

MEADOWS SQUARE INVESTMENT OPPORTUNITY



3801 W 34TH STREET | SIOUX FALLS, SD



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Investment Facts



Lloyd Companies is pleased to present the opportunity to acquire Meadows Square, a long-standing retail center within the Meadows on the River development. Anchored by Michael's Crafts since 1996, Meadows Square has remained a consistent destination for shoppers and a home to many successful businesses. As Sioux Falls has expanded, the surrounding area has developed into the heartbeat of the city's retail corridors, with anchor powerhouses like Sam's Club, Walmart, The Home Depot, Barnes & Noble, and Menards. With ongoing growth across the metro and increasing visits to the area, Meadows Square presents a compelling opportunity to invest in a high-performing asset.

- **Address:**
3801 W 34th Street, Sioux Falls, SD 57106
- **County:**
Minnehaha
- **Zoning:**
C-4
- **Pricing:**
\$5,550,000
- **Price / SF:**
\$155.94
- **Real Estate Taxes:**
\$69,680.54 (2024 Taxes payable in 2025)
- **Gross Building Area (GBA):**
35,591 SF +/-
- **Net Rentable Square Footage (RSF):**
34,750 SF +/-
- **Common Area:**
841 SF +/-
- **Vacant Square Footage:**
4,948 SF +/-
- **Site Size:**
3.41 Acres +/-
- **Year Built:**
1996
- **Parking:**
207 shared surface stalls
- **Current Number of Tenants:**
7 of 10
- **Occupancy Rate:**
86.1%
- **Investment Highlights:**

Year 1 Proforma NOI		
	Annual - Year 1	Note
Income		
Gross Potential Income	\$451,309	
Less Vacancy Factor (5%)	(\$22,565)	
Less Opp. Expense Loss to NNN Caps	(\$13,767)	See Proforma NNN Info. (Page 5)
Proforma NOI	\$414,977	
Sale Price	\$5,550,000	
Proforma Cap Rate	7.48%	

Parcel Map



Parcel ID

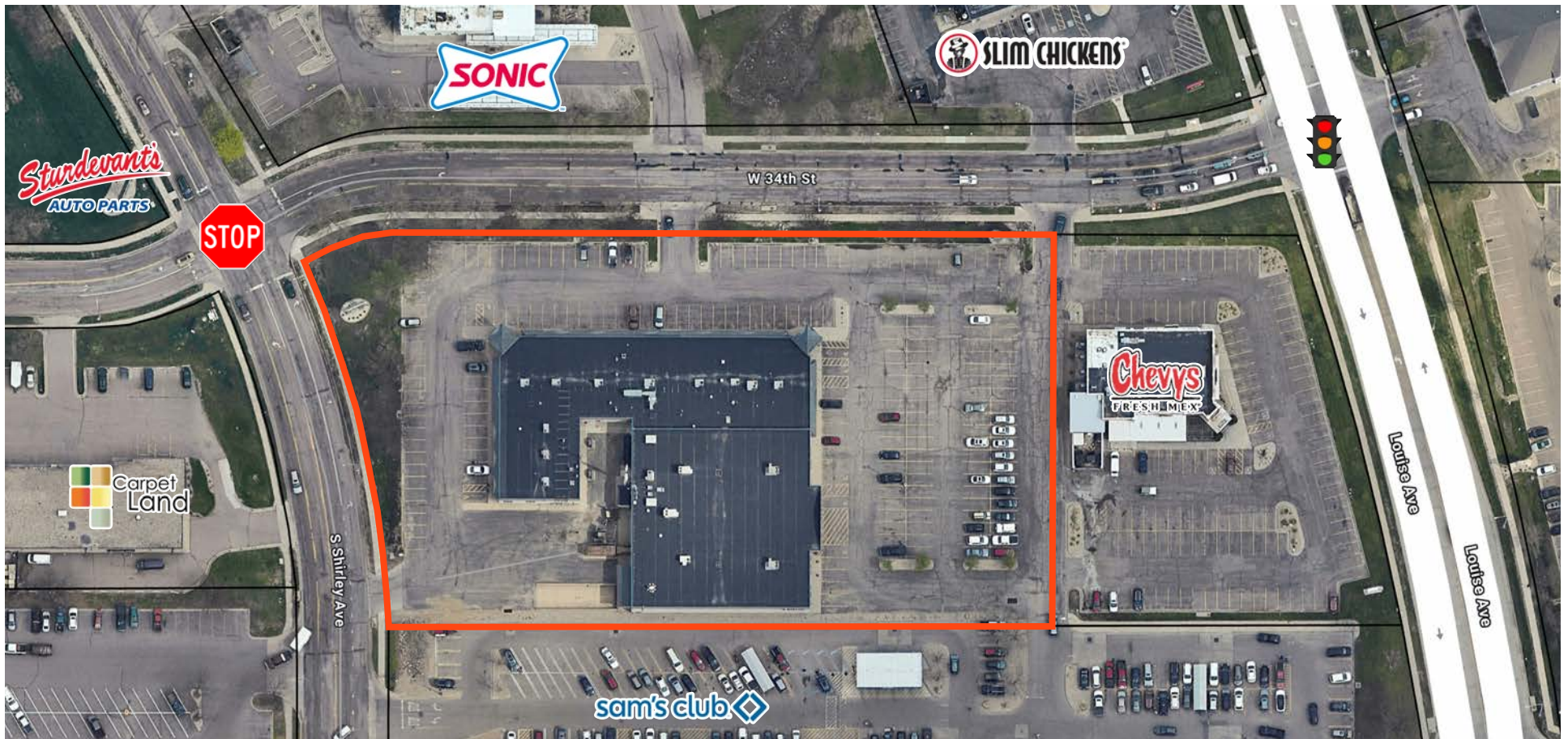
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Size

