



# MEADOWS SQUARE

## OFFICE/RETAIL SPACE FOR LEASE



3801 W 34th St, Suite 137,  
Sioux Falls, SD 57106



1,180 SF +/-



\$15.00 / SF NNN  
Estimated NNN: \$5.92 / SF

### LOCATION

Located along W. 34th Street and S. Shirley Avenue within the Meadows on the River development, this space benefits from immediate access to Louise Avenue. Meadows Square is surrounded by a strong mix of national retailers, dining, and service amenities, drawing consistent traffic to the area.

### DESCRIPTION

- Flexible retail/office floor plan; open space with an office and break room
- Common area includes restrooms and a maintenance storage area
- Opportunity for building and monument signage
- Co-tenants include Pho Thai, Michaels, CosmoProf, GameStop, and Salon Mi
- Available now
- 207 shared parking stalls on-site
- Ease of access with two I-29 exits nearby
- Over 25,000 VPD at the intersection of Louise Ave & 34th St
- Within the Meadows on the River Development, which is anchored by The Home Depot, Sam's Club, Aldi, and Barnes and Noble; the development attracts a growing 14.0M visitors annually

**RAQUEL BLOUNT** SIOR | 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

## BUILDING COSTS

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

Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,180 SF	\$15.00/SF NNN	\$5.92/SF	\$20.92/SF	\$24,685.60	\$2,057.13

## 2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.12*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.28*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.52*
<b>Total</b>	-	<b>\$5.92</b>

CAM includes the following utilities: Water & Sewer, and Trash

## UTILITY INFORMATION

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

**RAQUEL BLOUNT, SIOR** 605.728.9092 | raquel@lloydcompanies.com

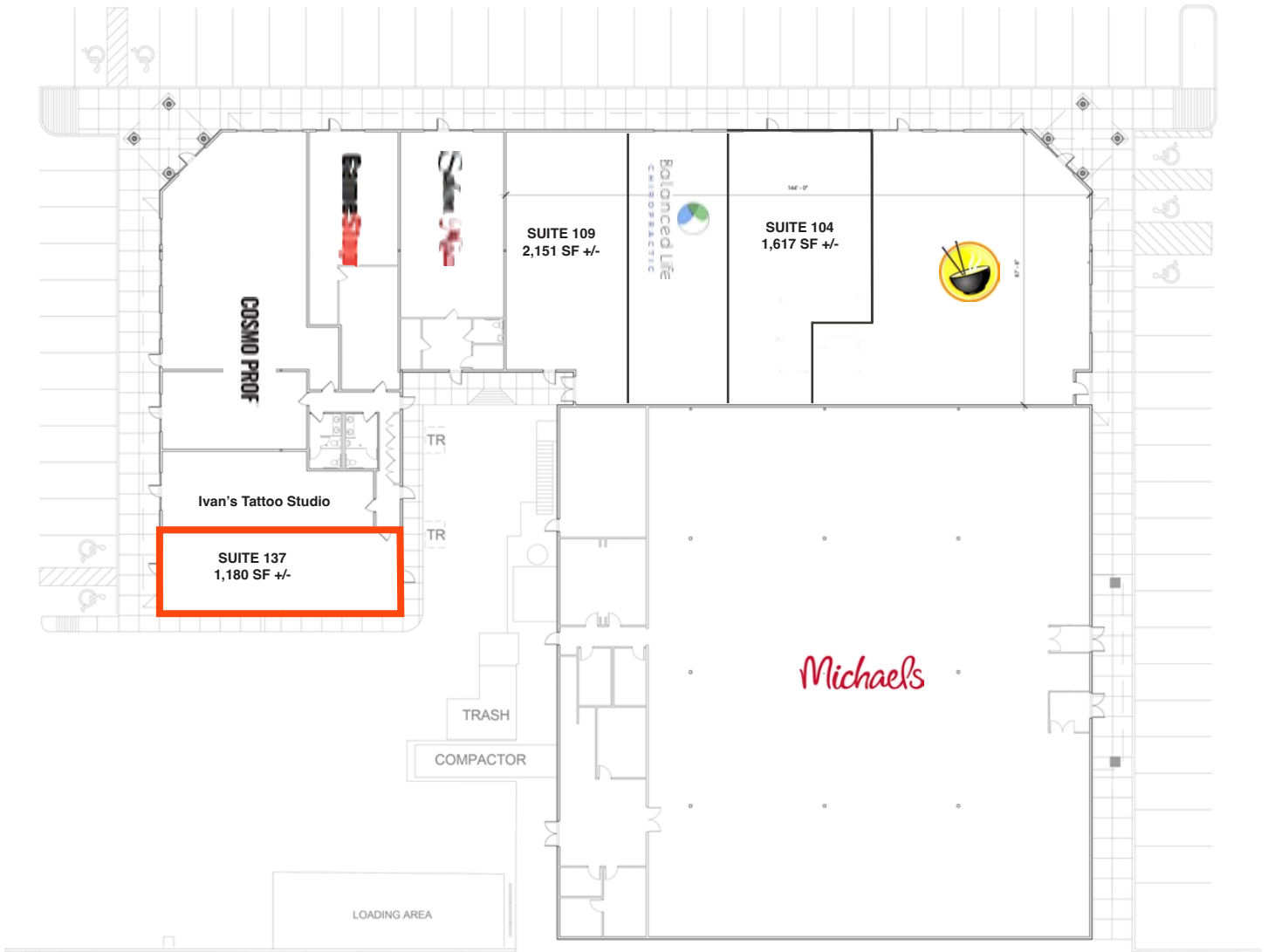
# MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE



