

MEADOWS SQUARE INVESTMENT OPPORTUNITY



3801 W 34TH STREET | SIOUX FALLS, SD



ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

A COMPLETE COPY OF THE OFFERING MEMORANDUM & MARKETING MATERIALS CAN BE PROVIDED AFTER EXECUTION OF A FULL CA & NDA.

PLEASE CONTACT LLOYD COMPANIES FOR MORE INFORMATION.

The seller retains all rights and discretion regarding the offer and acceptance process, including the right to accept or reject any offer at their sole discretion. Seller will only be bound by duly executed and enforceable agreements, if any.

CONFIDENTIALITY AGREEMENT

The information in this Marketing Brochure is proprietary and strictly confidential. It is intended for review only by the recipient from Lloyd Real Estate, LLC DBA Lloyd Companies ("Lloyd Companies") and must not be shared with any other person or entity without Lloyd Companies' written consent. This brochure provides summary, unverified information to prospective buyers to establish preliminary interest in the property.

Lloyd Companies has not investigated and makes no warranty or representation regarding the income or expenses for the property, projected financial performance, dimensions of the subject property, compliance with regulations, the condition of improvements, or the financial status or plans of any tenant. The information has been sourced from what we believe are reliable sources; however, Lloyd Companies has not verified and will not verify any of the information provided and makes no representation or warranty regarding its accuracy or completeness. Potential buyers must verify all information.

The information provided is for informational purposes only and does not constitute legal advice. It represents only part of the comprehensive information available and is intended for preliminary review. Prospective buyers are strongly encouraged to thoroughly review all relevant documents and seek professional real estate, financial, and legal advice to comprehend their rights and obligations. Reliance on the information without proper legal review is at the individual's own risk.

NON-ENDORSEMENT NOTICE

Lloyd Real Estate, LLC DBA Lloyd Companies is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee mentioned in this marketing brochure. The appearance of corporate logos or names does not imply affiliation or endorsement by the corporation of Lloyd Companies, its employees, subsidiaries, agents, products, services, or commercial listings. This information is included solely to provide tenant lease details to prospective customers.

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:**
\$5,000,000
- **Price / SF:**
\$140.48

- **Real Estate Taxes:**
\$64,994.14 (2025 Taxes payable in 2026)

- **Gross Building Area (GBA):**
35,591 SF +/-

- **Net Rentable Square Footage (RSF):**
34,620 SF +/-

- **Common Area:**
971 SF +/-

- **Vacant Square Footage:**
4,818 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	\$452,871	
Less Vacancy Factor (5%)	(\$22,644)	
Less Opp. Expense Loss to NNN Caps	(\$13,767)	See Proforma NNN Info. (Page 5)
Proforma NOI	\$416,461	
Sale Price	\$5,000,000	
Proforma Cap Rate	8.33%	