3.41 Acres

**2024 Taxes
(Payable 2025)**

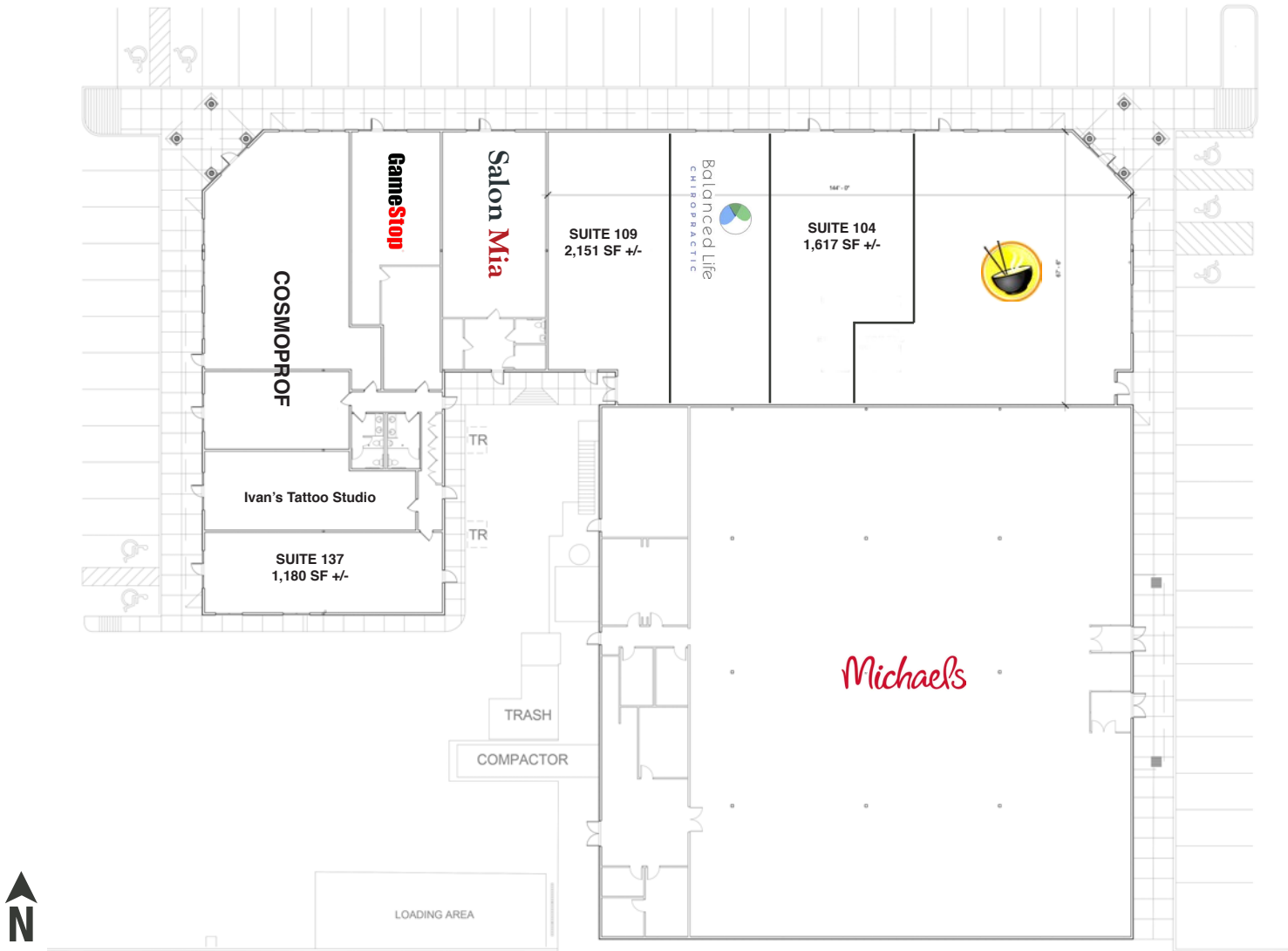
\$69,680.54



