







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 with a table, storage room, mechanical room, and open work area
- Shared entrance and restrooms
- Furniture included in lease: 1 executive desk and storage, cube with 3 file cabinets, 1 conference room table, 3 misc. tables, & 4 filing cabinets
- Available now
- Co-tenant is Stein Sign Display
- Landlord is currently making updates to the space including, but not limited to, carpet replacement, fresh paint, ceiling repairs, & flooring repairs. Timeline of work TBD.
- 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

MARISA FOSTER

605.690.9311 marisa.foster@lloydcompanies.com





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

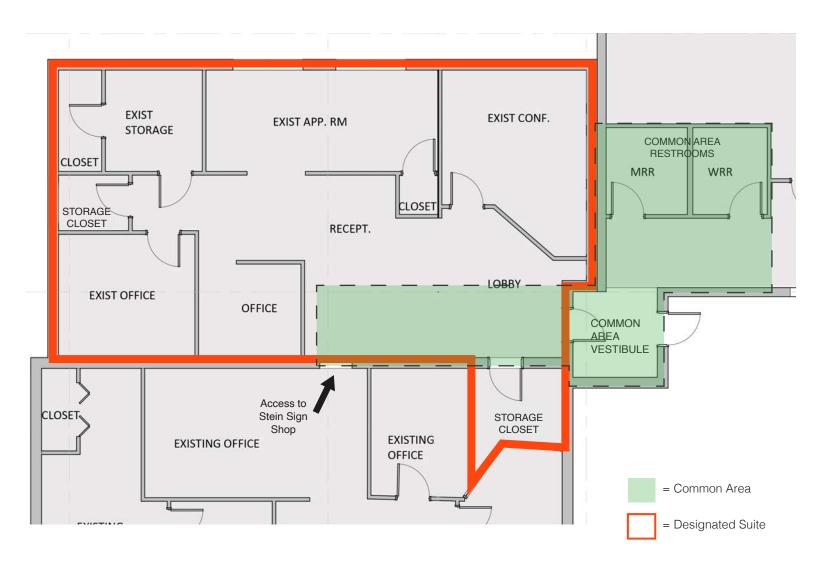
Utility	Paid By	Provider
Gas	Paid by LL directly to Provider	Mid-American Energy
Electricity	Paid by LL directly to Provider	Xcel Energy
Water & Sewer	Paid by LL directly to Provider	City of Sioux Falls
Trash	Paid by LL directly to Provider	A-OK Sanitary
Phone/Cable/Internet	Paid by Tenant directly to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





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 seperation from the current occupied space.

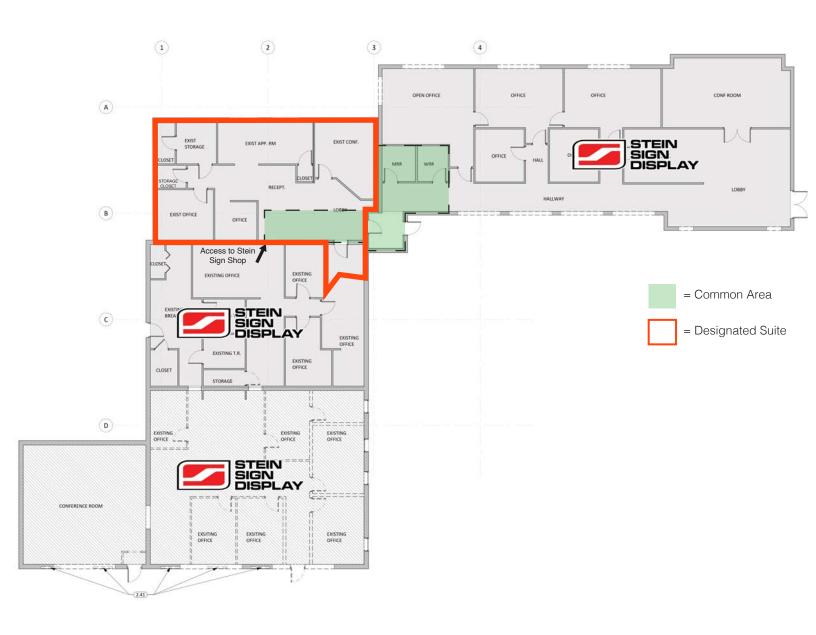






BUILDING FLOOR PLAN

*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 seperation from the current occupied space.



