

LEASE PENDING



SCHEPP BUILDING

INDUSTRIAL SPACE FOR LEASE



1814 W. 50th Street,
Sioux Falls, SD 57105



2,925 SF +/-
Lot: 0.48 Acres +/-



\$7.50 / SF NNN
Estimated NNN: \$2.99 / SF

LOCATION

Prime central location with immediate access to I-229. Situated just off the intersection of Western Ave and 50th Street, this property offers exceptional connectivity across Sioux Falls. Nearby destinations like The Bridges at 57th and Western Mall make this an ideal spot for businesses seeking connectivity.

DESCRIPTION

- 2,570 SF of shop area with limited built-in shelving/storage and a large single restroom
- 10' x 10' overhead door
- 3-phase, 200 AMP power
- Floor plan includes a large, windowed office of approximately 400 SF with built-in desk and cabinetry
- 12'6" sidewalls
- Fully temperature controlled
- Concrete approach and parking lot
- Private entrances to the shop and office area
- Zoning: L-3
- Built in 1993
- Neighbors include LifeScape, Bob's Lock & Key, Builders FirstSource, Siem's Tire & Service, AB Propane, and Culligan of Sioux Falls

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BUILDING COSTS

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

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,925 SF +/-	\$7.50/SF NNN	\$2.99/SF	\$10.49/SF	\$30,683.25	\$2,556.94

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.15*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.78*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$1.06*
Total	-	\$2.99
CAM includes the following utilities: Gas, Electric, Water & Sewer		

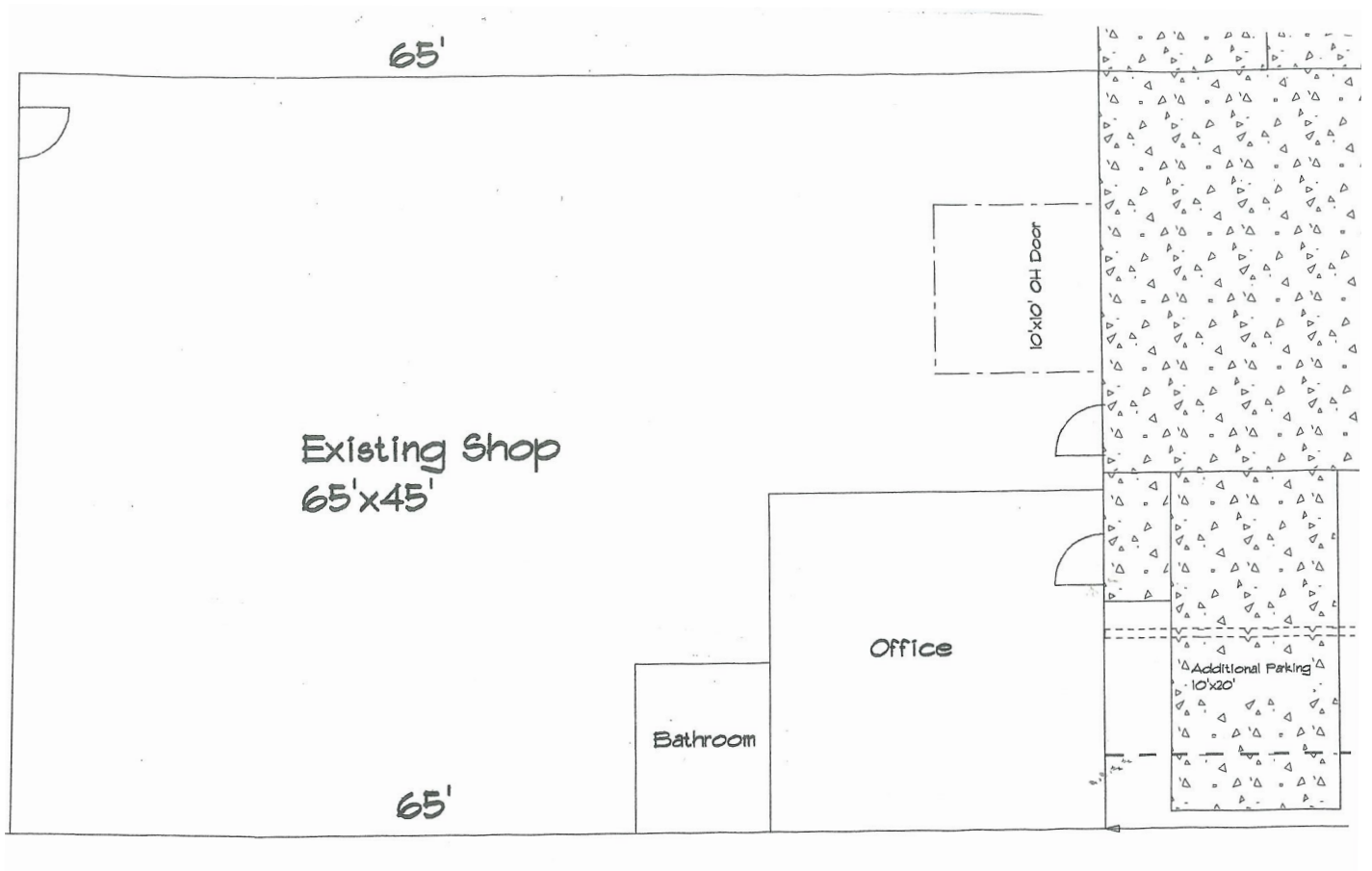
UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No
Electricity	Paid by Tenant through CAM	Xcel Energy	Yes	No
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant directly to Provider	Novak	No	N/A
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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FLOOR PLAN