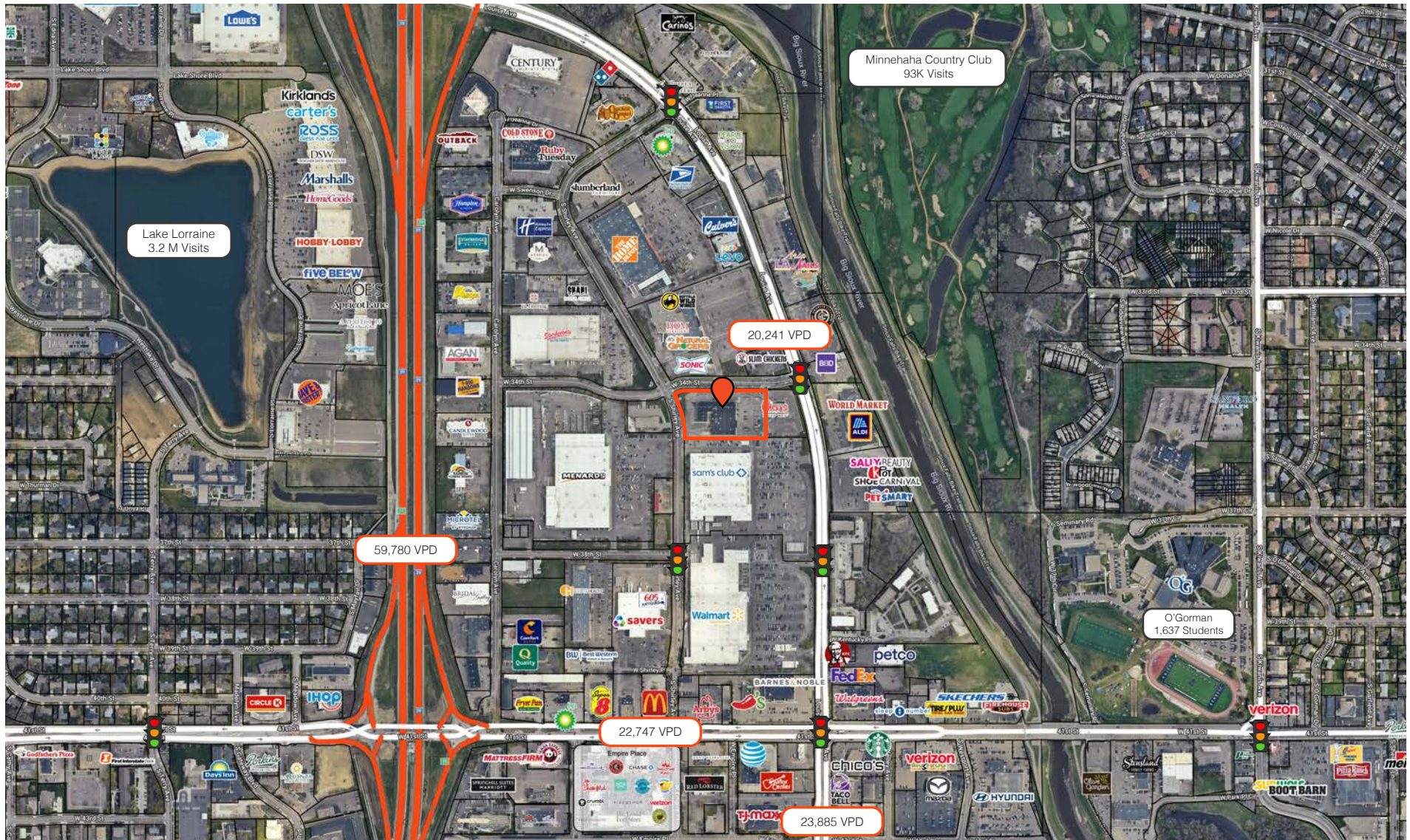
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Floor Plan