OFFICE SPACE FOR LEASE



INTERIOR PHOTOS













OFFICE SPACE FOR LEASE



EXTERIOR PHOTOS







OFFICE SPACE FOR LEASE



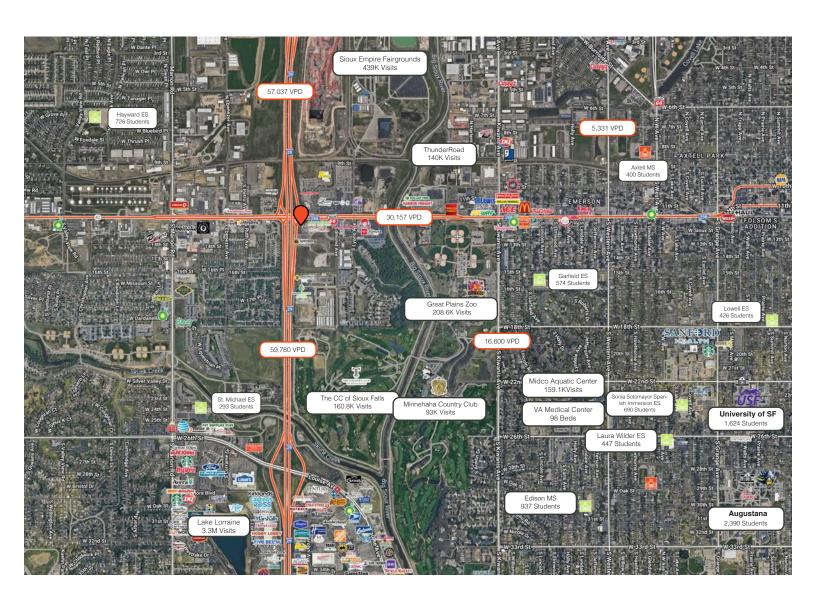
SITE MAP







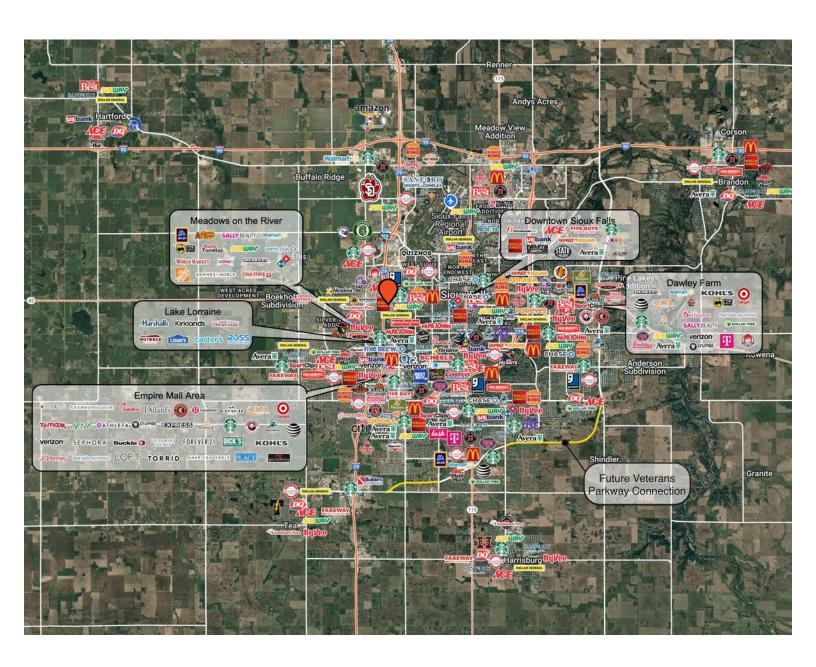
AREA MAP







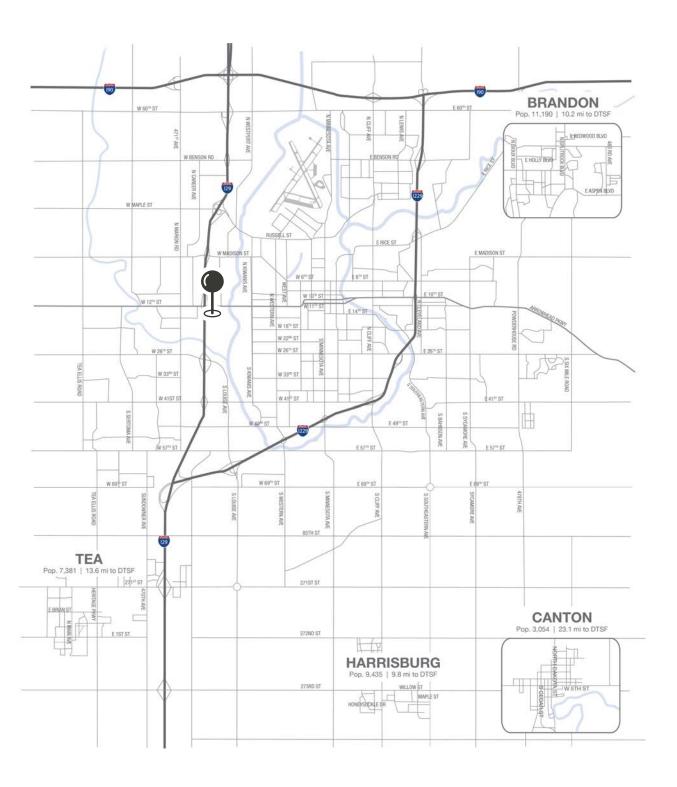
CITY MAP







MSA MAP



OFFICE SPACE FOR LEASE



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)



