




# 12TH STREET RETAIL

2223 WEST 12TH ST | SIOUX FALLS, SD

 **LLOYD**

INVESTMENT SALE





ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

A COMPLETE COPY OF THE OFFERING MEMORANDUM & MARKETING MATERIALS CAN BE PROVIDED AFTER EXECUTION OF A FULL CA & NDA.

PLEASE CONTACT LLOYD COMPANIES FOR MORE INFORMATION.

The seller retains all rights and discretion regarding the offer and acceptance process, including the right to accept or reject any offer at their sole discretion. Seller will only be bound by duly executed and enforceable agreements, if any.

#### **CONFIDENTIALITY AGREEMENT**

The information in this Marketing Brochure is proprietary and strictly confidential. It is intended for review only by the recipient from Lloyd Real Estate, LLC DBA Lloyd Companies ("Lloyd Companies") and must not be shared with any other person or entity without Lloyd Companies' written consent. This brochure provides summary, unverified information to prospective buyers to establish preliminary interest in the property.

Lloyd Companies has not investigated and makes no warranty or representation regarding the income or expenses for the property, projected financial performance, dimensions of the subject property, compliance with regulations, the condition of improvements, or the financial status or plans of any tenant. The information has been sourced from what we believe are reliable sources; however, Lloyd Companies has not verified and will not verify any of the information provided and makes no representation or warranty regarding its accuracy or completeness. Potential buyers must verify all information.

The information provided is for informational purposes only and does not constitute legal advice. It represents only part of the comprehensive information available and is intended for preliminary review. Prospective buyers are strongly encouraged to thoroughly review all relevant documents and seek professional real estate, financial, and legal advice to comprehend their rights and obligations. Reliance on the information without proper legal review is at the individual's own risk.

#### **NON-ENDORSEMENT NOTICE**

Lloyd Real Estate, LLC DBA Lloyd Companies is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee mentioned in this marketing brochure. The appearance of corporate logos or names does not imply affiliation or endorsement by the corporation of Lloyd Companies, its employees, subsidiaries, agents, products, services, or commercial listings. This information is included solely to provide tenant lease details to prospective customers.

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:**  
\$875,000
- **Price / SF:**  
\$291.66
- **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
<b>Income</b>		
Gross Potential Income	\$43,260	
<b>Proforma NOI</b>	<b>\$43,260</b>	
<b>Sale Price</b>	<b>\$875,000</b>	

