



# 5019 S BUR OAK PLACE

## OFFICE SPACE FOR LEASE



5019 S Bur Oak Place,  
Sioux Falls, SD 57108



2,172 SF +/-



\$19.00 / SF NNN  
Estimated NNN: \$6.42 / SF

### LOCATION

Located east of the 57th/Louise Ave intersection in an area with great proximity to I-229 and I-29 in a private, professional setting. The location provides employees and clients with access to major roadways while being surrounded by shopping, dining, and other essential services.

### DESCRIPTION

- Floor plan offers an open reception area, 3 offices, conference room, XL conference room/work area, mechanical room, storage room with a sink, and a single restroom
- Monument, building, and suite signage available
- 25 +/- surface parking stalls
- Available November 1st, 2025
- Other users include Essential Health and Reverence Counseling
- Access point via W 57th St
- ~1 mile to I-229
- Nearby neighborhood tenants include Vance Thompson Vision, Verizon, Vern Eide Honda, The UPS Store, Hilton Garden Inn, Qdoba, Jersey Mike's, Panera Bread and more

**RAQUEL BLOUNT** SIOR

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## BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,172 SF	\$19.00/SF NNN	\$6.42/SF	\$25.42/SF	\$55,212.24	\$4,601.02

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.07*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.10*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.25*
<b>Total</b>	-	<b>\$6.42</b>

