's visibility and commercial appeal.

QUICK FACTS

Address:

2223 W. 12th Street, Sioux Falls, SD 57104

• Pricing:

\$799,000

Price / SF:

\$266.33

Total Building Size (GBA/RSF):

3,000 SF +/-

Site Size:

0.55 Acres +/-

Real Estate Taxes:

\$7,509.06 (2024 Taxes payable in 2025)

Occupancy:

100%

• Current Lease:

7/14/24 - 6/30/27; options to extend

• Investment Highlights:

Year 1 Proforma NOI		
	Annual - Year 1	Note
Income		
Gross Potential Income	\$43,260	
Proforma NOI	\$43,260	
Sale Price	\$799,000	

PROPERTY NOTES

• Parking:

Surface lot; 3 parking lot lights

Signage:

Pylon, building, and entrance sign

Zoning:

C-2

Year Built:

1995 (renovated in 2018)

- Retail Area:
 - 3 Offices
 - Open showroom
 - M/W Restrooms
 - Reception desk/room
 - Break room
 - Mechanical room
- Shop Area:
 - 1 OH Door (15'10" x 8'10")
 - 11'10" Floor to Ceiling
 - Private entrance from parking lot
 - Floor drain
 - 1 Reznor heater
- Fenced in outdoor storage













EXTERIOR







LAND SURVEY





Parcel boundaries shown are for illustrative purposes only and may not reflect exact dimensions. Refer to official survey or legal description for precise details.



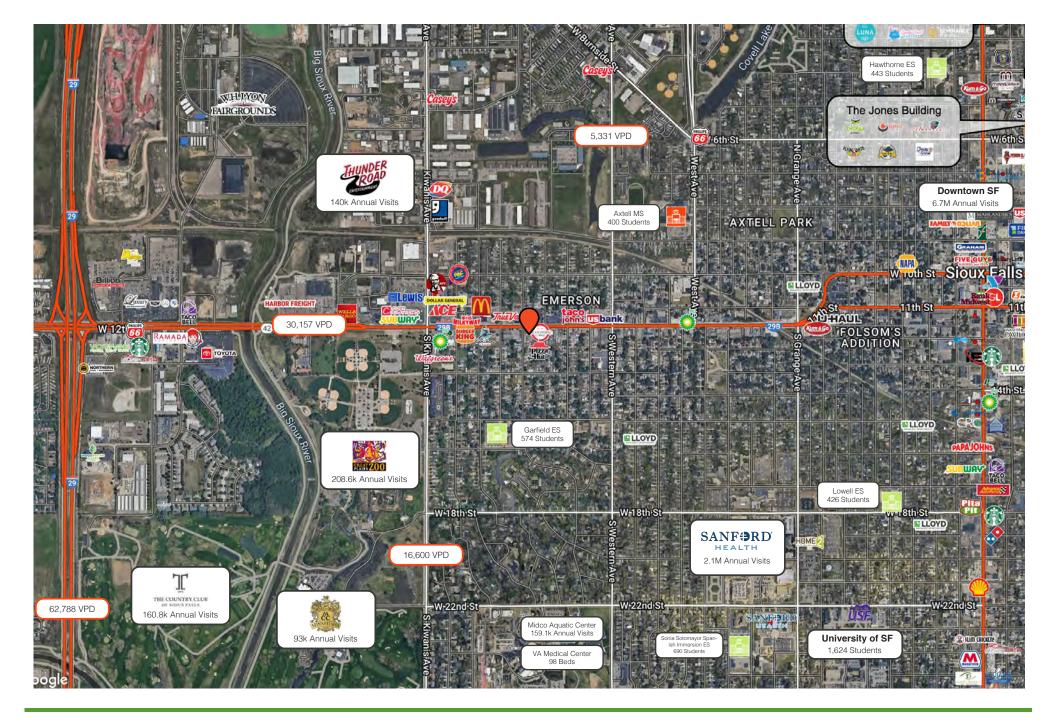
AERIAL





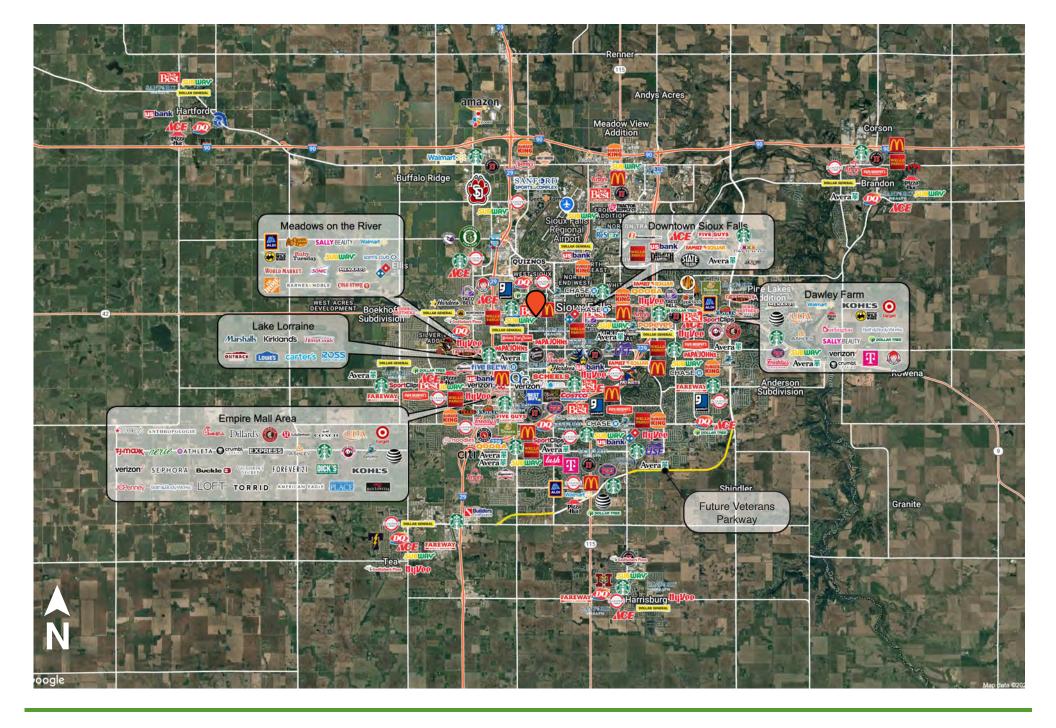


AREA NEIGHBORS





AREA MAP





CITY MAF

SIOUX FALLS DEMOGRAPHICS

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.

POPULATION PROJECTION			
Year	Sioux Falls	MSA	
2024	219,588*	311,500	
2029	230,570	336,494	

*Source: The City of Sioux Falls

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)



(Policom 2023)

TOP EMPLOYERS



10,929

Smithfield

3,239

Avera #

8,200



3,627



2,390



1.600

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**

DEMOGRAPHICS





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CONTACT INFO

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