



# THE CROSSROADS OFFICE

OFFICE SPACE FOR LEASE



4430 W Crossroads Pl,  
Sioux Falls, SD 57106



1,380 SF +/-



\$1,850 / Month Gross

## LOCATION

Located at the high-visibility intersection of I-29 and W. 12th Street, this property sits within the Crossroads Development, anchored by Starbucks, Silverstar Car Wash, and Northern Tool. The location offers quick connection to downtown Sioux Falls, I-29, and major transportation routes across the MSA.

## DESCRIPTION

- Floor plan includes 3 offices (2 with windows & storage), 1 conference room, storage room, mechanical room, and open work area
- Shared entrance and restrooms
- Furniture is negotiable
- Available now
- Co-tenant is Stein Sign Display
- Recent updates including, but not limited to, carpet replacement, fresh paint, ceiling repairs, & flooring repairs.
- Impressive traffic counts at the crossroads of W 12th Street and I-29, with a combined total of 106,780 VPD
- Nearby nationally recognized users include Taco Bell, Wendy's, Harbor Freight, Wells Fargo, Lewis Drug, Subway, and many local users including Luxury Auto Mall, ABRA Auto Body, and Jacky's Burrito Express

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## BUILDING COSTS

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

Size	Base Rent	Yearly Total Est.
1,380 SF +/-	\$1,850.00 / Month Gross	\$22,200.00

## UTILITY INFORMATION

Utility	Paid By	Provider
Gas	Paid by LL directly to Provider	Mid-American Energy
Electricity	Paid by LL directly to Provider	Xcel Energy
Water & Sewer	Paid by LL directly to Provider	City of Sioux Falls
Trash	Paid by LL directly to Provider	A-OK Sanitary
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider

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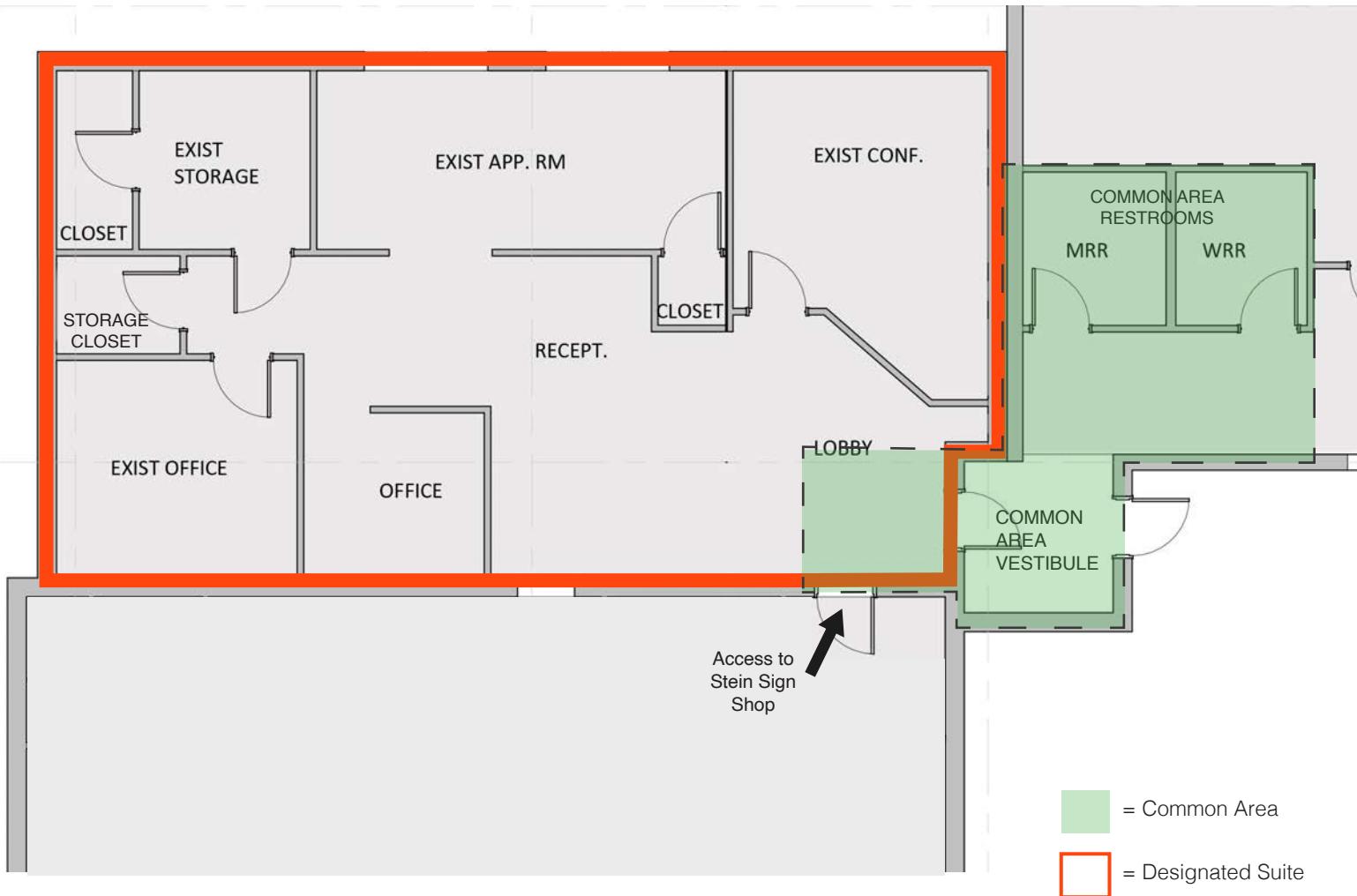
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 **LLOYD**