Parcel Map



Parcel ID

#058964

Size

3.41 Acres

2025 Taxes (Payable 2026)

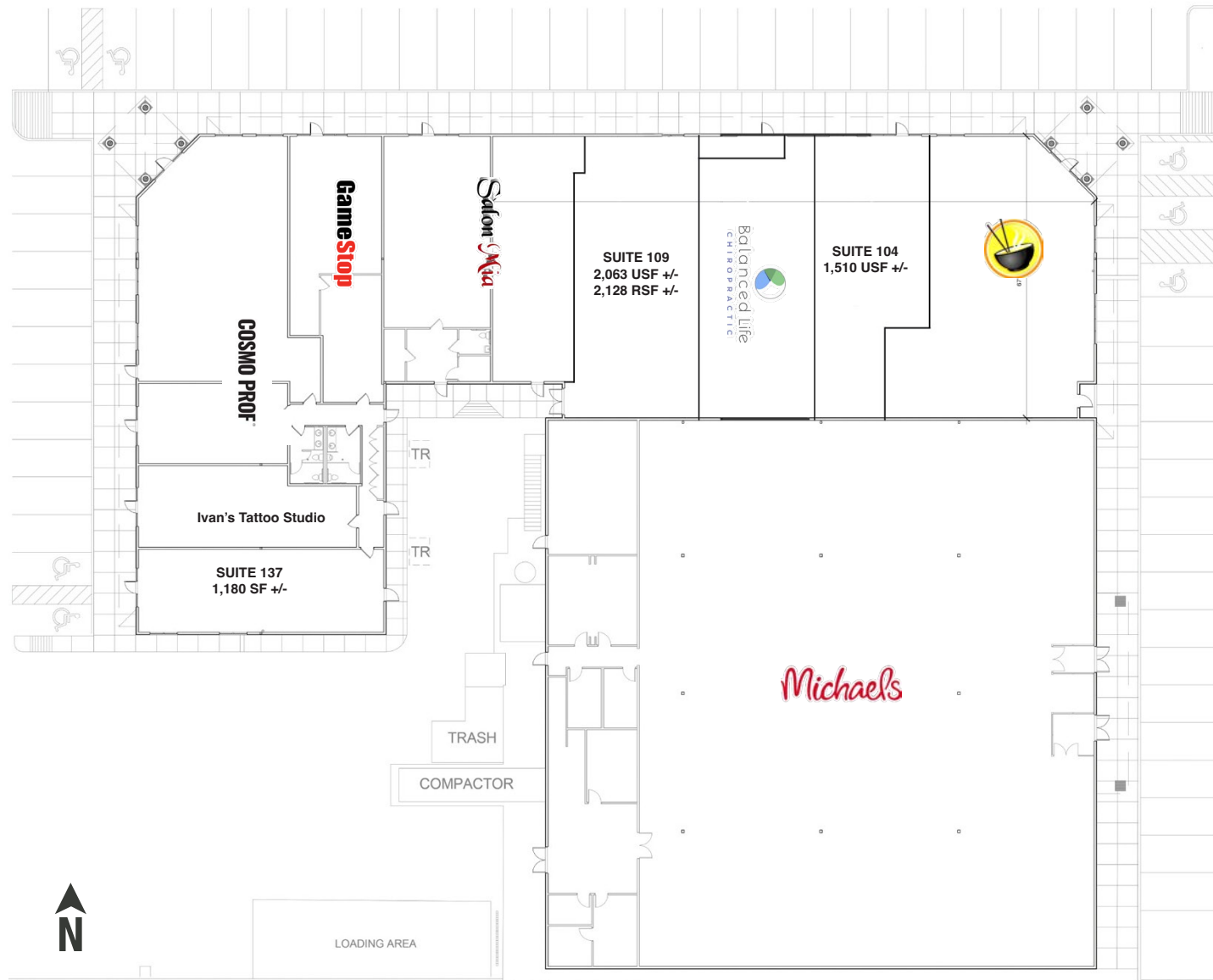
\$64,994.14



RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

JORDAN RIEFFENBERGER CCIM, SIOR | 605.275.4258 | jordan@lloydcompanies.com

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

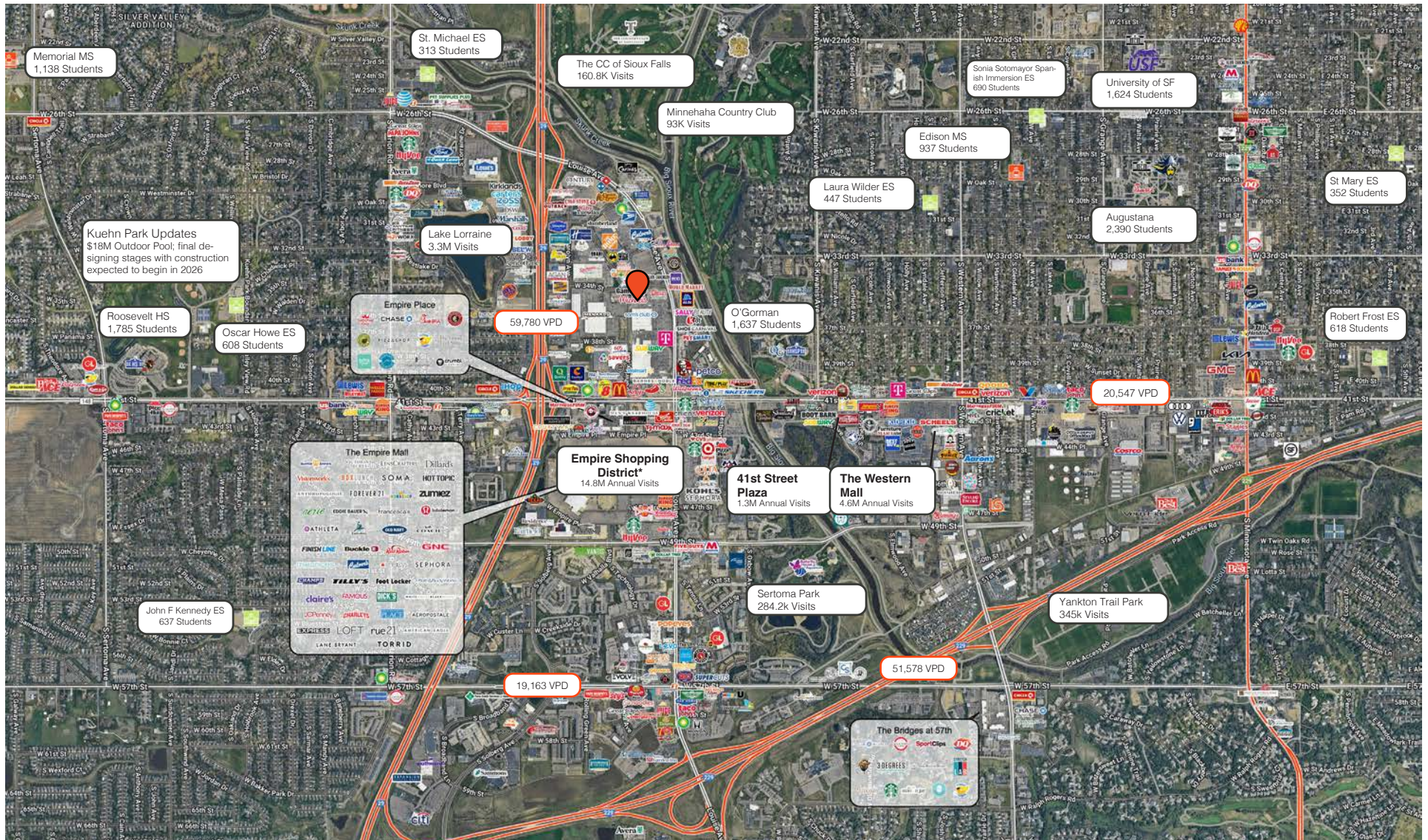


Exterior Photos