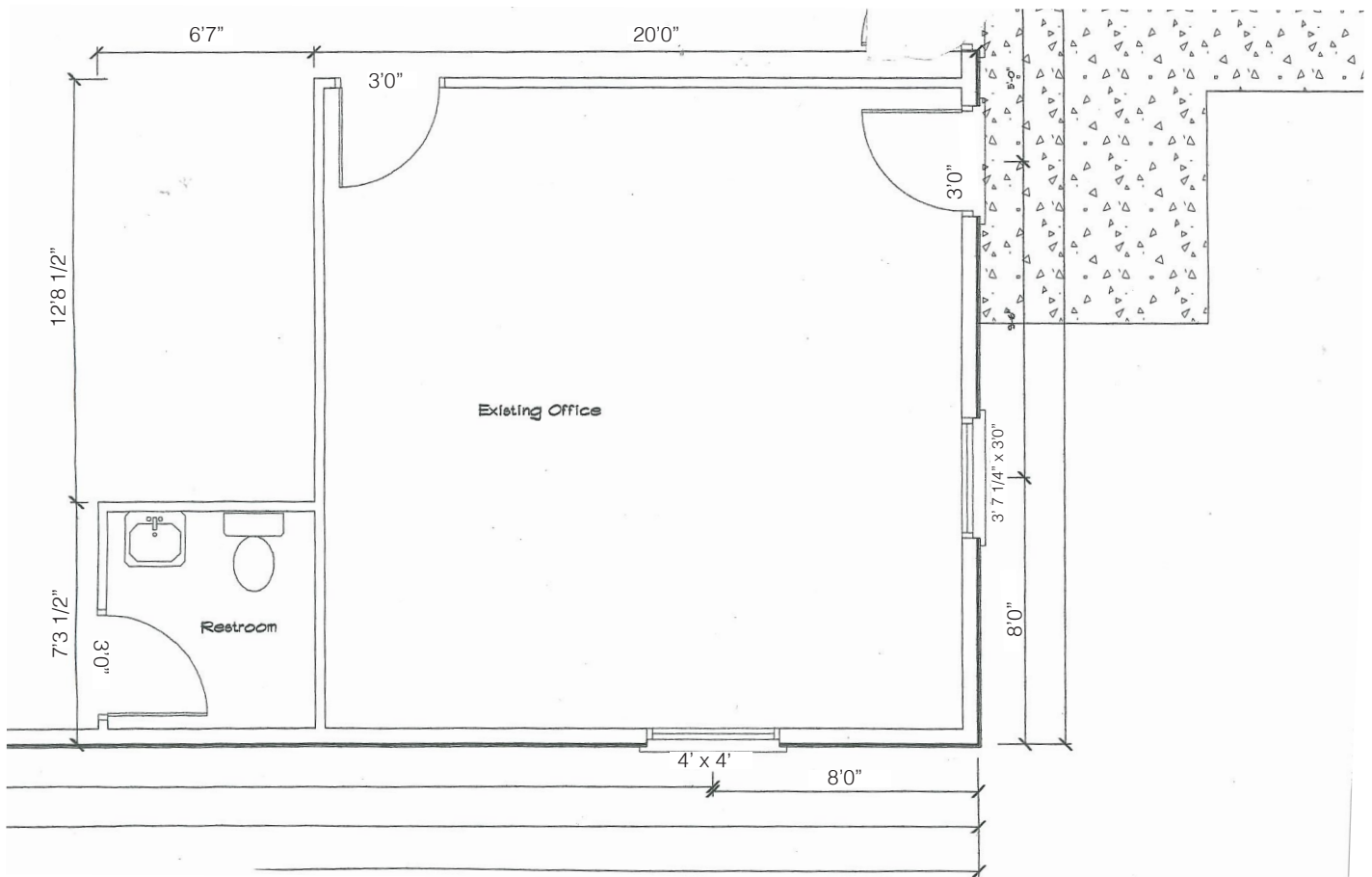
Concept only; subject to change



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INTERIOR PHOTOS