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

SANF#RD

10,929



8,200



3,627

Smithfield

3,239



2,390



1,600





MARKET PROFILE

Population Summary 2010 Total Population	130,460 150,132 4,509 163,502
2020 Total Population 5,202 76,933 2020 Group Quarters 56 2,847 2025 Total Population 5,619 82,429 2025 Group Quarters 52 2,086 2030 Total Population 5,947 87,540 2024-2029 Annual Rate 1,14% 1,21% 2025 Total Daytime Population 7,950 111,425 Workers 5,634 75,770 Residents 2,316 35,655 Household Summary 7,950 111,425 2015 Total Daytime Population 7,950 111,425 Workers 2,316 36,655 Household Summary 7,950 11,425 2010 Households 2,342 30,089 2010 Average Household Size 2,04 2,22 2020 Total Household Size 2,04 2,22 2020 Total Household Size 2,04 2,23 2025 Households 2,722 36,081 2025 Average Household Size 2,06 2,21 2025 Average Household Size 2,06 2,21 2020 Average Household Size 2,06 2,21 2030 Average Household Size 2,06 2,21 2030 Average Household Size 2,04 2,19 2034-2029 Annual Rate 1,20% 1,36% 2010 Families 1,092 15,930 2010 Average Family Size 3,24 3,07 2025 Families 1,210 18,315 2025 Average Family Size 3,24 3,07 2030 Families 1,270 19,371 2030 Average Family Size 3,24 3,07 2030 Average Household Attainment 3,745 4,58 4	150,132 4,509 163,502
2020 Group Quarters 56 2,847 2025 Group Quarters 52 2,808 2030 Total Population 5,947 87,540 2024-2029 Annual Rate 1,14% 1,21% 2024-2029 Annual Rate 1,14% 1,21% 2025 Total Daytime Population 7,950 111,425 Workers 5,553 4,77,77 Residents 2,316 35,655 Household Summary 2010 Households 2,342 30,089 2010 Average Household Size 2,04 2,22 2020 Total Households 2,526 33,206 2020 Average Household Size 2,04 2,23 2025 Households 2,722 36,081 2025 Average Household Size 2,05 2,21 2030 Households 2,890 38,610 2020 Average Household Size 2,04 2,19 2024-2029 Annual Rate 1,20% 1,36% 2010 Families 1,092 15,930 2010 Average Family Size 2,77 2,94 2025 Fa	4,505 163,502
2025 Total Population 5,619 82,429 2025 Group Quarters 52 2,808 2030 Total Population 5,947 87,540 2024-2029 Annual Rate 1,14% 1,21% 2025 Total Daytime Population 7,950 111,425 Workers 5,634 75,770 Residents 2,316 35,655 Household Summary 2010 Households 2,342 30,089 2010 Average Household Size 2,04 2,22 2020 Total Household Size 2,04 2,22 2020 Total Household Size 2,04 2,23 2025 Average Household Size 2,04 2,23 2025 Average Household Size 2,04 2,23 2025 Average Household Size 2,05 2,21 2025 Average Household Size 2,05 2,21 2030 Average Household Size 2,05 2,21 2030 Average Household Size 2,04 2,19 204-2029 Annual Rate 1,20% 1,36% 2010 Families 1,092 15,930 2010 Average Family Size 2,77 2,94 2025 Average Family Size 3,23 3,07 2025 Average Family Size 3,24 3,07 2025 Average Family Size 3,24 3,07 2025 Average Family Size 3,24 3,07 2026 Average Family Size 3,24 3,07 2027 Average Family Size 3,24 3,07 2020 Average Family Size 3,24 3,07 2021 Average Family Size 3,24 3,07 2023 Average Housing Units 3,84% 46,6% Renter Occupied Housing Units 3,84% 46,6% Renter Occupied Housing Units 4,6% 6,9% 2025 Population 25+ by Educational Attainment Total 3,745 5,893 High School Graduate 2,2% 4,0% Some College, No Degree 15,4% 13,6% Bachelor's Degree 15,4% 10,3% Median Household Income	163,502
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Workers 5,634 75,770 Residents 2,316 35,655 Household Summary 2010 Households 2,342 30,089 2010 Average Household Size 2.04 2.22 2020 Average Households 2,556 33,206 2025 Average Household Size 2.04 2.23 2025 Average Household Size 2.05 2.21 2030 Households 2,880 38,610 2030 Average Household Size 2.04 2.19 2024 Average Household Size 2.04 2.19 2030 Average Household Size 2.04 2.19 2024 Average Family Size 2.27 2.94 2010 Families 1,209 1,36% 2010 Average Family Size 3.23 3.07 2025 Families 1,210 18,315 2025 Average Family Size 3.24 3.07	1.49%
Residents	196,022