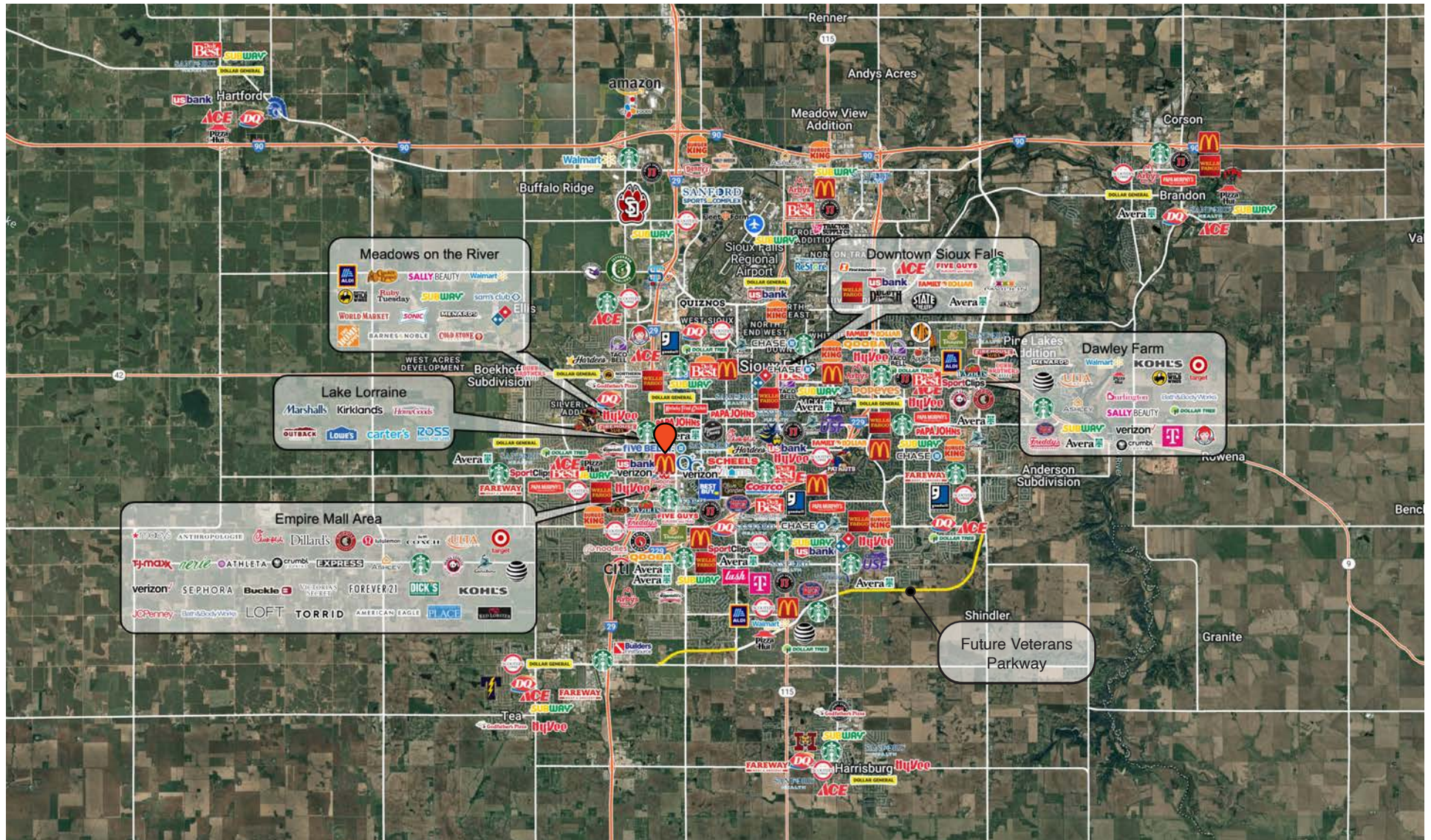


Neighborhood Map



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

City Map



Meadows on the River Visitor Data



14.7M

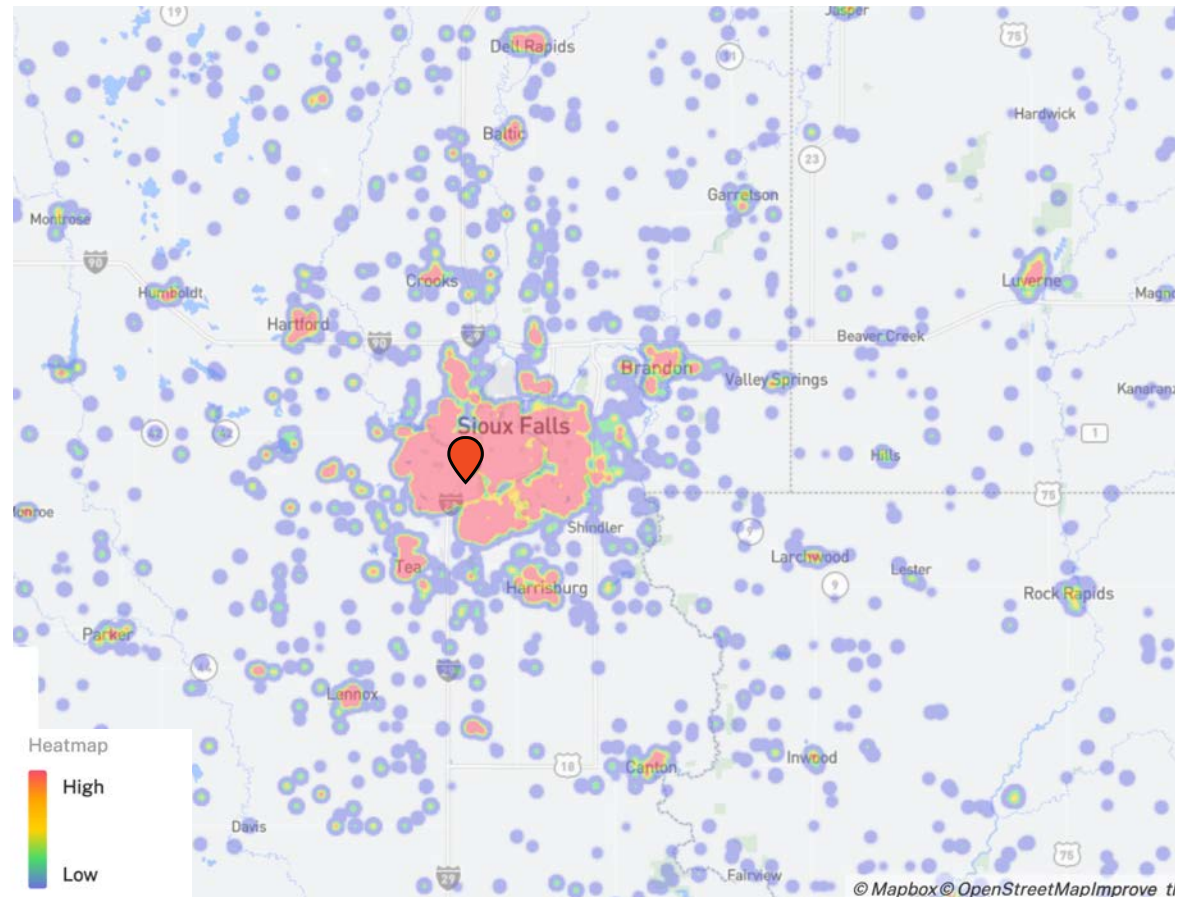
visits in the past 12 months

1.5M

visitors in the past 12 months

+1.5%

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