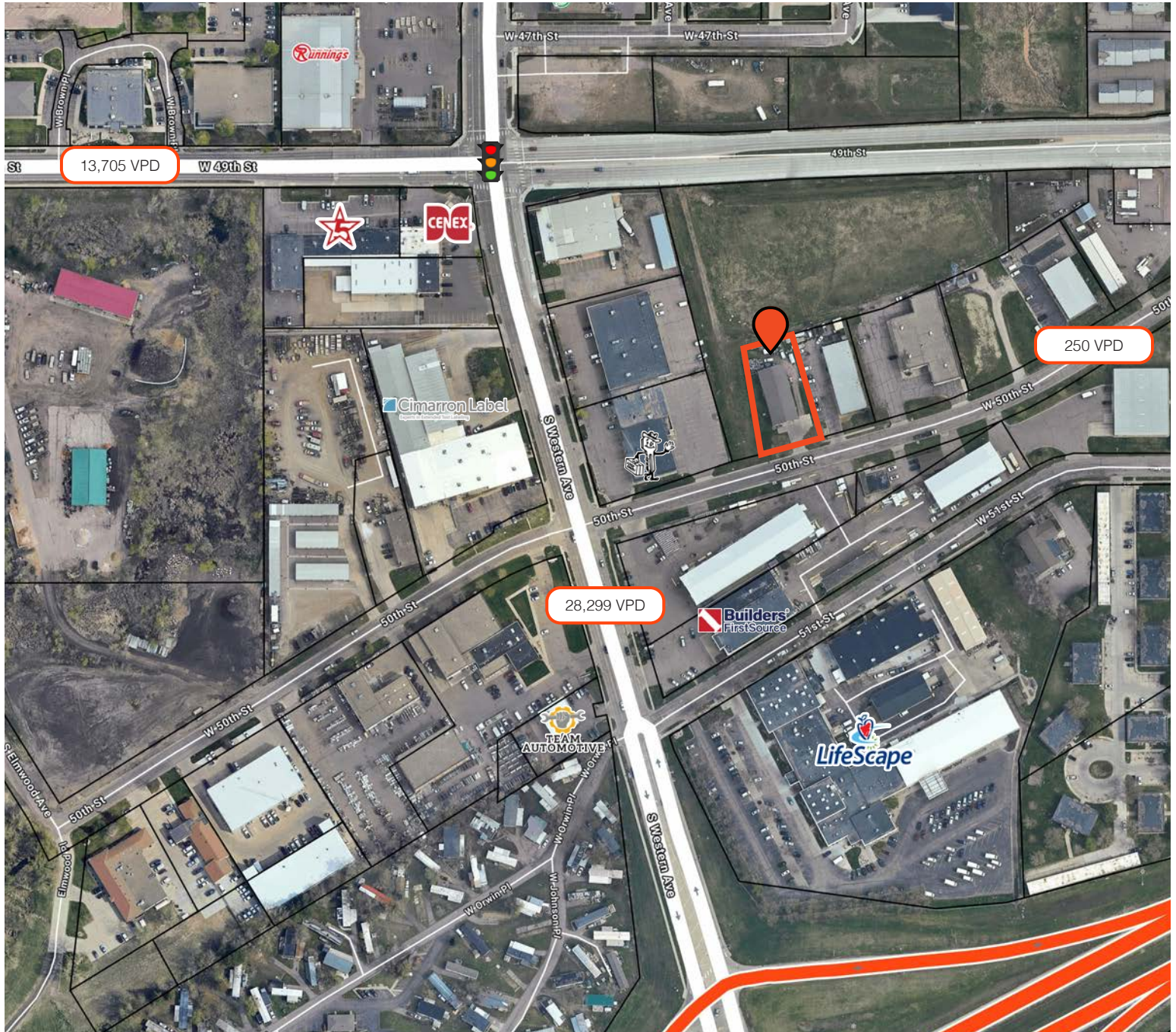
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EXTERIOR PHOTOS