Site Map



Tenant Overview



3801 W 34th Street, Sioux Falls, SD 57106



Michael's is a leading national arts and crafts retailer offering supplies for DIY projects, home décor, framing, and seasonal merchandise. They attract consistent foot traffic from hobbyists, families, and educators seeking affordable project materials.

Address: 3801 W 34th Street, Unit 101

Gross Leasable Area: 17,556 SF +/-

Pro Rata Share of Project: 50.52%

Number of Locations: 1,300+

Headquarters: Irving, TX

Year Founded: 1973



Pho Thai is a locally owned restaurant offering authentic Thai and Vietnamese cuisine, known for their healthy, fresh ingredients. They have a loyal customer base built through their consistent quality and affordable pricing.

Address: 3801 W 34th Street, Unit 102

Gross Leasable Area: 2,800 SF +/-

Pro Rata Share of Project: 8.06%

Number of Locations: 2

Headquarters: Sioux Falls, SD

Year Founded: 2019



Balanced Life Chiropractic is a neurologically based chiropractic clinic focused on family wellness. Known for personalized, drug-free treatment, the practice draws consistent patient traffic from the local community.

Address: 3801 W 34th Street, Unit 105

Gross Leasable Area: 1,618 SF +/-

Pro Rata Share of Project: 4.66%

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2020

no visitor data available



Tenant Overview



3801 W 34th Street, Sioux Falls, SD 57106

Salon Mia

Salon Mia is a locally owned full-service salon offering haircuts, colors, extensions, and skincare. The salon maintains steady traffic through affordable pricing and a loyal customer base drawn to its personalized, walk-in friendly service model.

Address: 3801 W 34th Street, Unit 115

Gross Leasable Area: 1,215 SF +/-

Pro Rata Share of Project: 3.50%

Number of Locations: 2

Headquarters: Sioux Falls, SD

Year Founded: 2010

GameStop

GameStop is a national retailers focused on video games, consoles, accessories, and pop culture collectables. They are known for their trade-in program and broad selection of new and pre-owned products.

Address: 3801 W 34th Street, Unit 123

Gross Leasable Area: 1,508 SF +/-

Pro Rata Share of Project: 4.34%

Number of Locations: 3,200+

Headquarters: Dallas, TX

Year Founded: 1984



CosmoProf is a professional beauty supply distributor serving licensed cosmetologists and salon owners. The brand offers salon-grade products, educational resources, and a presence at major industry trade shows.