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes	
Gas	Paid by Tenant directly to Provider	MidAmerican	No	Yes	
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	No	Yes	
Trash	Paid by Tenant directly to Provider	Novak	No	No	Condo tenants split monthly bill
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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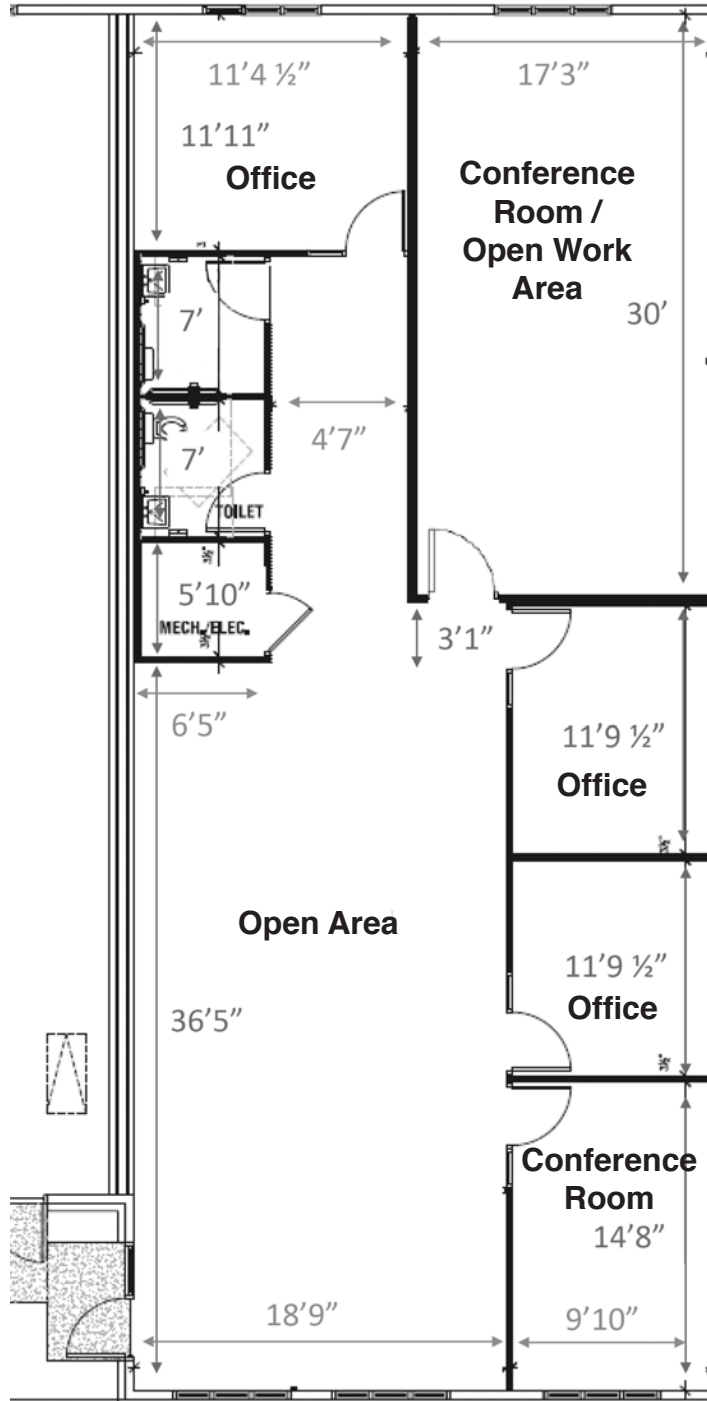
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## FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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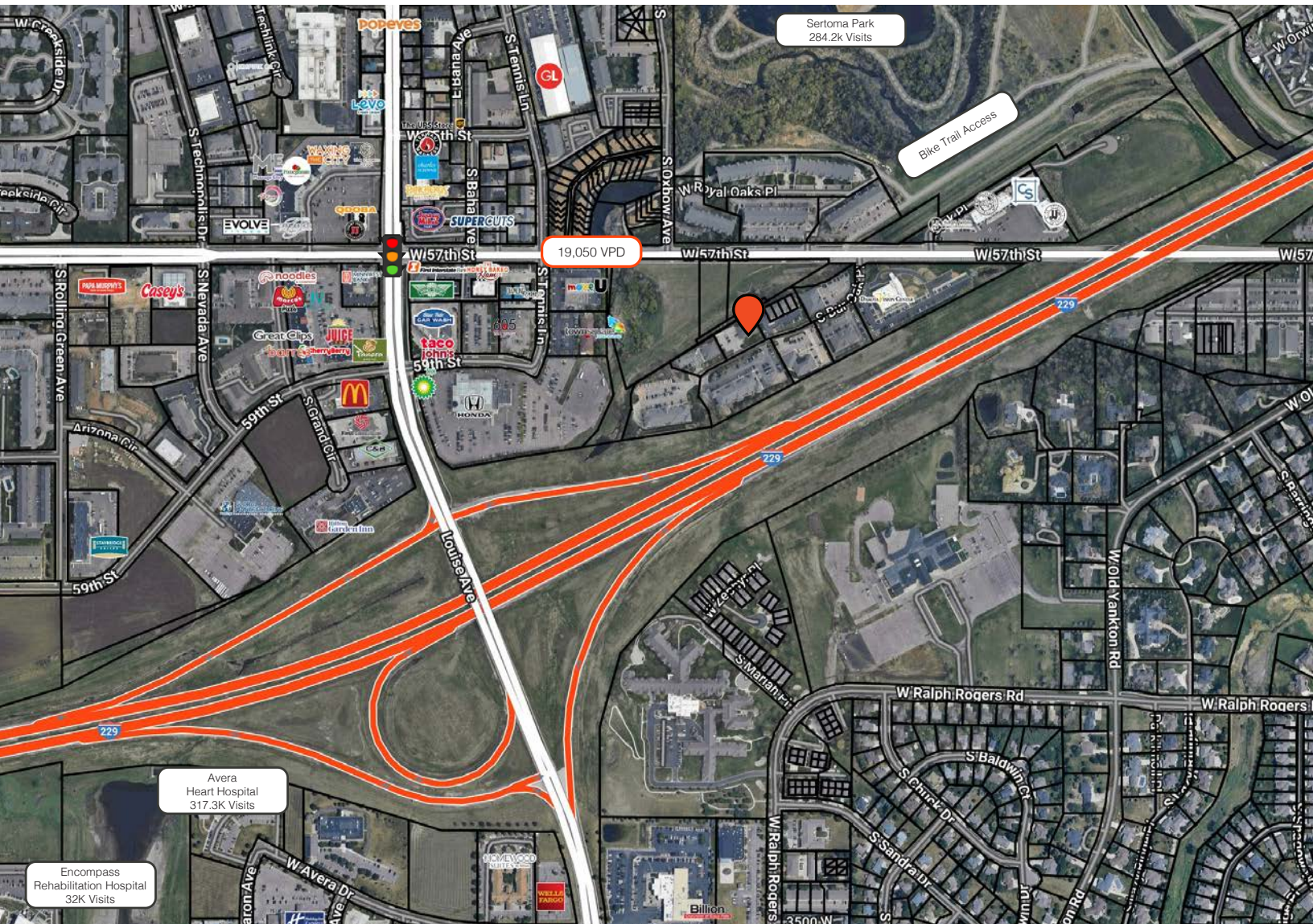