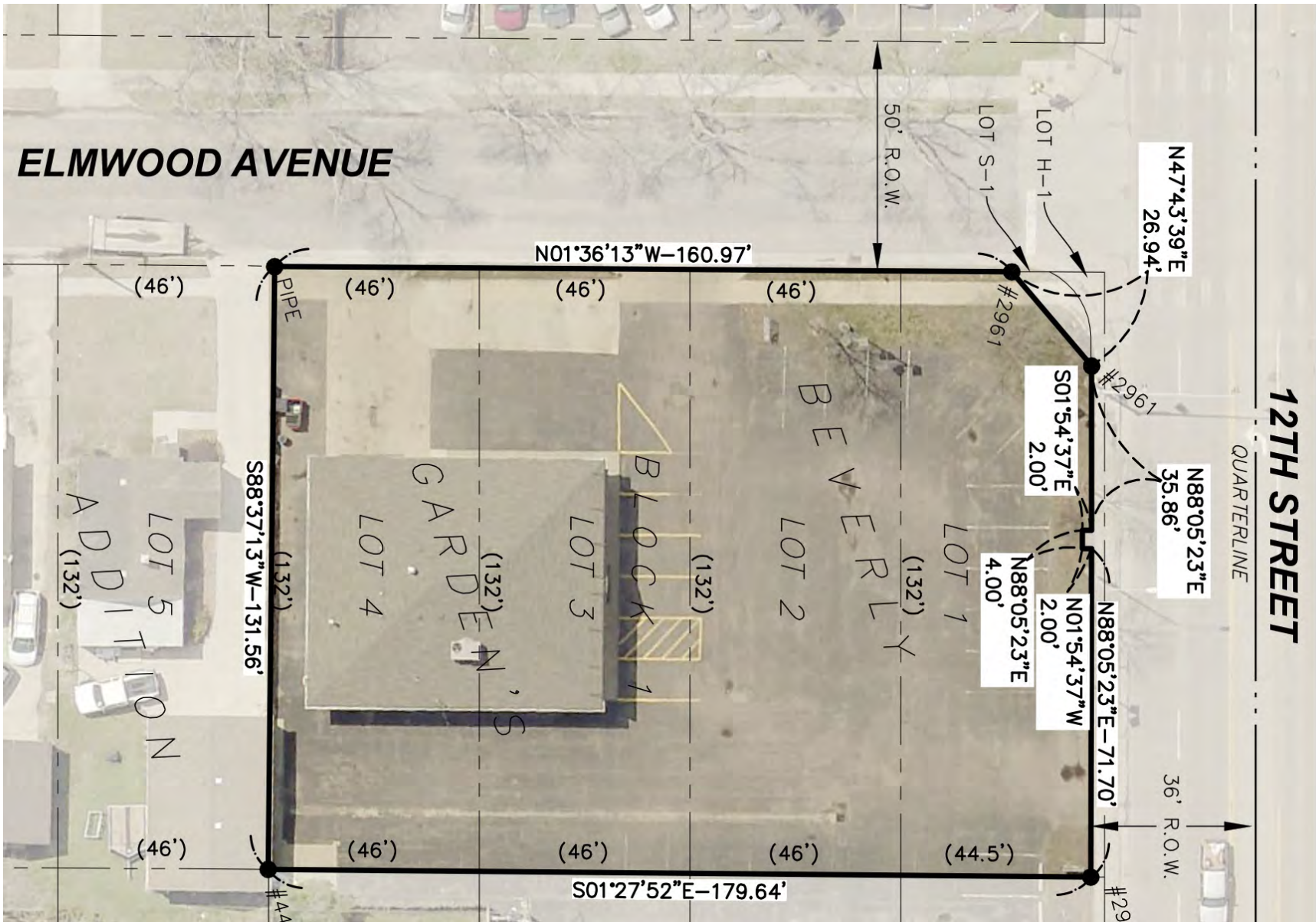
## PROPERTY NOTES

- **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

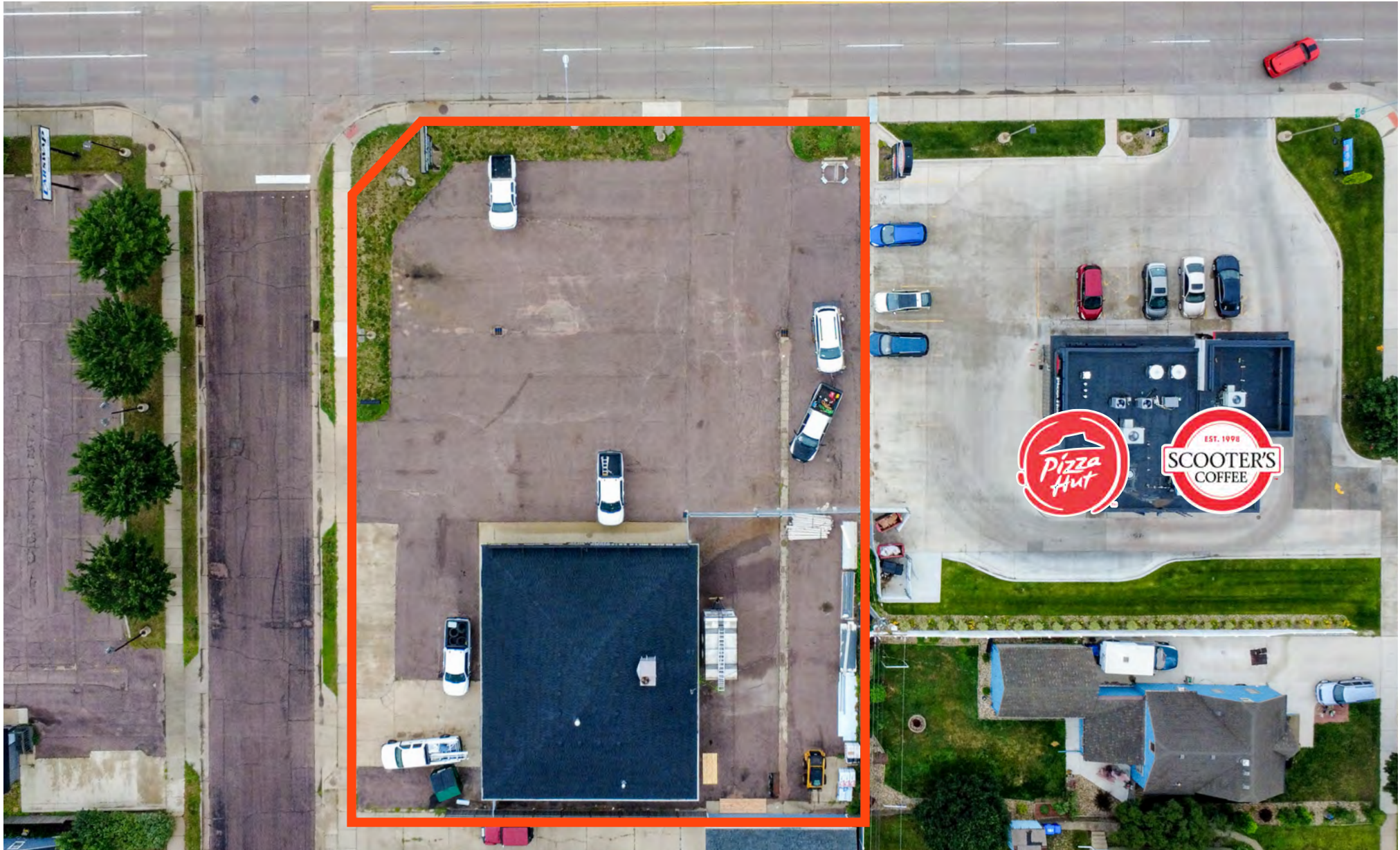












Parcel boundaries shown are for illustrative purposes only and may not reflect exact dimensions. Refer to official survey or legal description for precise details.