Address: 3801 W 34th Street, Unit 131

Gross Leasable Area: 4,370 SF +/-

Pro Rata Share of Project: 12.58%

Number of Locations: 1,300+

Headquarters: Dallas, TX

Year Founded: 1967



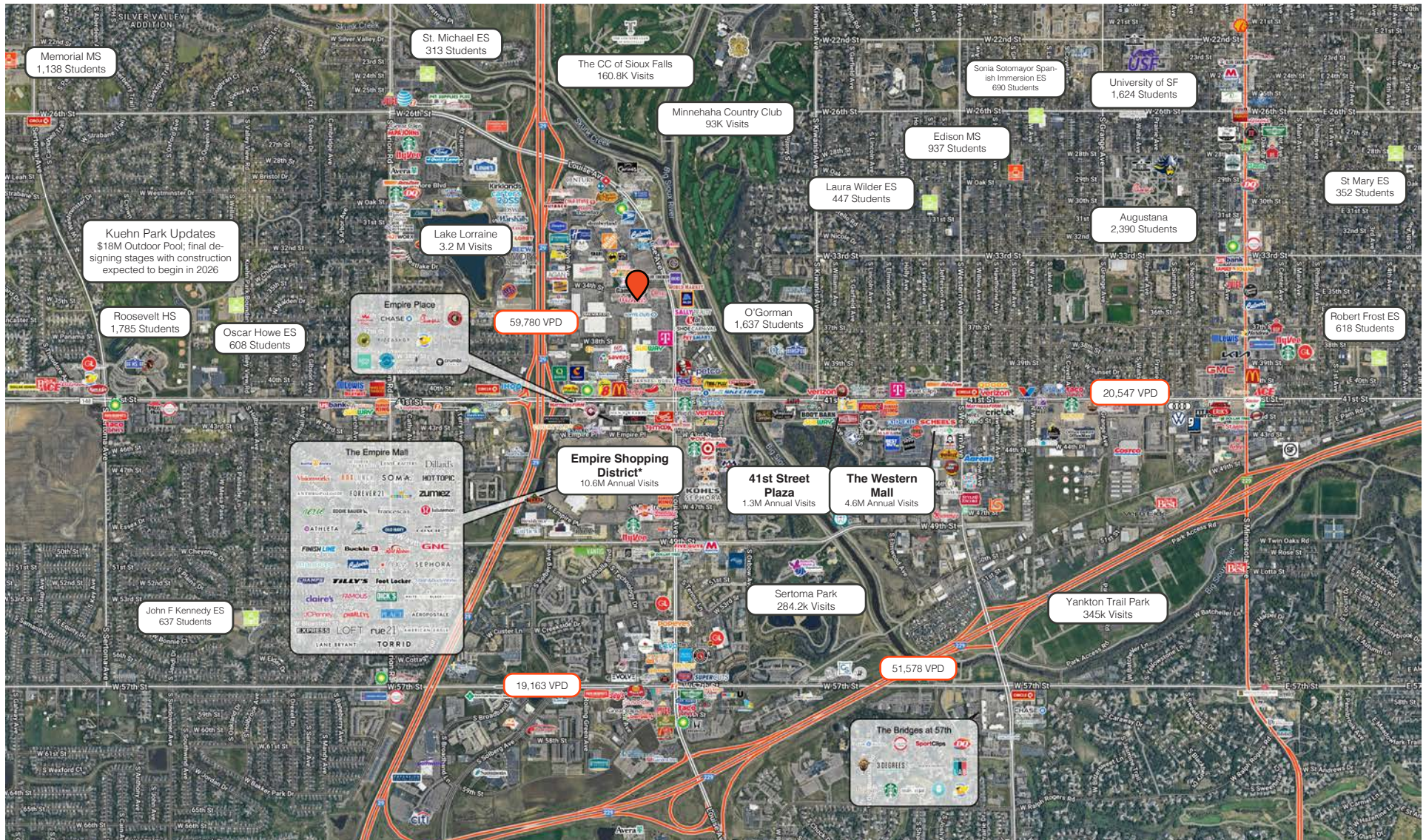
Exterior Photos



Neighboring Tenants

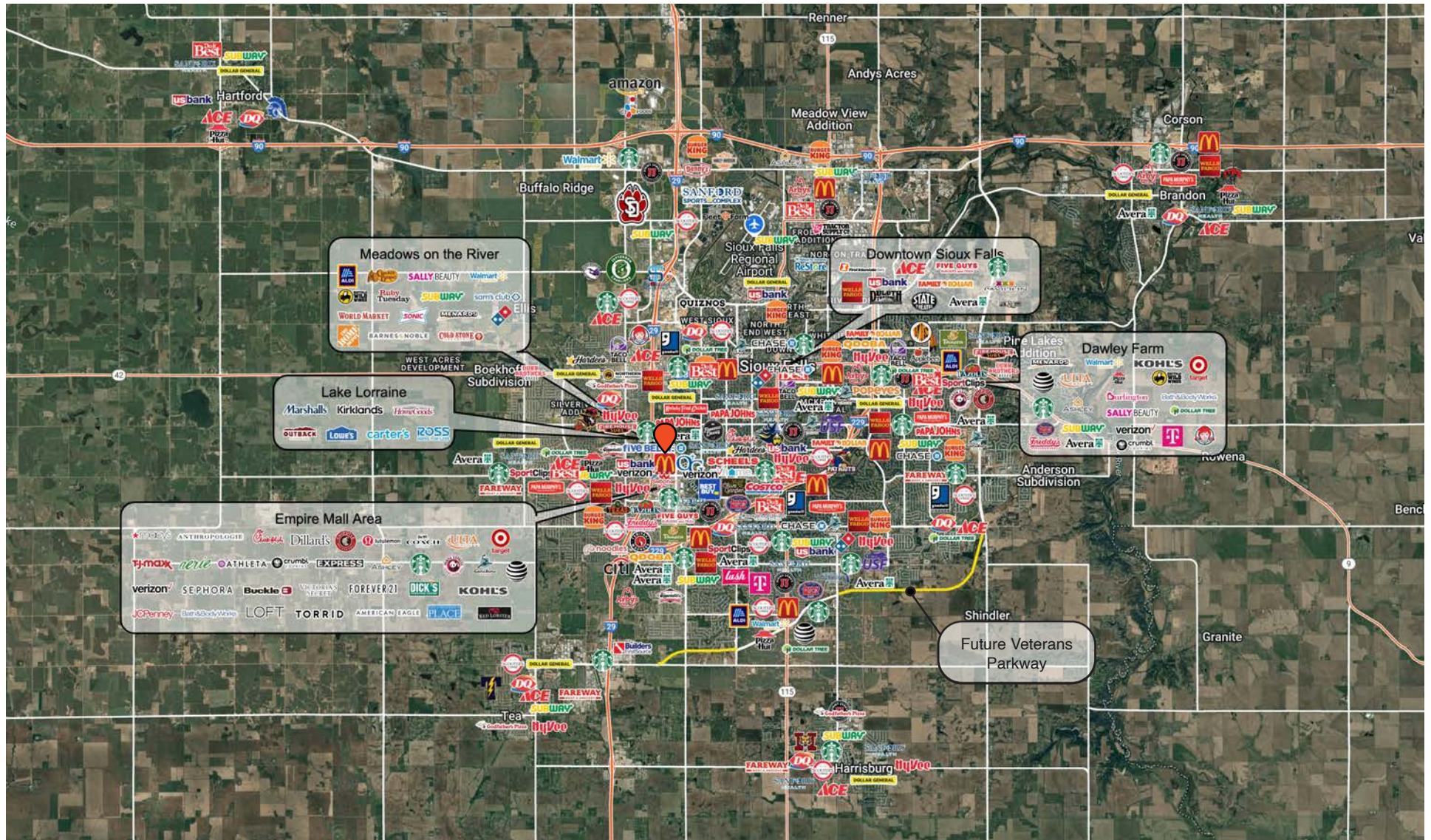


Neighborhood Map