## SITE PLAN

Concept only; subject to change



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE



## INTERIOR PHOTOS



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE



## EXTERIOR



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE



## PARCEL



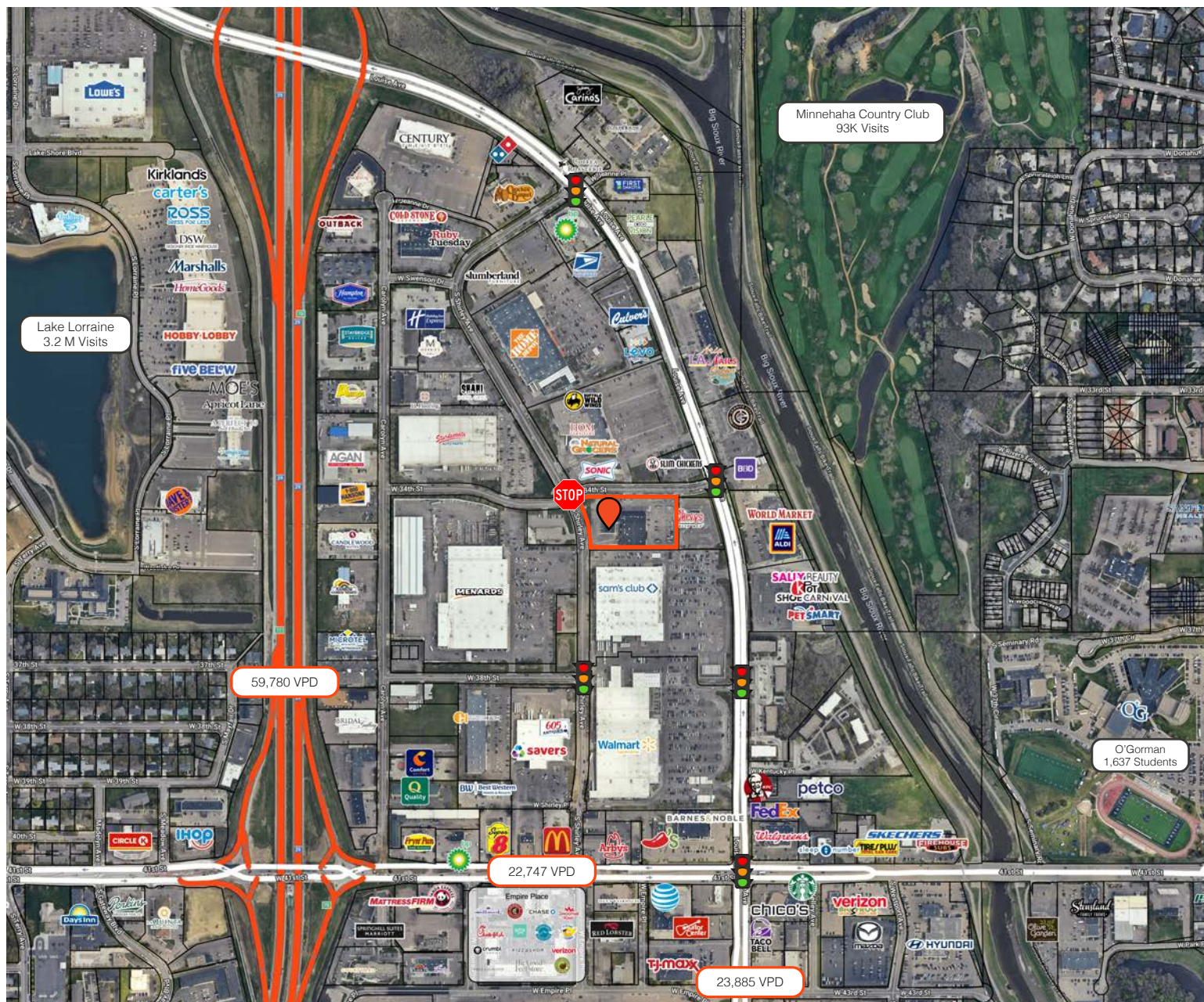
**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE



## AREA MAP



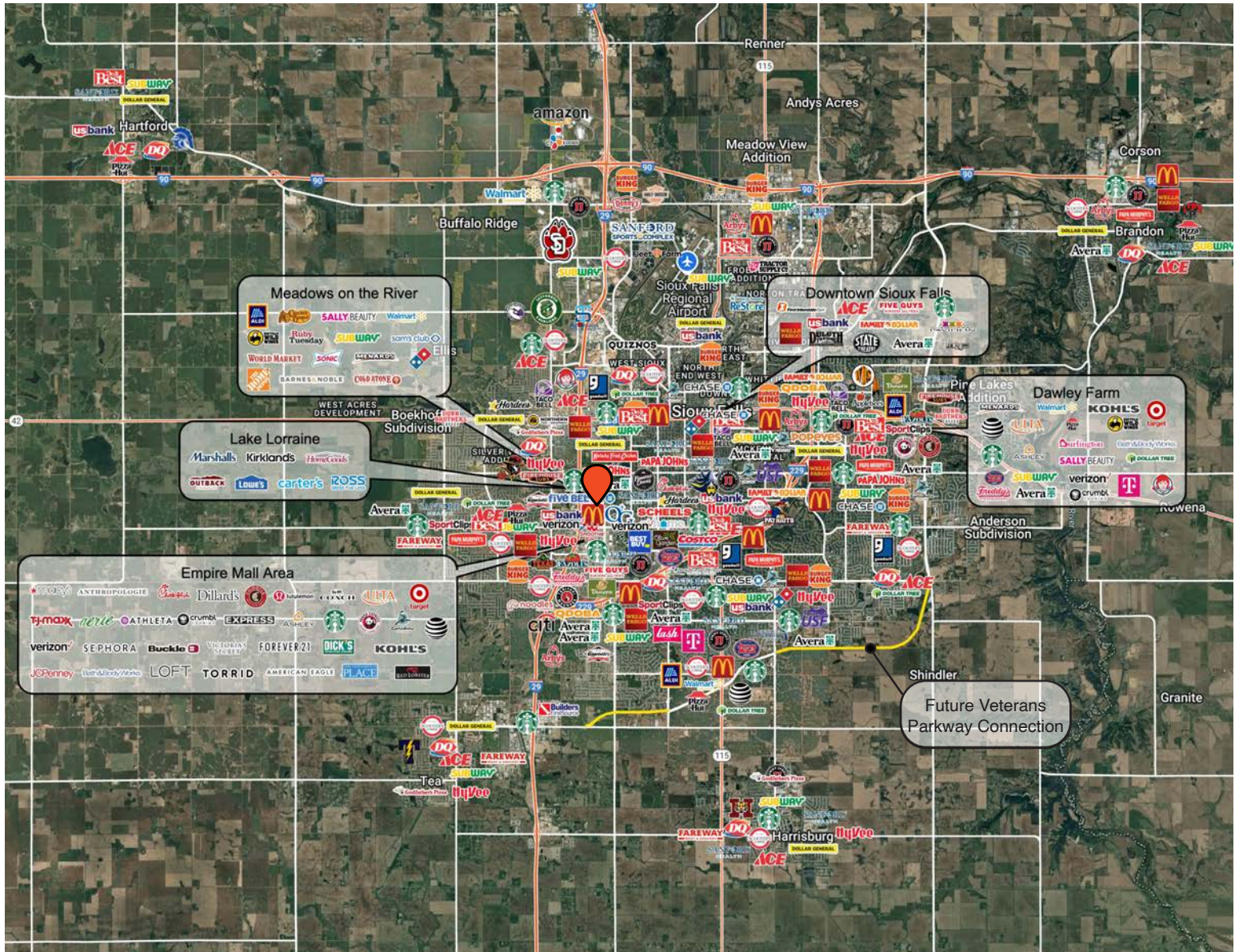
**RAQUEL BLOUNT, SIOR** 605.728.9092 | raquel@lloydcompanies.com

# MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE



## CITY MAP



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

## SIoux FALLS DEMOGRAPHICS

### POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

\*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



#7 Best Run Cities in America  
*(WalletHub 2025)*

### TOP EMPLOYERS

**SANFORD**  
HEALTH

10,929

**Avera**

8,200



3,627

**Smithfield**

3,239

**HyVee**  
EMPLOYEE OWNED

2,390

**amazon**

1,600

## MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	6,041	82,311	136,109
2020 Total Population	6,340	90,544	160,234
2020 Group Quarters	227	2,086	4,635
2025 Total Population	6,691	96,993	175,474
2025 Group Quarters	233	2,100	4,647
2030 Total Population	7,012	103,718	190,252
2024-2029 Annual Rate	0.94%	1.35%	1.63%
2025 Total Daytime Population	15,833	115,106	198,053
Workers	12,563	73,255	121,528
Residents	3,270	41,851	76,525
<b>Household Summary</b>			
2010 Households	3,057	34,306	55,221
2010 Average Household Size	1.91	2.31	2.36
2020 Total Households	3,211	37,921	65,786
2020 Average Household Size	1.90	2.33	2.37
2025 Households	3,471	40,770	72,415
2025 Average Household Size	1.86	2.33	2.36
2030 Households	3,673	43,687	78,786
2030 Average Household Size	1.85	2.33	2.36
2024-2029 Annual Rate	1.14%	1.39%	1.70%
2010 Families	1,339	19,529	32,906
2010 Average Family Size	2.68	2.98	2.99
2025 Families	1,463	22,411	41,098
2025 Average Family Size	2.85	3.11	3.11
2030 Families	1,530	23,816	44,294
2030 Average Family Size	2.85	3.12	3.12
2024-2029 Annual Rate	0.90%	1.22%	1.51%
2025 Housing Units	3,654	43,427	77,292
Owner Occupied Housing Units	37.0%	53.4%	54.6%
Renter Occupied Housing Units	58.0%	40.4%	39.0%
Vacant Housing Units	5.0%	6.1%	6.3%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	4,969	65,232	117,908
Less than 9th Grade	3.4%	1.6%	1.8%
9th - 12th Grade, No Diploma	2.8%	3.4%	3.4%
High School Graduate	25.2%	19.0%	19.1%
GED/Alternative Credential	4.5%	3.1%	3.6%
Some College, No Degree	21.5%	20.3%	18.9%
Associate Degree	14.0%	13.2%	12.5%
Bachelor's Degree	17.6%	27.0%	27.3%
Graduate/Professional Degree	10.9%	12.4%	13.3%
<b>Median Household Income</b>			
2025	\$54,290	\$73,353	\$76,103
2030	\$61,523	\$82,604	\$86,947
<b>Median Age</b>			
2010	45.3	33.1	33.7
2020	44.2	35.6	35.7
2025	43.8	36.8	36.6
2030	45.0	38.1	37.8
<b>2025 Population by Sex</b>			
Males	3,151	48,241	88,077
Females	3,540	48,752	87,397
<b>2030 Population by Sex</b>			
Males	3,282	51,349	94,957
Females	3,730	52,369	95,295
<b>Data for all businesses in area</b>			
Total Businesses:	877	5,034	7,961
Total Employees:	12,574	70,835	115,381

**RAQUEL BLOUNT, SIOR** 605.728.9092 | raquel@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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.