## FLOOR PLAN

*\*This office space is located within the existing offices of Stein Sign Display, the landlord and co-tenant. The available space offers a defined work area with shared entry and restroom facilities, and does not include full separation from the current occupied space.*



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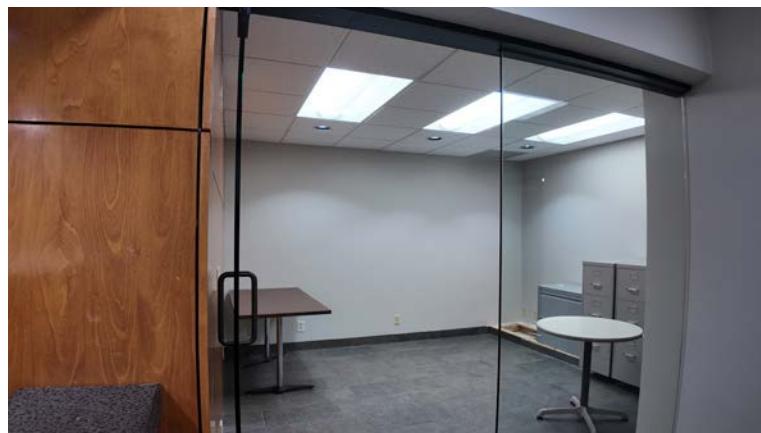
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## INTERIOR PHOTOS