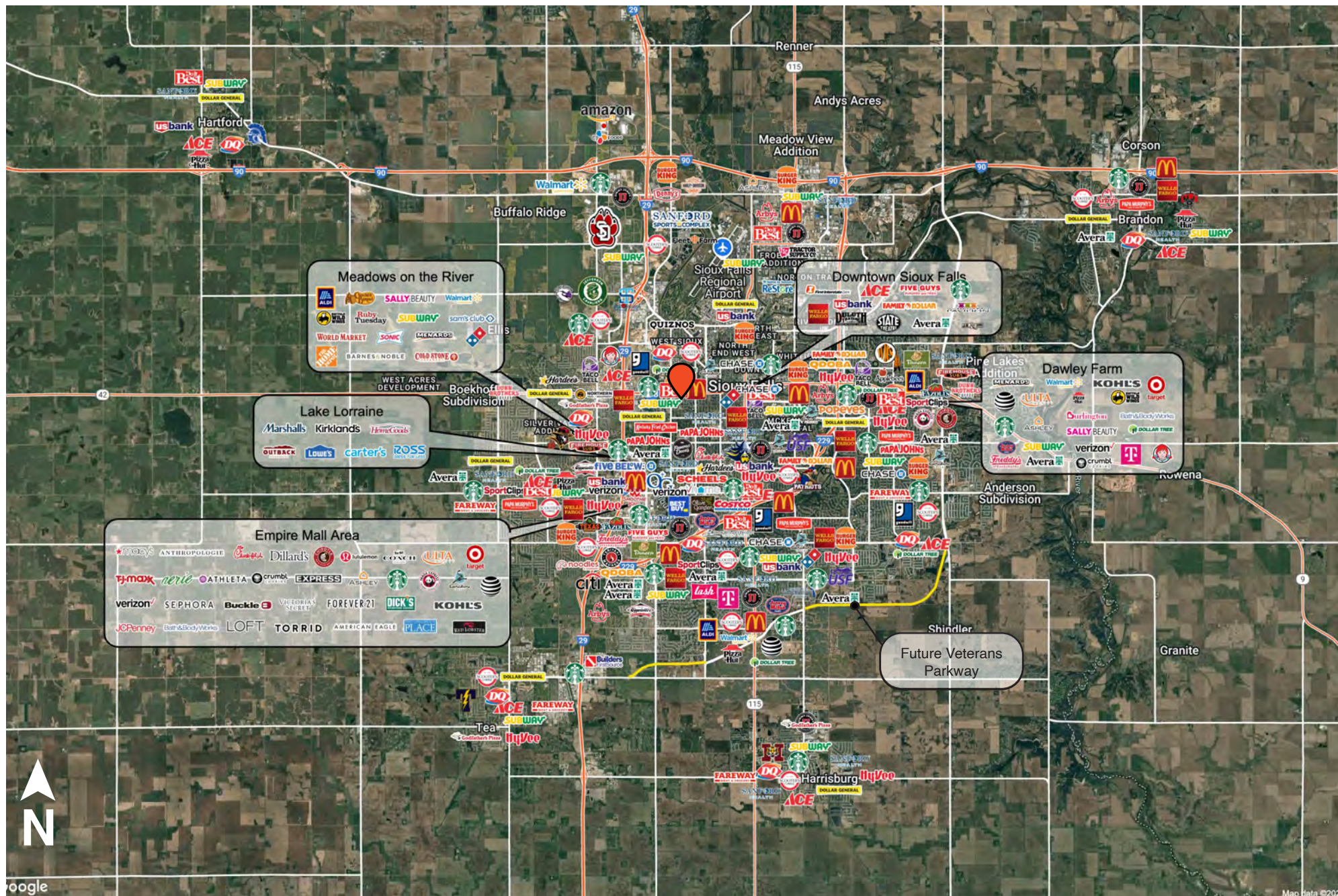














# 

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

## 



#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)



No Corporate Income Tax



Third City in Economic Strength  
(Policom 2023)

2.2M

# of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate  
(September 2024)

## 

SANFORD  
HEALTH  
10,929

Smithfield  
3,239

Avera  
8,200

HuVee  
EMPLOYEE OWNED  
2,390



3,627

amazon  
1,600

#





**RAQUEL BLOUNT, SIOR**  
**VP of Commercial Real Estate**

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)



**JORDAN RIEFFENBERGER, SIOR, CCIM**  
**Director of Commercial Real Estate**

605.275.4258 | [jordan@lloydcompanies.com](mailto:jordan@lloydcompanies.com)

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104  
605.323.2820 | [LloydCompanies.com](http://LloydCompanies.com)

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All interested parties are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.



# CONTACT INFO

RETAIL INVESTMENT SALE | 2223 W 12TH STREET | SIOUX FALLS, SD