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2010 Average Family Size 2.77 2.94 2025 Families 1,210 18,315 2025 Average Family Size 3.23 3.07 2030 Families 1,270 19,371 2030 Average Family Size 3.24 3.07 2024-2029 Annual Rate 0.97% 1.13% 2025 Housing Units 2,854 38,757 Owner Occupied Housing Units 38.4% 46.6% Renter Occupied Housing Units 57.0% 46.5% Vacant Housing Units 4.6% 6.9% 2025 Population 25+ by Educational Attainment Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$7,639 \$66,089	1.57%
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2030 Families 1,270 19,371 2030 Average Family Size 3.24 3.07 2024-2029 Annual Rate 0.97% 1.13% 2025 Housing Units 2,854 38,757 Owner Occupied Housing Units 38.4% 46.6% Renter Occupied Housing Units 57.0% 46.5% Vacant Housing Units 4.6% 6.9% 2025 Population 25+ by Educational Attainment 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2030 \$61,530 \$72,447	3.1
2030 Average Family Size 3.24 3.07 2024-2029 Annual Rate 0.97% 1.13% 2025 Housing Units 2,854 38,757 Owner Occupied Housing Units 38.4% 46.6% Renter Occupied Housing Units 57.0% 46.5% Vacant Housing Units 4.6% 6.9% 2025 Population 25+ by Educational Attainment Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2030 \$61,530 \$72,447	40,580
2024-2029 Annual Rate 0.97% 1.13% 2025 Housing Units 2,854 38,757 Owner Occupied Housing Units 38.4% 46.6% Renter Occupied Housing Units 57.0% 46.5% Vacant Housing Units 4.6% 6.9% 2025 Population 25+ by Educational Attainment Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2030 \$61,530 \$72,447	3.12
2025 Housing Units 2,854 38,757 Owner Occupied Housing Units 38.4% 46.6% Renter Occupied Housing Units 57.0% 46.5% Vacant Housing Units 4.6% 6.9% 2025 Population 25+ by Educational Attainment Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2030 \$61,530 \$72,447	1.38%
Owner Occupied Housing Units 38.4% 46.6% Renter Occupied Housing Units 57.0% 46.5% Vacant Housing Units 4.6% 6.9% 2025 Population 25+ by Educational Attainment Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	72,384
Renter Occupied Housing Units 57.0% 46.5% Vacant Housing Units 4.6% 6.9% 2025 Population 25+ by Educational Attainment Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2030 \$61,530 \$72,447	53.2%
Vacant Housing Units 4.6% 6.9% 2025 Population 25+ by Educational Attainment Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	40.3%
2025 Population 25+ by Educational Attainment Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2030 \$61,530 \$72,447	6.5%
Total 3,745 55,893 Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2030 \$61,530 \$72,447	0.07
Less than 9th Grade 4.9% 2.1% 9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	109,737
9th - 12th Grade, No Diploma 12.1% 4.3% High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	2.0%
High School Graduate 22.0% 20.3% GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	3.8%
GED/Alternative Credential 2.2% 4.0% Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	19.8%
Some College, No Degree 20.8% 20.4% Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	3.9%
Associate Degree 15.4% 13.6% Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	19.4%
Bachelor's Degree 16.2% 25.0% Graduate/Professional Degree 6.4% 10.3% Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	12.7%
Graduate/Professional Degree 6.4% 10.3% Median Household Income \$57,639 \$66,089 2030 \$61,530 \$72,447	26.2%
Median Household Income 2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	12.2%
2025 \$57,639 \$66,089 2030 \$61,530 \$72,447	. 2.2 /
2030 \$61,530 \$72,447	\$73,176
	\$82,760
WEDIAN ADE	Ψ02,1 00
2010 29.5 33.0	33.
2020 31.9 35.4	35.4
2025 31.9 35.4 2025	36.4
2025 35.0 36.0 2030 37.9	37.6
	37.0
2025 Population by Sex	20.55
Males 2,813 41,330	82,627
Females 2,806 41,099	80,87
2030 Population by Sex	
Males 2,952 43,665	88,469
Females 2,994 43,875	87,603
Data for all businesses in area 1 mile 3 miles	5 miles
Total Businesses: 370 4,920	7,898
Total Employees: 5,246 75,625	119,872