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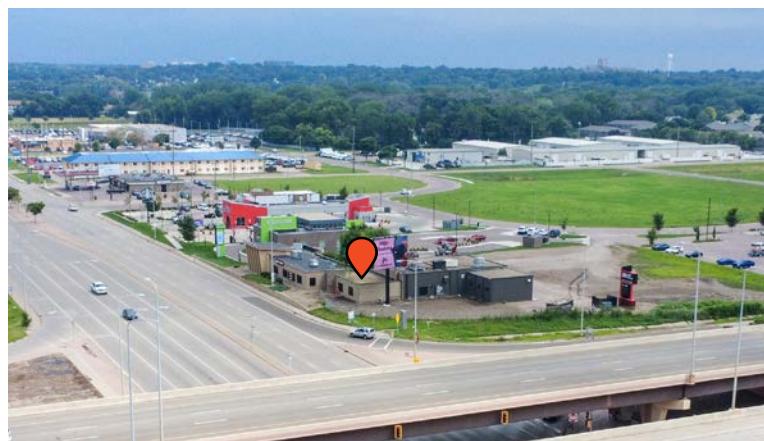
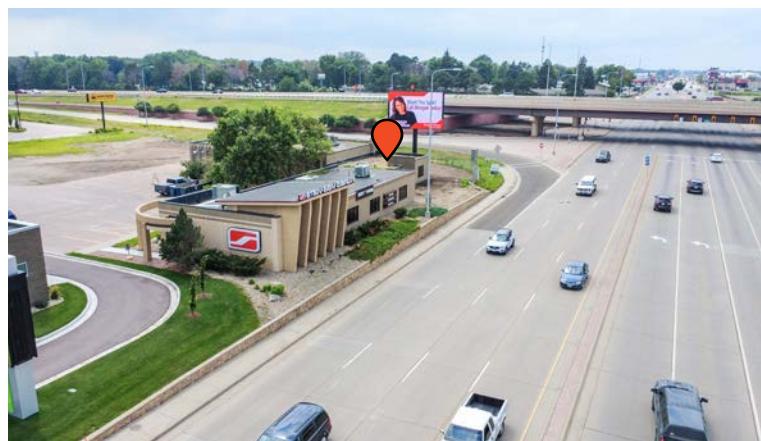
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## EXTERIOR PHOTOS



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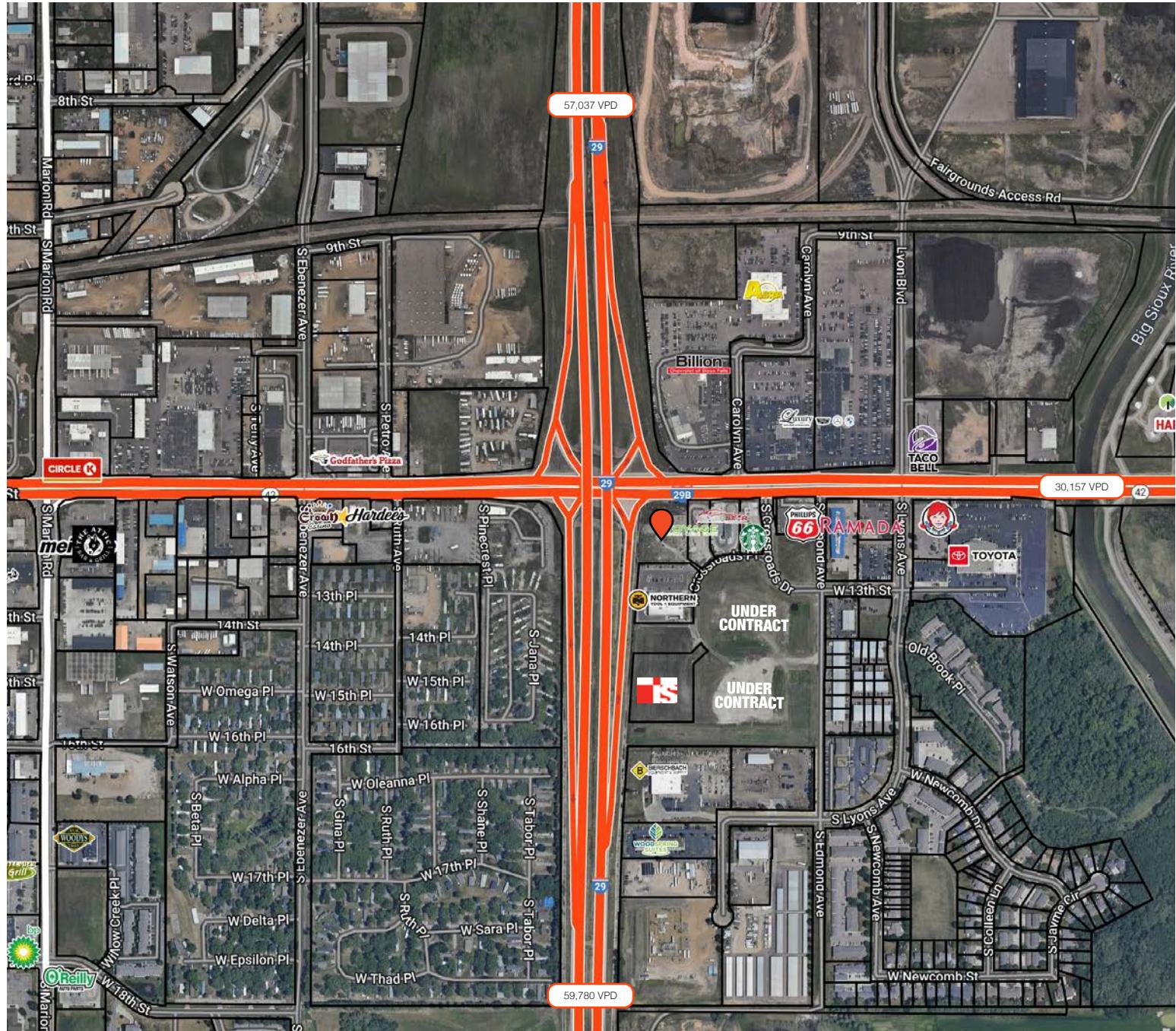
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# SITE MAP