2026	224,676*	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)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 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

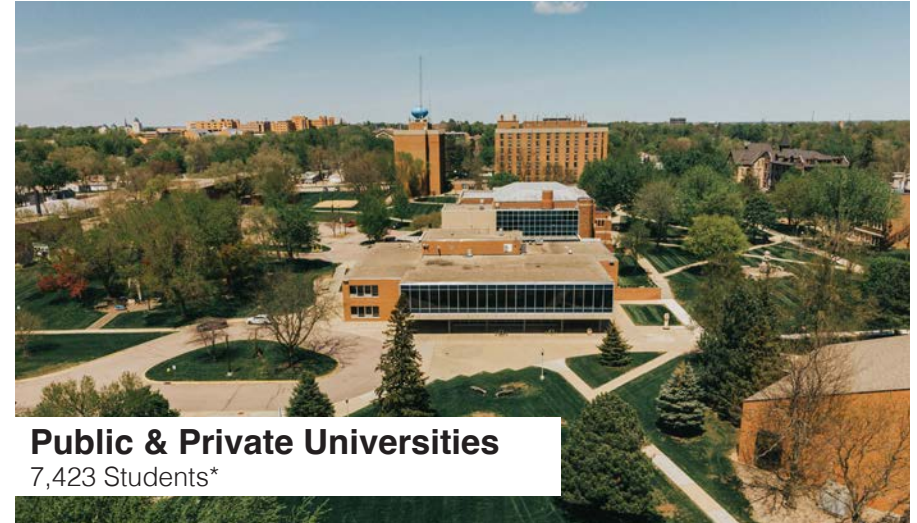


1,600

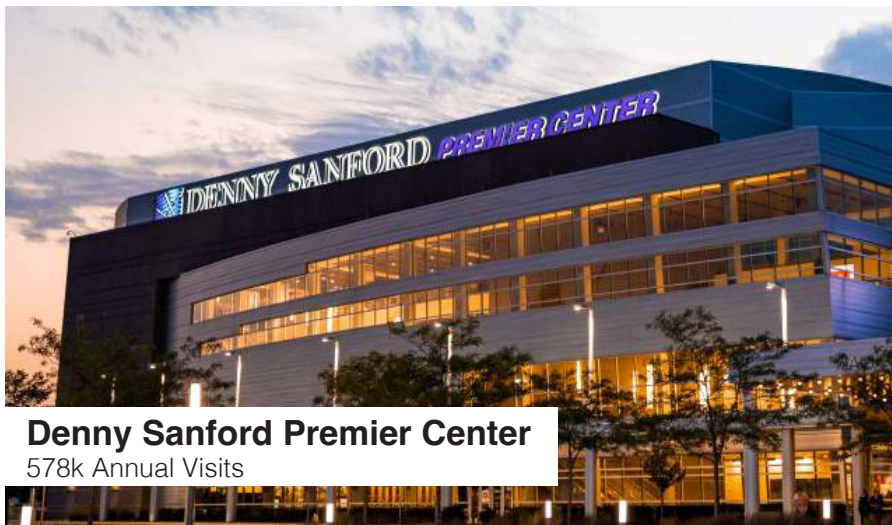
Sioux Falls Major Attractions



The Falls & Jacobson Plaza
1.9M 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.

INVESTMENT OPPORTUNITY MEADOWS SQUARE

3801 W 34TH STREET
SIOUX FALLS, SD



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE
raquel@lloydcompanies.com
605-728-9092



JORDAN RIEFFENBERGER, SIOR

DIRECTOR OF COMMERCIAL REAL ESTATE
jordan@lloydcompanies.com
605-275-4258

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 any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.