



GRAND CIRCLE FLEX BUILDING

5220 S. GRAND CIRCLE | SIOUX FALLS, SD

 **LLOYD**

FOR SALE

Lloyd Commercial Real Estate presents a flex building for sale with prime frontage along Louise Avenue and fantastic access to I-229. The property is in excellent condition and offers a functional layout of 4,380 SF +/- of warehouse space and 7,620 SF +/- currently configured as a retail showroom, private offices, and a parts room. The site is located in a high-traffic corridor with 27,027 VPD along Louise Avenue and is surrounded by neighbors like McDonald's, Panera Bread, barre3, Hilton Garden Inn, First Interstate Bank, Taco John's, The UPS Store, Panchero's, Jersey Mike's, and Pomegranate Market. The Empire Mall and Target are within a half-mile, contributing to the area's strong customer draw. A daytime population of 20,832 and over 1,000 businesses in a 1-mile radius provide immediate traffic to your business in a convenient location.

QUICK FACTS

- **Address:**
5220 S. Grand Circle, Sioux Falls, SD 57108
- **Pricing:**
\$3,250,000
- **Price / SF:**
\$270.83
- **Total Building Size (GBA/RSF):**
12,000 SF +/-
- **Warehouse Size:**
4,380 SF +/-
- **Retail/Showroom/Office/Parts Room:**
7,620 SF +/-
- **Site Size:**
0.88 Acres +/- (38,369 SF+/-)
- **Parking:**
23 surface stalls (2 ADA); 5,000 SF +/- asphalt surface lot
- **Real Estate Taxes:**
\$23,106.68 (2024 Taxes payable in 2025)
- **Zoning:**
C-3
- **Year Built:**
2004, updated 2023

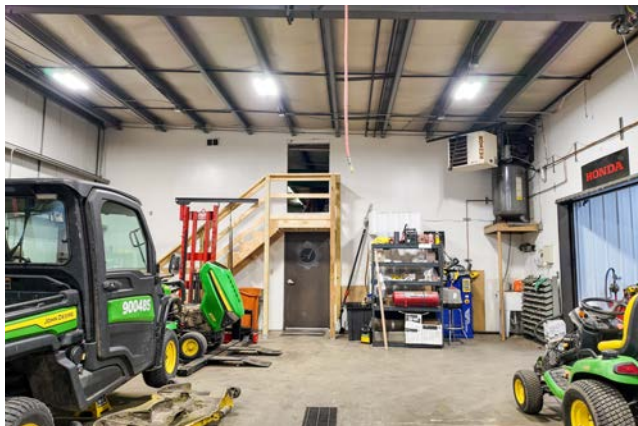
KEY PROPERTY NOTES

- Retail/Showroom/Office/Parts Room Floor Plan Details:
 - 2 private offices (one includes a private restroom with a shower)
 - Single M/W restrooms
 - Large open showroom with ample operable windows
 - Reception/Sales counter
 - Parts room with assembly area
- Warehouse Floor Plan Details:
 - 2 - drive-in OH doors
 - 10' x 9' (facing west)
 - 8' x 10' (facing south)
 - 2 - concrete loading platforms
 - 1 - 8'x 10' roll up door between shop & warehouse area
 - 1 - 8' x 10' roll up door between warehouse & wash bay
 - Mezzanine storage area
 - 2 - Reznor heaters
 - Floor drains
 - Break room
 - Single door from showroom leads to the warehouse
 - Double-doors that lead to the parts room
 - Fenced storage area (9.5' x 113')
 - 1 - OH door between wash bay area and fenced storage
- Lamar Billboard Lease included