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## SITE MAP



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## AREA MAP



\*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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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.

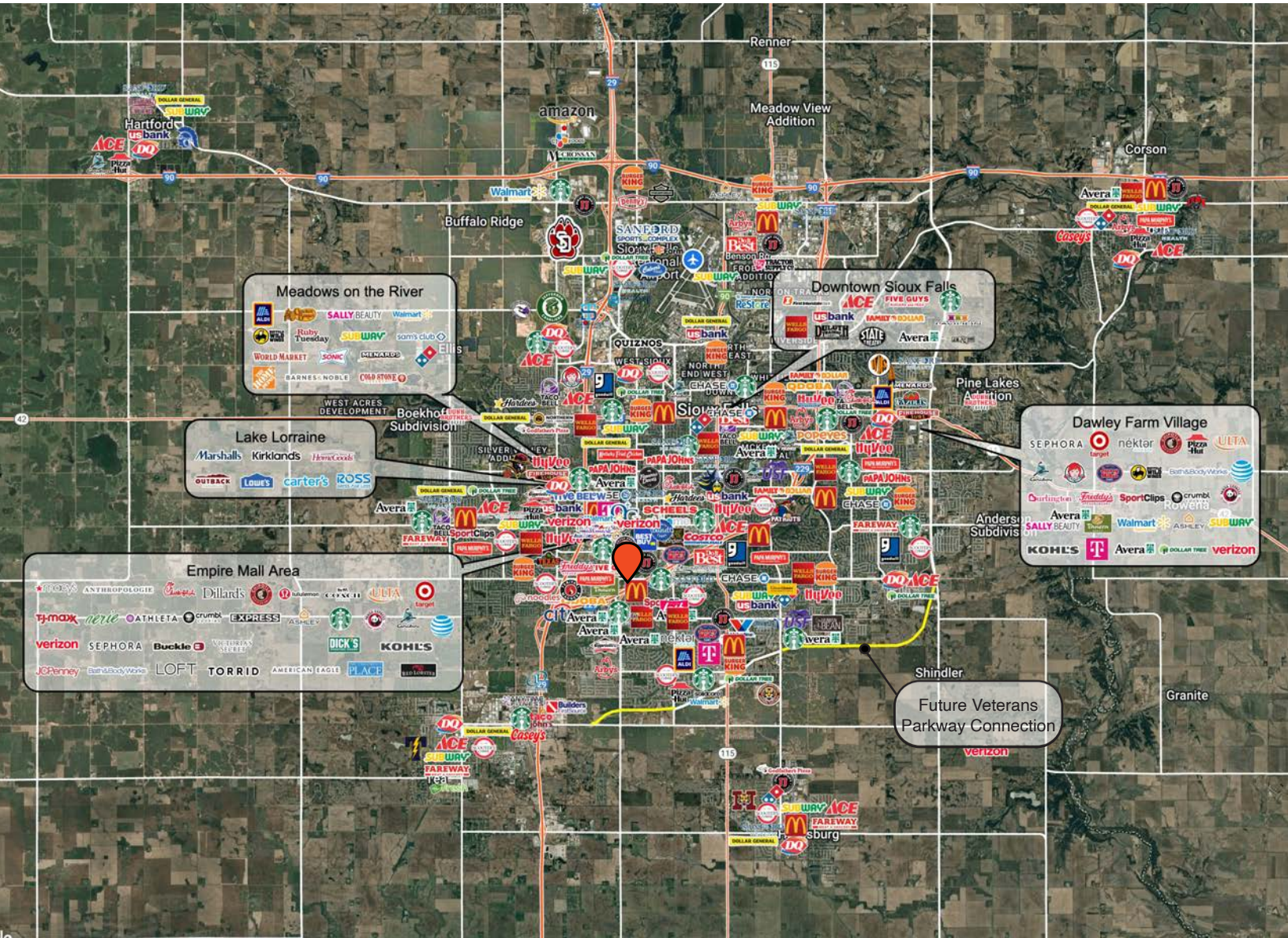


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## CITY MAP



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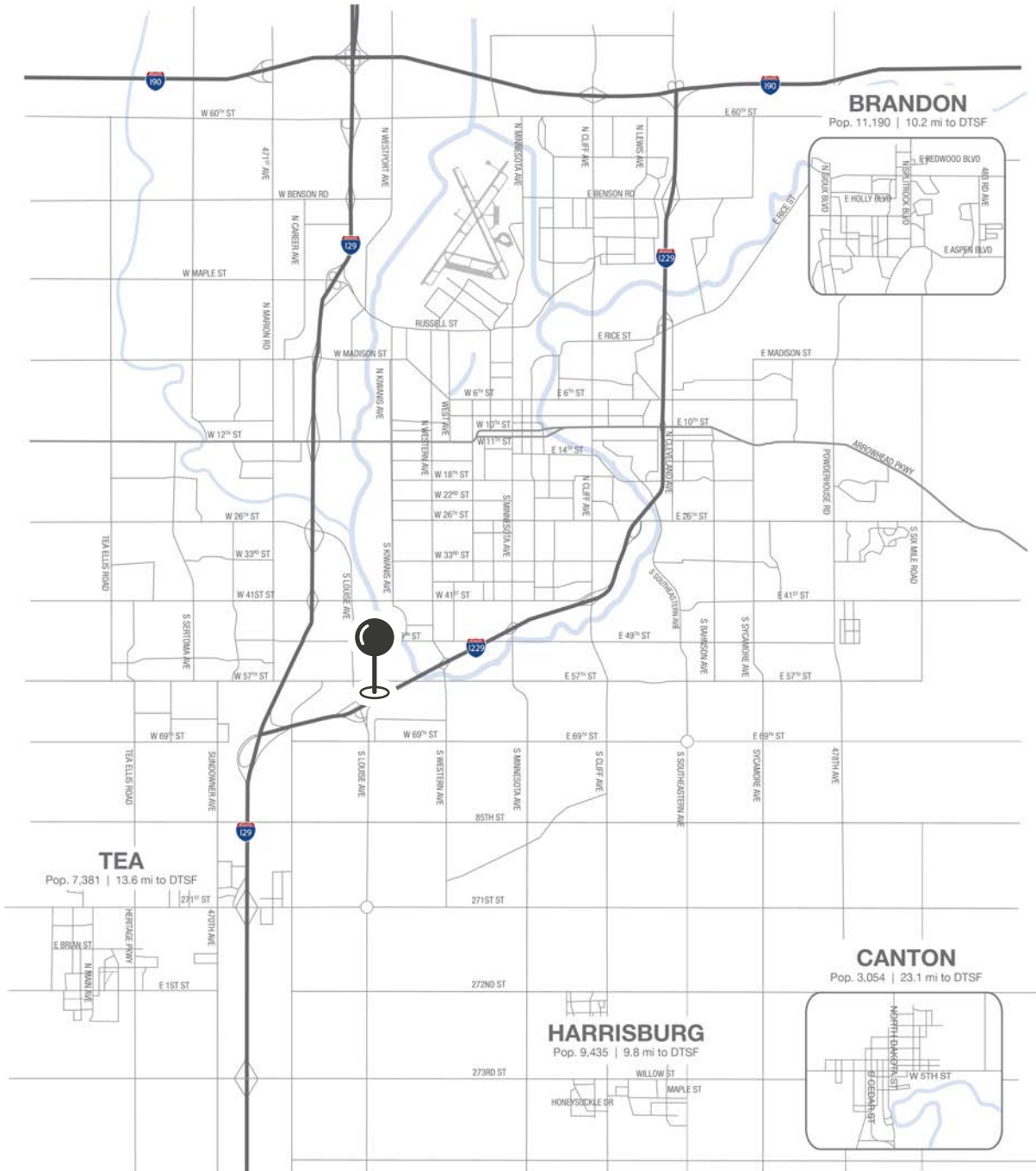


