



# CANTON WAREHOUSE

28189 WEST AVE, CANTON, SD 57013



OWNER OCCUPANT/INVESTMENT



Lloyd Companies proudly presents a versatile warehouse opportunity just outside the city limits of Canton, South Dakota. Situated on 1.8 fenced acres with secure gated access, this 5,615-square-foot building offers functionality and flexibility for a wide range of users. The property features concrete floors with drainage, mezzanine storage, and two overhead doors with 14’ sidewalls. Conveniently located off HWY-18, this site is tucked in a quiet area near Fare Trade Pallets, Canton Motors, and Security Savings Bank, and minutes from downtown Canton, Subway, a coffee shop, and other neighborhood amenities. Canton lies on the Iowa-South Dakota border and is centrally positioned near Worthing, Harrisburg, and Lennox, this location offers access to regional routes, just 20 miles from Sioux Falls. Whether you’re expanding your operations or investing in a flexible industrial asset, this property combines secure infrastructure with a quiet location.

### QUICK FACTS

- **Address:**  
28189 West Ave, Canton, SD 57013
- **Pricing:**  
\$495,000
- **Price / SF:**  
\$88.16
- **Total Building Size (GBA/RSF):**  
5,615 SF +/-
- **Site Size:**  
1.8 Acres +/- (78,408 SF+/-)
- **Real Estate Taxes:**  
\$2,482.24 (2024 Taxes payable in 2025)
- **Parking:**  
Dirt parking lot (50+)
- **Zoning:**  
Commercial
- **Year Built:**  
1995 | updates in 2019/2020

### PROPERTY NOTES

- Building measures approximately 105’ x 54’
- 14’ sidewalls
- 2 - overhead doors
  - 14’ x 14’
  - 12’ x 12’
- Concrete floor with drainage
- Fenced outdoor storage with gated access (gate by Michael’s Fence)
- 21 security cameras (interior & exterior)
- Mezzanine storage
- 2 septic tanks
- Level topography
- Upgraded electrical panel
- Water & natural gas are accessible
- Outside of Canton city limits



















# CITY MAP



OWNER OCCUPANT/INVESTMENT - WAREHOUSE | 28189 WEST AVE | CANTON, SD

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,016	3,455	3,895
2020 Total Population	3,053	3,499	3,965
2020 Group Quarters	56	62	63
2025 Total Population	3,349	3,803	4,284
2025 Group Quarters	56	62	63
2030 Total Population	3,833	4,341	4,878
2024-2029 Annual Rate	2.74%	2.68%	2.63%
2025 Total Daytime Population	2,750	3,911	4,208
Workers	1,133	2,068	2,145
Residents	1,617	1,843	2,063
<b>Household Summary</b>			
2010 Households	1,227	1,399	1,554
2010 Average Household Size	2.39	2.40	2.44
2020 Total Households	1,232	1,405	1,564
2020 Average Household Size	2.43	2.45	2.49
2025 Households	1,323	1,496	1,661
2025 Average Household Size	2.49	2.50	2.54
2030 Households	1,507	1,700	1,884
2030 Average Household Size	2.51	2.52	2.56
2024-2029 Annual Rate	2.64%	2.59%	2.55%
2010 Families	806	927	1,044
2010 Average Family Size	2.97	2.97	3.01
2025 Families	847	961	1,082
2025 Average Family Size	3.15	3.15	3.18
2030 Families	957	1,084	1,218
2030 Average Family Size	3.18	3.18	3.21
2024-2029 Annual Rate	2.47%	2.44%	2.40%
2025 Housing Units	1,423	1,600	1,780
Owner Occupied Housing Units	69.4%	70.2%	71.2%
Renter Occupied Housing Units	23.6%	23.3%	22.1%
Vacant Housing Units	7.0%	6.5%	6.7%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	2,263	2,568	2,889
Less than 9th Grade	1.2%	1.2%	1.1%
9th - 12th Grade, No Diploma	6.6%	7.0%	7.0%
High School Graduate	33.2%	33.3%	33.1%
GED/Alternative Credential	4.6%	4.4%	4.1%
Some College, No Degree	13.4%	13.4%	13.5%
Associate Degree	19.2%	19.6%	19.8%
Bachelor's Degree	16.2%	15.8%	15.8%
Graduate/Professional Degree	5.6%	5.5%	5.6%
<b>Median Household Income</b>			
2025	\$83,581	\$82,995	\$84,207
2030	\$100,889	\$100,508	\$101,534
<b>Median Age</b>			
2010	38.4	38.3	38.5
2020	39.1	39.2	39.3
2025	40.4	40.5	40.6
2030	41.4	41.5	41.6
<b>2025 Population by Sex</b>			
Males	1,687	1,923	2,177
Females	1,662	1,880	2,107
<b>2030 Population by Sex</b>			
Males	1,918	2,181	2,461
Females	1,915	2,160	2,417
<b>Data for all businesses in area</b>			
Total Businesses:	131	180	192
Total Employees:	1,383	1,968	2,075





**SCOTT BLOUNT**

**Broker Associate**

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**CONTACT INFO**



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