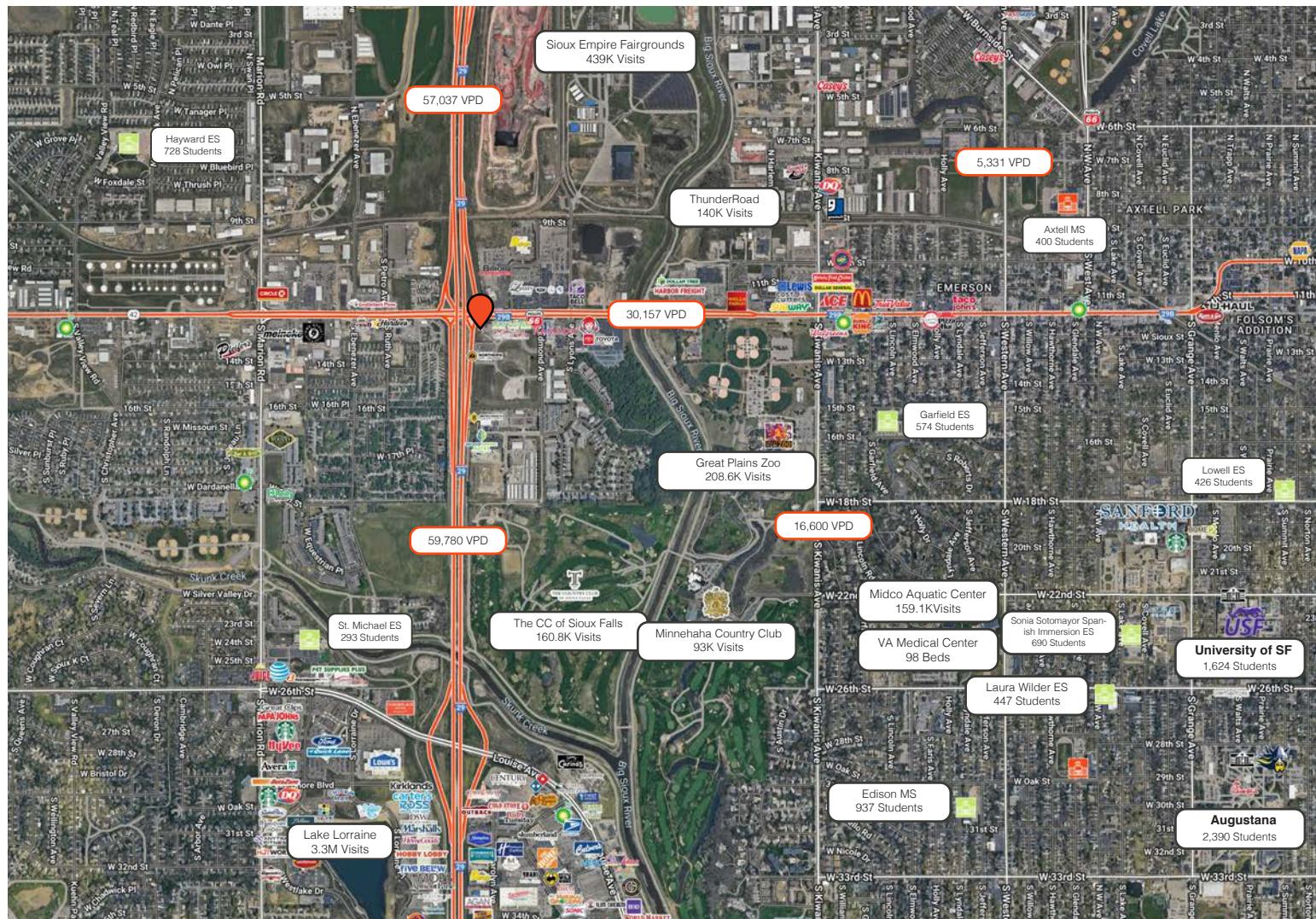
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## AREA MAP