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

City Map



Meadows on the River Visitor Data

14M

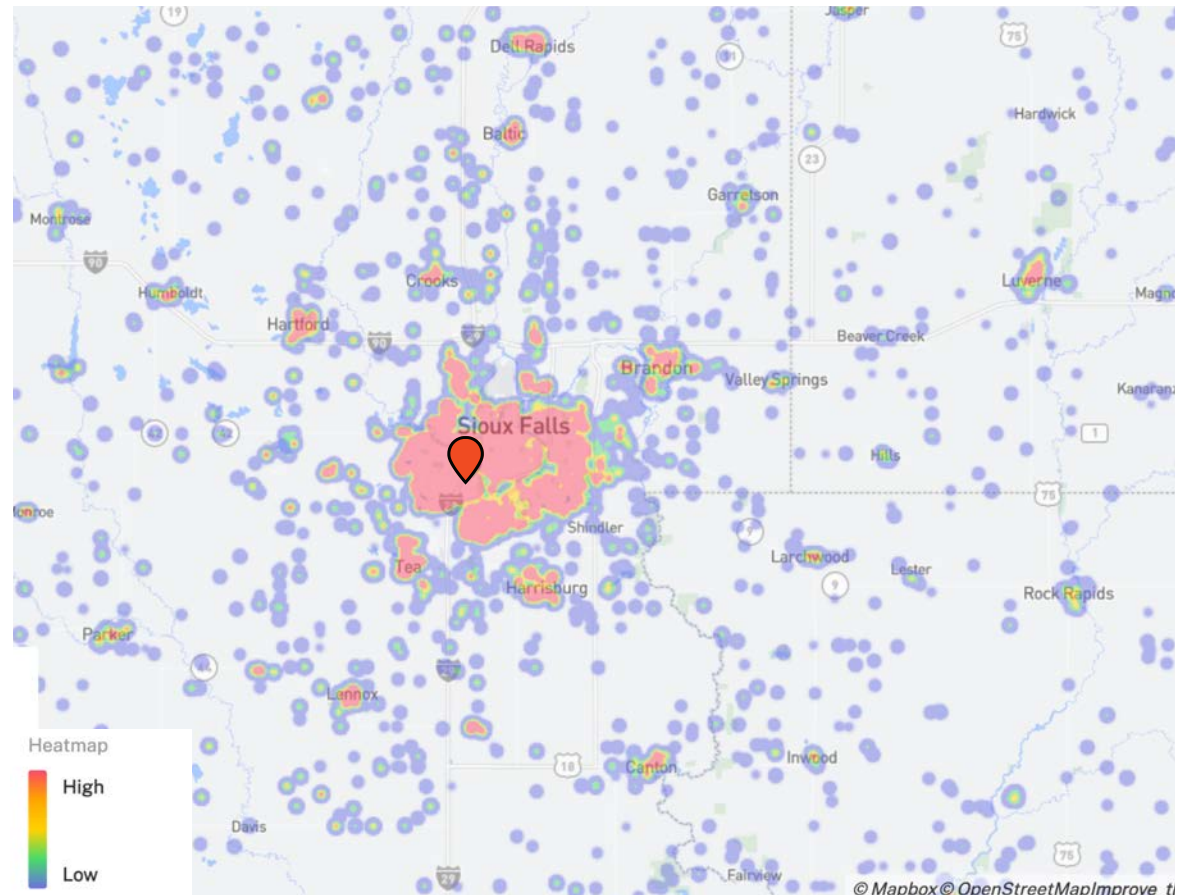
visits in the past 12 months

1.4M

visitors in the past 12 months

+3.2%

visits YoY



2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	6,691	96,993	175,474	314,596
Projected Population (2030)	7,012	103,718	190,252	341,444
Daytime Population	15,833	115,106	198,053	314,319
Median Age	43.8	36.8	36.6	36.9
Area Households	3,471	40,770	72,415	124,541
Median Household Income	\$54.3k	\$73.4k	\$76.1k	\$83k
Median Home Value	\$261k	\$289k	\$302k	\$327k
Educational Attainment (Associates Degree +)	42.5%	52.6%	53.1%	52.2%