SUMMARY



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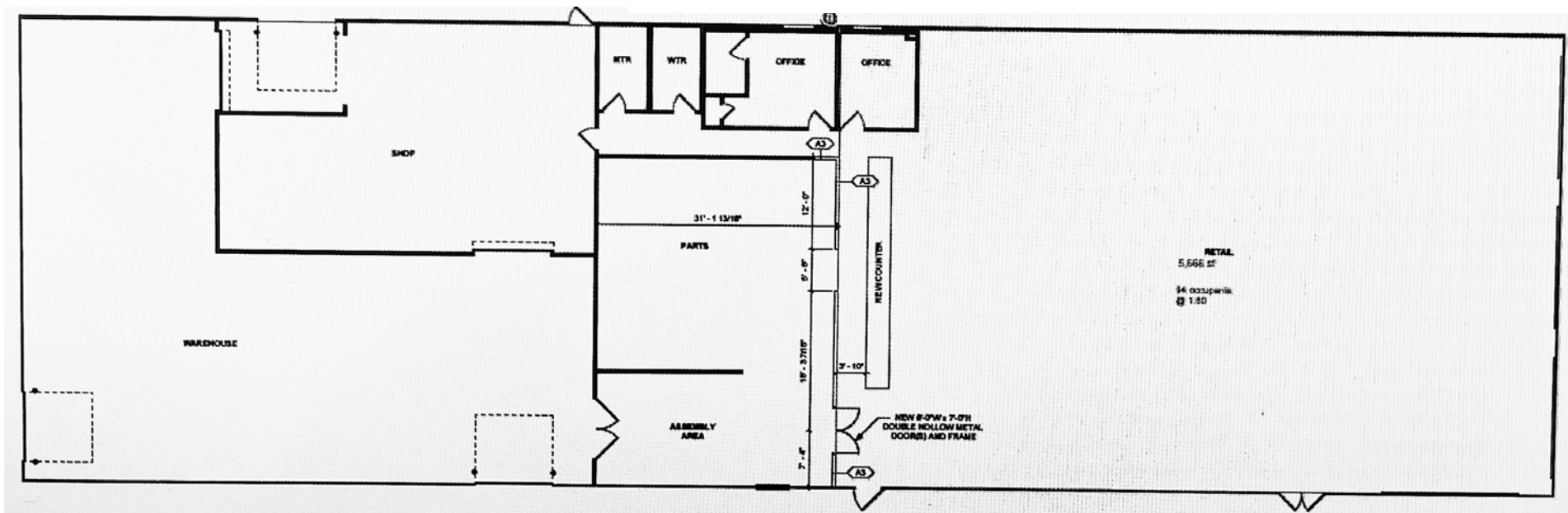