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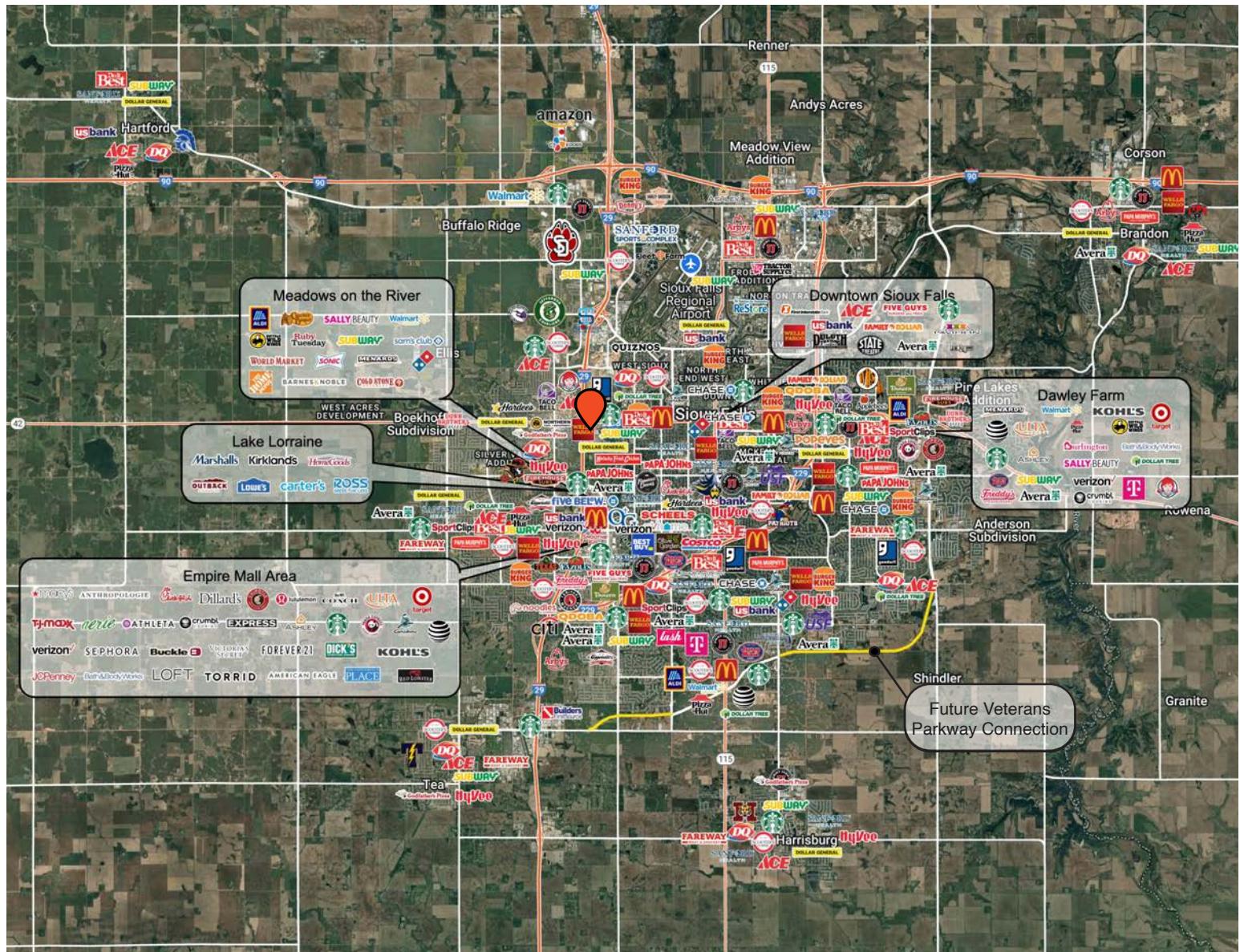
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## CITY MAP