Demographics



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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

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)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)

TOP EMPLOYERS

SANFORD HEALTH

10,929

Smithfield

3,239

Avera

8,200

HyVee
EMPLOYEE OWNED

2,390



3,627

amazon

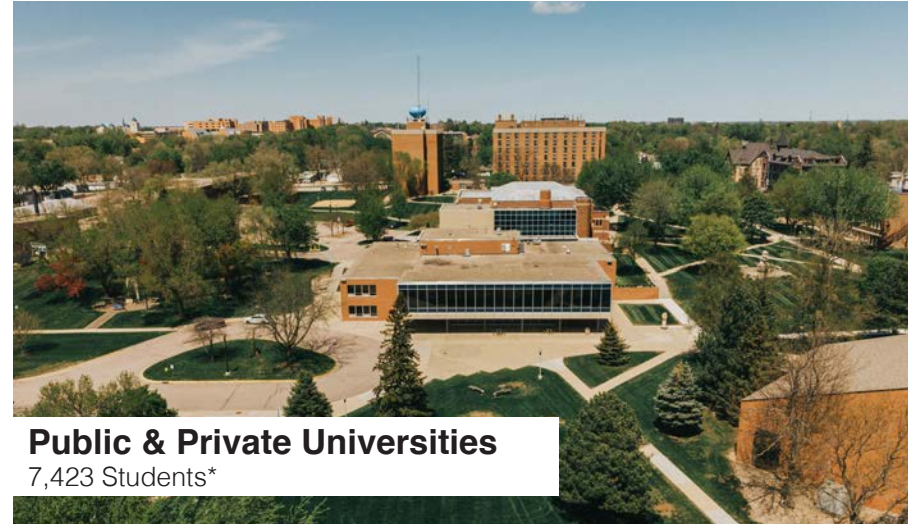
1,600

Sioux Falls Major Attractions



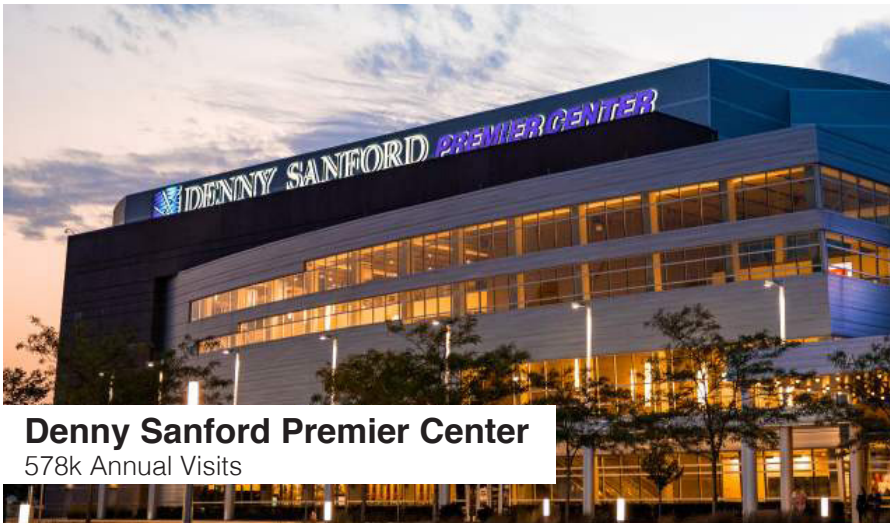
The Falls

636k Annual Visits



Public & Private Universities

7,423 Students*



Denny Sanford Premier Center

578k Annual Visits



Sanford Sports Complex

2.5M Annual Visits

Student count for the 2024-2025 academic year includes both full-time and part-time students. Data provided directly by the respective universities. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.

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