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SITE MAP



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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

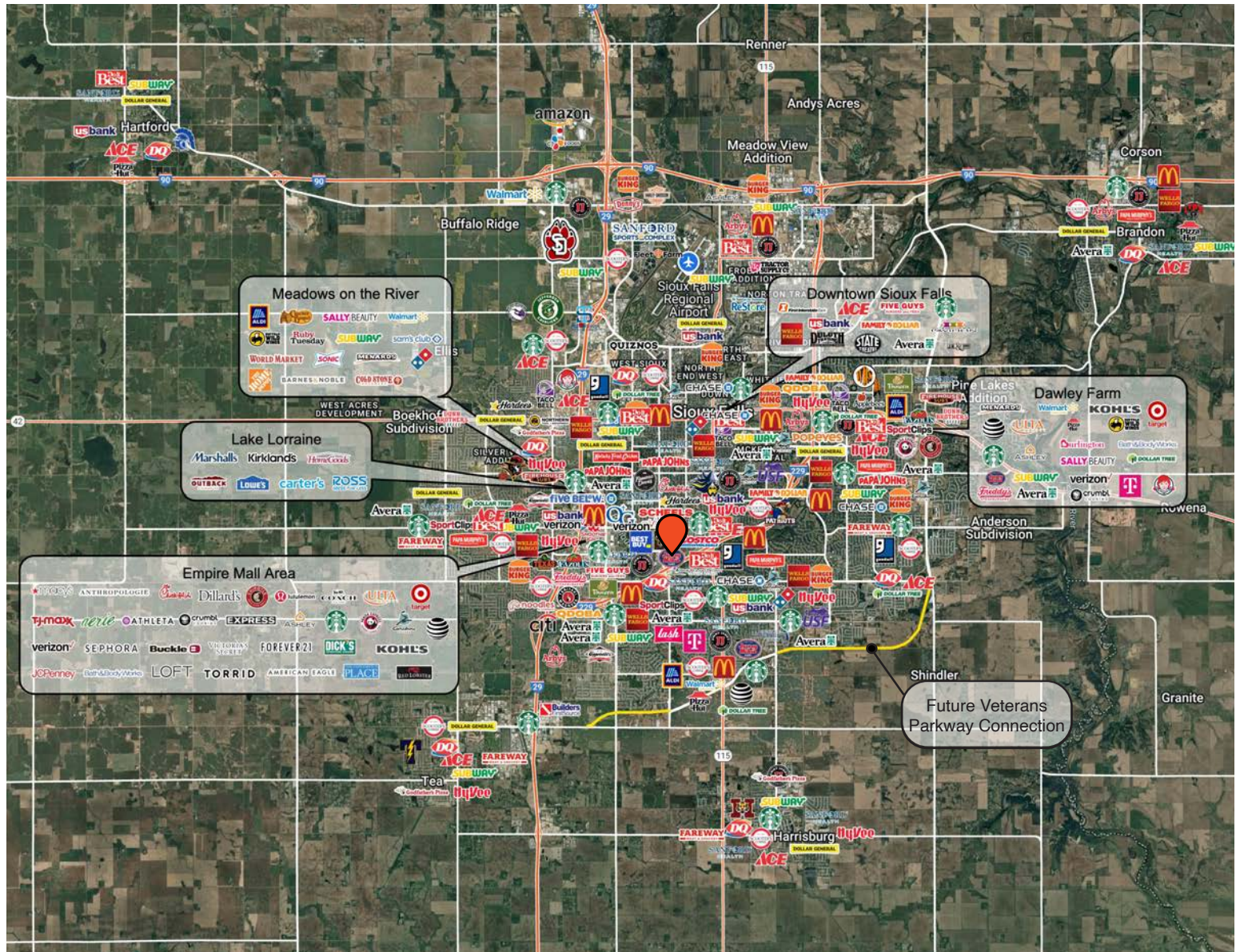
AREA MAP



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

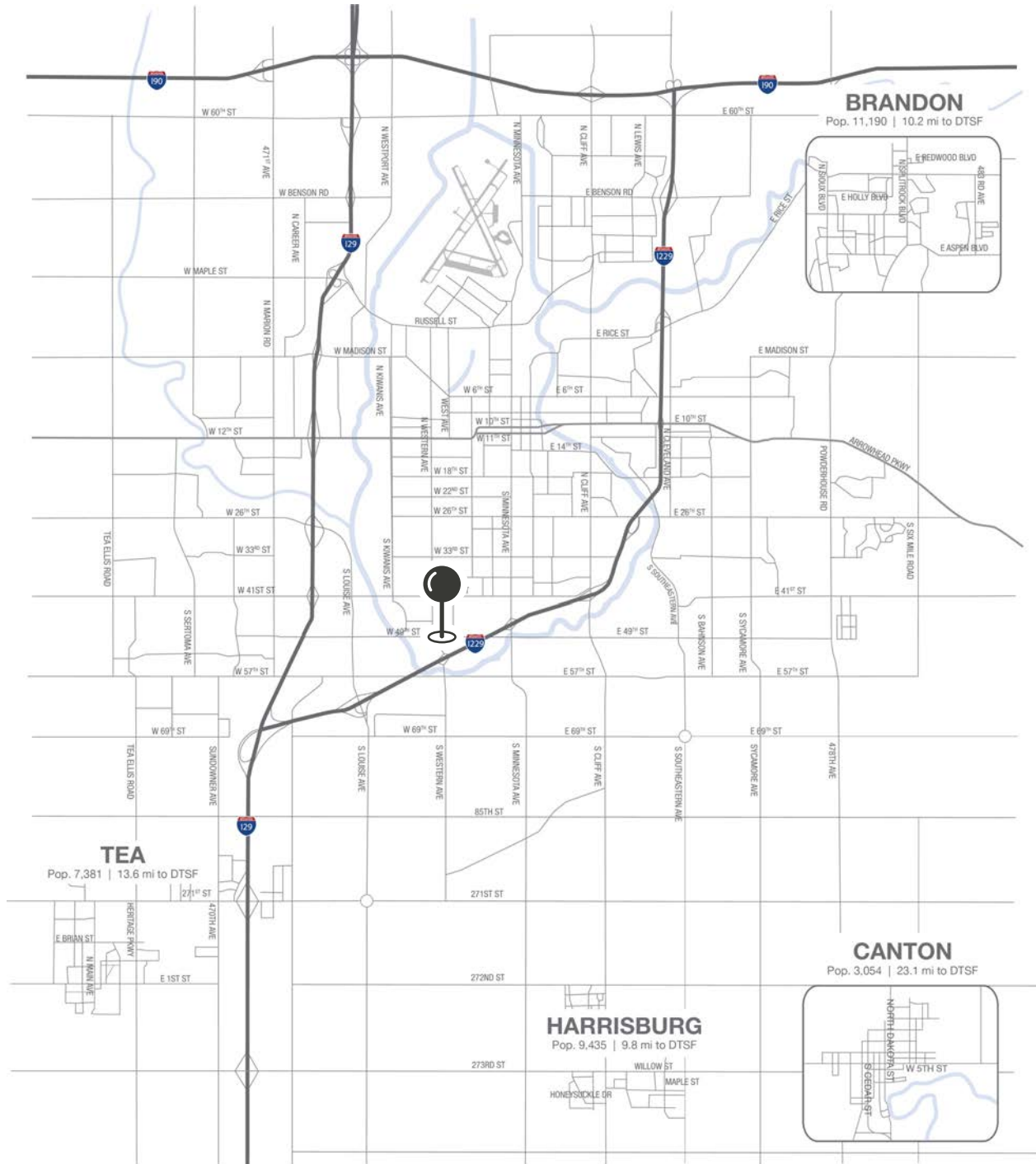
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CITY MAP