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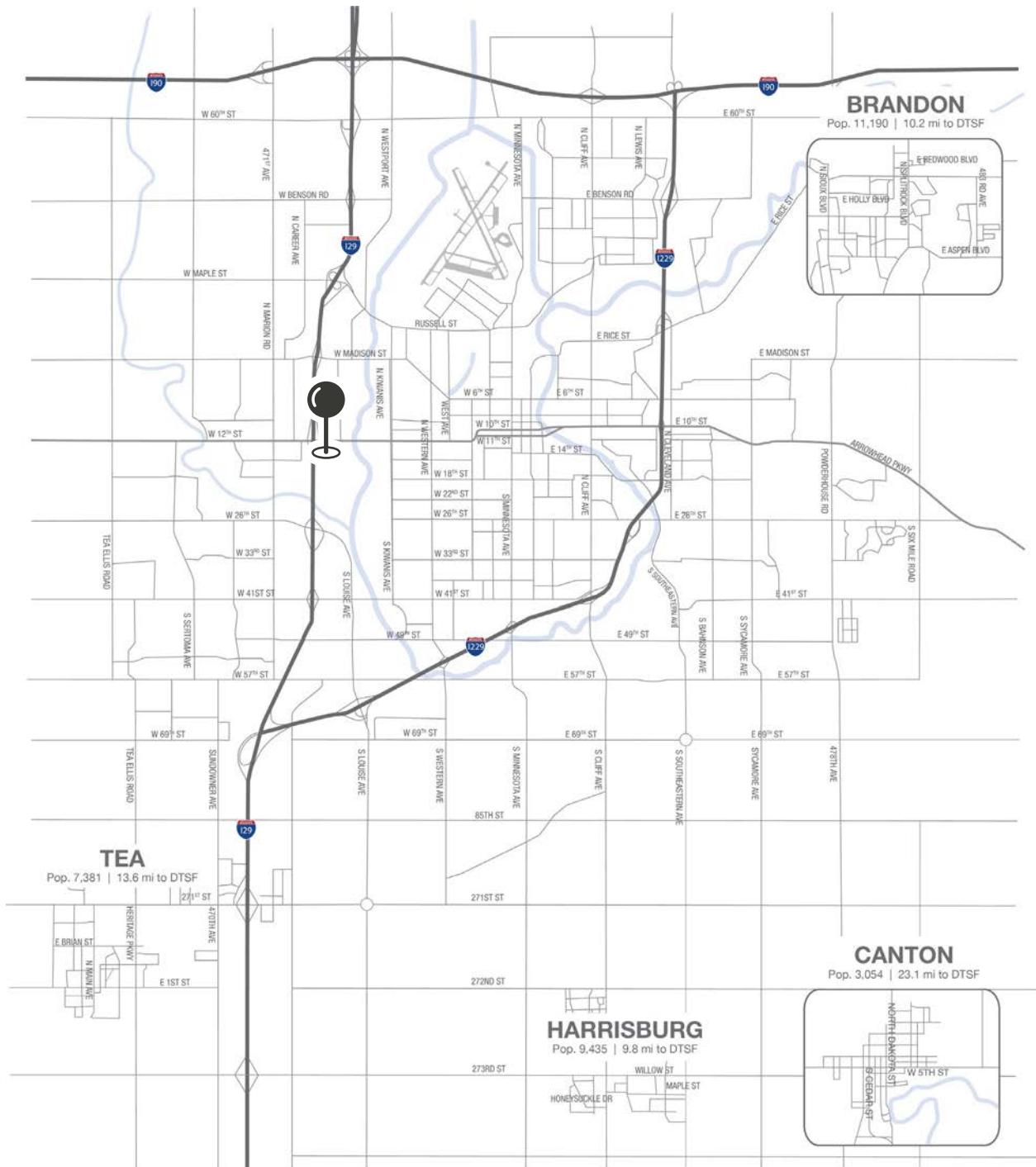
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## MSA MAP