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## MSA MAP



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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)

4M

# of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate  
(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America  
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600



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### SUMMARY PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	6,354	63,616	133,408
2020 Total Population	7,887	74,713	161,267
2020 Group Quarters	103	1,653	3,204
2025 Total Population	8,669	80,369	176,754
2025 Group Quarters	103	1,657	3,161
2030 Total Population	9,440	87,741	192,875
2024-2029 Annual Rate	1.72%	1.77%	1.76%
2025 Total Daytime Population	18,654	94,363	190,287
Workers	14,529	58,080	112,360
Residents	4,125	36,283	77,927
<b>Household Summary</b>			
2010 Households	3,389	26,311	54,499
2010 Average Household Size	1.87	2.32	2.37
2020 Total Households	4,175	31,282	66,788
2020 Average Household Size	1.86	2.34	2.37
2025 Households	4,403	33,546	73,519
2025 Average Household Size	1.95	2.35	2.36
2030 Households	4,772	36,525	80,401
2030 Average Household Size	1.96	2.36	2.36
2024-2029 Annual Rate	1.62%	1.72%	1.81%
2010 Families	1,336	15,739	32,883
2010 Average Family Size	2.69	2.93	2.99
2025 Families	1,731	19,264	42,361
2025 Average Family Size	2.99	3.07	3.09
2030 Families	1,865	20,848	45,913
2030 Average Family Size	3.02	3.09	3.10
2024-2029 Annual Rate	1.50%	1.59%	1.62%
2025 Housing Units	4,777	35,518	78,419
Owner Occupied Housing Units	23.4%	55.1%	55.0%
Renter Occupied Housing Units	68.7%	39.3%	38.8%
Vacant Housing Units	7.8%	5.6%	6.2%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	6,351	53,921	118,174
Less than 9th Grade	1.4%	1.4%	1.6%
9th - 12th Grade, No Diploma	3.2%	2.5%	3.0%
High School Graduate	22.8%	17.7%	18.5%
GED/Alternative Credential	2.3%	2.4%	3.2%
Some College, No Degree	15.6%	19.1%	18.7%
Associate Degree	10.0%	12.4%	12.9%
Bachelor's Degree	30.3%	28.9%	28.3%
Graduate/Professional Degree	14.4%	15.6%	13.9%
<b>Median Household Income</b>			
2025	\$56,959	\$80,116	\$78,156
2030	\$62,163	\$92,087	\$90,055
<b>Median Age</b>			
2010	33.6	33.5	33.7
2020	37.6	35.9	35.6
2025	37.6	36.9	36.6
2030	39.1	38.1	37.7
<b>2025 Population by Sex</b>			
Males	4,179	39,416	87,712
Females	4,490	40,953	89,042
<b>2030 Population by Sex</b>			
Males	4,541	42,869	95,224
Females	4,899	44,873	97,651
<b>Data for all businesses in area</b>			
Total Businesses:	1,076	4,076	7,920
Total Employees:	15,158	55,538	109,857