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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)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate
(September 2024)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,449	76,685	146,933
2020 Total Population	7,051	87,586	176,985
2020 Group Quarters	350	2,011	4,826
2025 Total Population	7,301	94,228	194,112
2025 Group Quarters	352	2,018	4,841
2030 Total Population	7,643	102,765	211,282
2024-2029 Annual Rate	0.92%	1.75%	1.71%
2025 Total Daytime Population	12,985	120,734	206,331
Workers	9,649	78,653	121,115
Residents	3,336	42,081	85,216
Household Summary			
2010 Households	2,903	32,623	59,333
2010 Average Household Size	2.08	2.26	2.38
2020 Total Households	3,184	37,767	72,517
2020 Average Household Size	2.10	2.27	2.37
2025 Households	3,324	40,551	79,882
2025 Average Household Size	2.09	2.27	2.37
2030 Households	3,484	44,186	87,223
2030 Average Household Size	2.09	2.28	2.37
2024-2029 Annual Rate	0.94%	1.73%	1.77%
2010 Families	1,384	18,463	35,861
2010 Average Family Size	2.87	2.93	3.00
2025 Families	1,501	21,943	45,883
2025 Average Family Size	3.02	3.07	3.10
2030 Families	1,562	23,737	49,653
2030 Average Family Size	3.05	3.09	3.11
2024-2029 Annual Rate	0.80%	1.58%	1.59%
2025 Housing Units	3,530	43,435	85,570
Owner Occupied Housing Units	40.7%	51.0%	54.4%
Renter Occupied Housing Units	53.5%	42.3%	38.9%
Vacant Housing Units	5.8%	6.6%	6.6%
2025 Population 25+ by Educational Attainment			
Total	5,282	64,245	130,102
Less than 9th Grade	1.8%	1.5%	2.0%
9th - 12th Grade, No Diploma	3.8%	2.6%	3.3%
High School Graduate	21.1%	18.0%	19.6%
GED/Alternative Credential	3.5%	2.7%	3.5%
Some College, No Degree	17.8%	19.1%	19.1%
Associate Degree	12.6%	11.5%	12.0%
Bachelor's Degree	26.8%	28.8%	27.3%
Graduate/Professional Degree	12.6%	15.8%	13.2%
Median Household Income			
2025	\$59,795	\$74,486	\$76,458
2030	\$66,148	\$84,810	\$87,539
Median Age			
2010	39.9	34.3	33.9
2020	39.7	36.5	35.6
2025	40.2	37.5	36.6
2030	41.5	38.7	37.7
2025 Population by Sex			
Males	3,579	46,390	97,248
Females	3,722	47,838	96,864
2030 Population by Sex			
Males	3,734	50,380	105,304
Females	3,909	52,385	105,978
Data for all businesses in area			
Total Businesses:	897	5,254	8,230
Total Employees:	11,116	72,466	116,610