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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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## MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	4,805	70,653	130,460
2020 Total Population	5,202	76,933	150,132
2020 Group Quarters	56	2,847	4,505
2025 Total Population	5,619	82,429	163,502
2025 Group Quarters	52	2,808	4,517
2030 Total Population	5,947	87,540	176,073
2024-2029 Annual Rate	1.14%	1.21%	1.49%
2025 Total Daytime Population	7,950	111,425	196,022
Workers	5,634	75,770	125,213
Residents	2,316	35,655	70,809
<b>Household Summary</b>			
2010 Households	2,342	30,089	53,035
2010 Average Household Size	2.04	2.22	2.35
2020 Total Households	2,526	33,206	61,779
2020 Average Household Size	2.04	2.23	2.36
2025 Households	2,722	36,081	67,694
2025 Average Household Size	2.05	2.21	2.35
2030 Households	2,890	38,610	73,193
2030 Average Household Size	2.04	2.19	2.34
2024-2029 Annual Rate	1.20%	1.36%	1.57%
2010 Families	1,092	15,930	31,176
2010 Average Family Size	2.77	2.94	2.99
2025 Families	1,210	18,315	37,888
2025 Average Family Size	3.23	3.07	3.11
2030 Families	1,270	19,371	40,580
2030 Average Family Size	3.24	3.07	3.12
2024-2029 Annual Rate	0.97%	1.13%	1.38%
2025 Housing Units	2,854	38,757	72,384
Owner Occupied Housing Units	38.4%	46.6%	53.2%
Renter Occupied Housing Units	57.0%	46.5%	40.3%
Vacant Housing Units	4.6%	6.9%	6.5%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	3,745	55,893	109,737
Less than 9th Grade	4.9%	2.1%	2.0%
9th - 12th Grade, No Diploma	12.1%	4.3%	3.8%
High School Graduate	22.0%	20.3%	19.8%
GED/Alternative Credential	2.2%	4.0%	3.9%
Some College, No Degree	20.8%	20.4%	19.4%
Associate Degree	15.4%	13.6%	12.7%
Bachelor's Degree	16.2%	25.0%	26.2%
Graduate/Professional Degree	6.4%	10.3%	12.2%
<b>Median Household Income</b>			
2025	\$57,639	\$66,089	\$73,176
2030	\$61,530	\$72,447	\$82,760
<b>Median Age</b>			
2010	29.5	33.0	33.5
2020	31.9	35.4	35.4
2025	33.0	36.6	36.4
2030	34.0	37.9	37.6
<b>2025 Population by Sex</b>			
Males	2,813	41,330	82,627
Females	2,806	41,099	80,875
<b>2030 Population by Sex</b>			
Males	2,952	43,665	88,469
Females	2,994	43,875	87,603
<b>Data for all businesses in area</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses:	370	4,920	7,898
Total Employees:	5,246	75,625	119,872

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