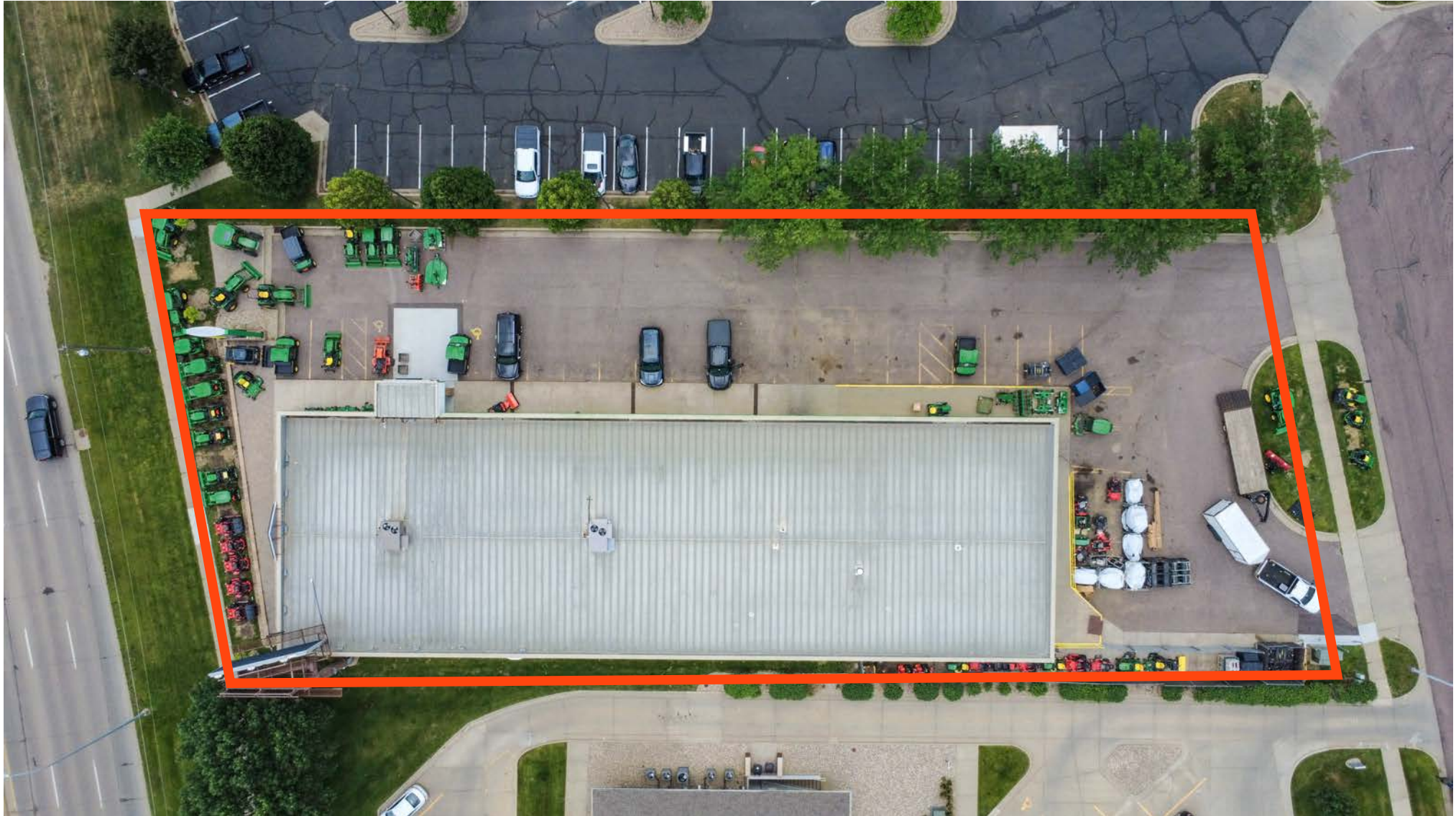
EXTERIOR PHOTOS



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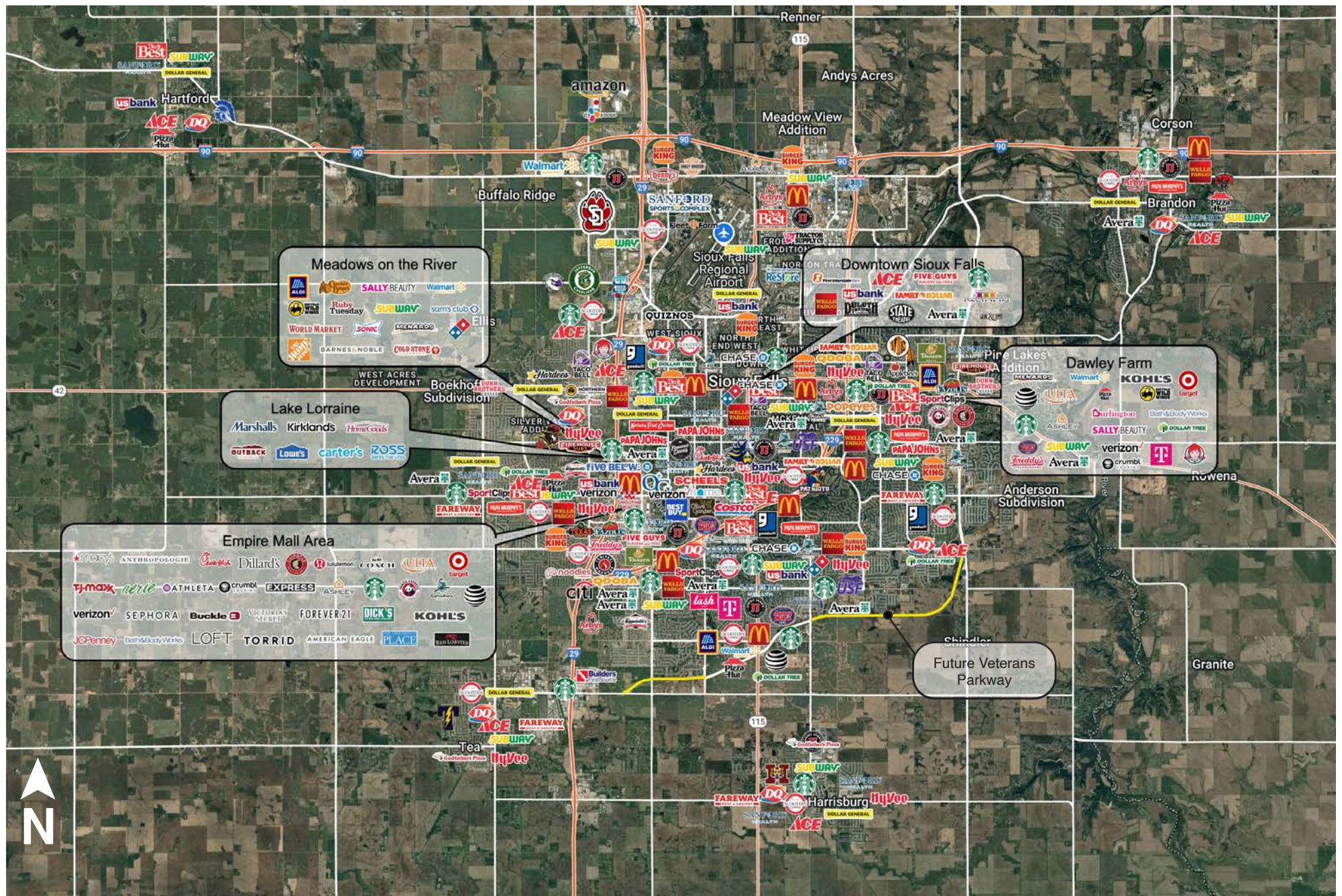
FLOOR PLAN



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
GRAND CIRCLE FLEX/RETAIL BUILDING FOR SALE | 5220 S GRAND CIRCLE | SIOUX FALLS, SD



CITY MAP



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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



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Avera
8,200



3,627

Smithfield
3,239

HyVee
EMPLOYEE OWNED
2,390

amazon
1,600

DEMOGRAPHICS



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CONTACT INFO



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