



# 613 S SYCAMORE AVE

RETAIL SPACE FOR LEASE



613 S. Sycamore Ave,  
Sioux Falls, SD 57110



2,400 - 5,558 SF +/-  
flexible sizing; potential to subdivide



\$12.00 / SF NNN  
Estimated NNN: \$1.88 / SF

## LOCATION

Located near the 10th & Sycamore Avenue intersection, this retail space offers excellent connectivity across the MSA. With Veterans Parkway just 1 mile away and I-229 ~1.3 miles from the site, this location provides seamless access. This area is home to a strong mix of national and local tenants, creating a dynamic environment with strong synergy.

## DESCRIPTION

- Floor plan subject to change based on tenant's requested layout - contact Broker
- Drive-thru potential based on tenant's requested use and landlord approval
- Co-tenant includes Ace Hardware
- Availability is negotiable
- Monument signage along Sycamore Avenue, and building signage
- Parking lot was resurfaced in July 2025
- Half a mile north of Frank Olson Park; the City passed a bond to replace the outdoor pool with an indoor recreation center that will include an indoor pool. Construction is anticipated to begin in 2026.
- Neighboring businesses include Casey's, B&G Milkyway, Vern Eide Mitsubishi, Dairy Queen, Juice Stop, Aldi, and much more
- Near Dawley Farm Village, a shopping center anchored by Target and Walmart, drawing 7.6M visits from across the city annually

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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.
5,558 SF +/-	\$12.00/SF NNN	\$1.88/SF	\$13.88/SF	\$77,145.04	\$6,428.75

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.36*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.08*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$0.44*
<b>Total</b>	-	<b>\$1.88</b>
CAM includes the following utilities: Water & Sewer, and Trash		

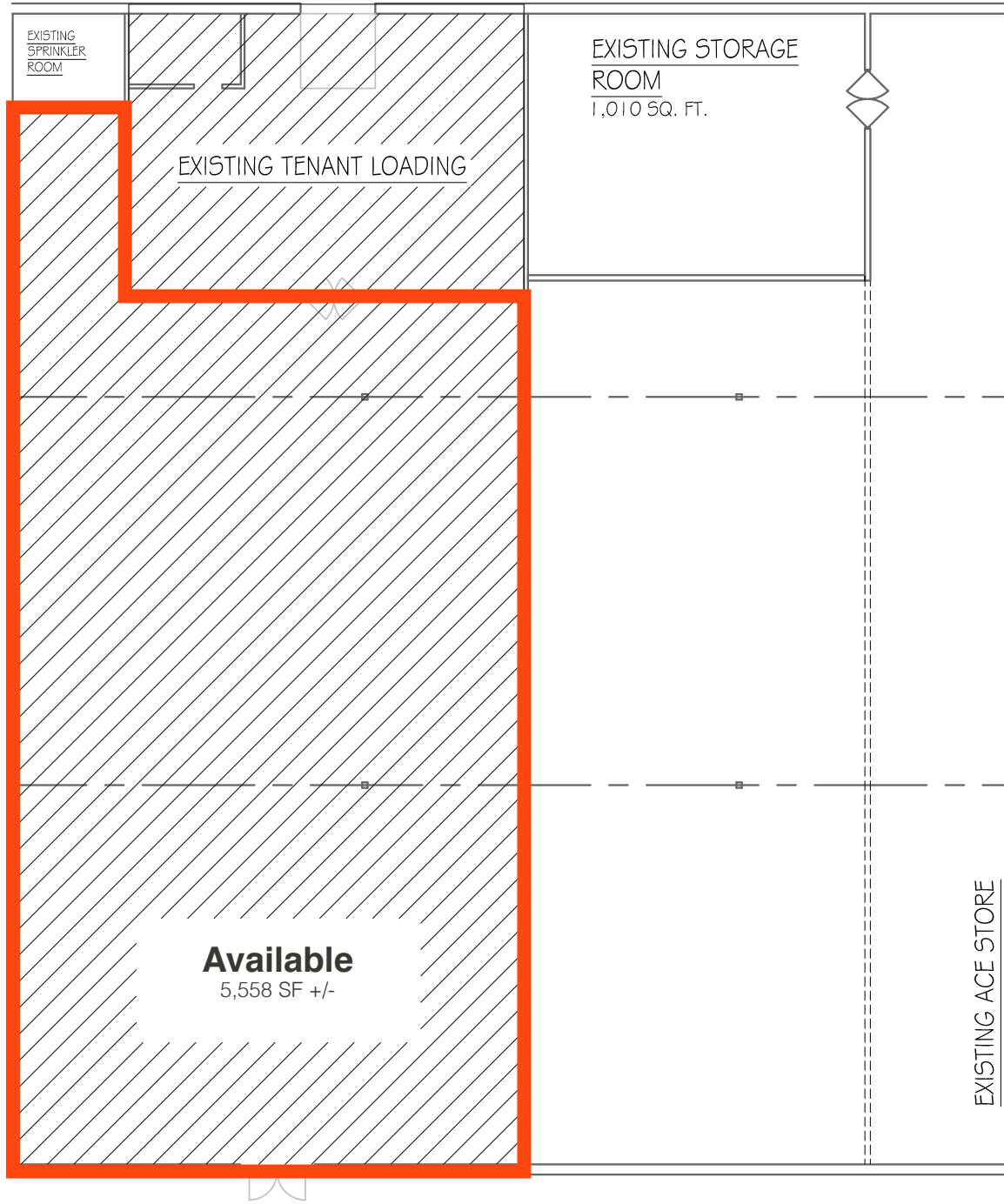
## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes	Est: \$0.48 / SF
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes	Est: \$1.10 / SF
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No	
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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## CONCEPT DRIVE-THRU

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## AREA NEIGHBORS



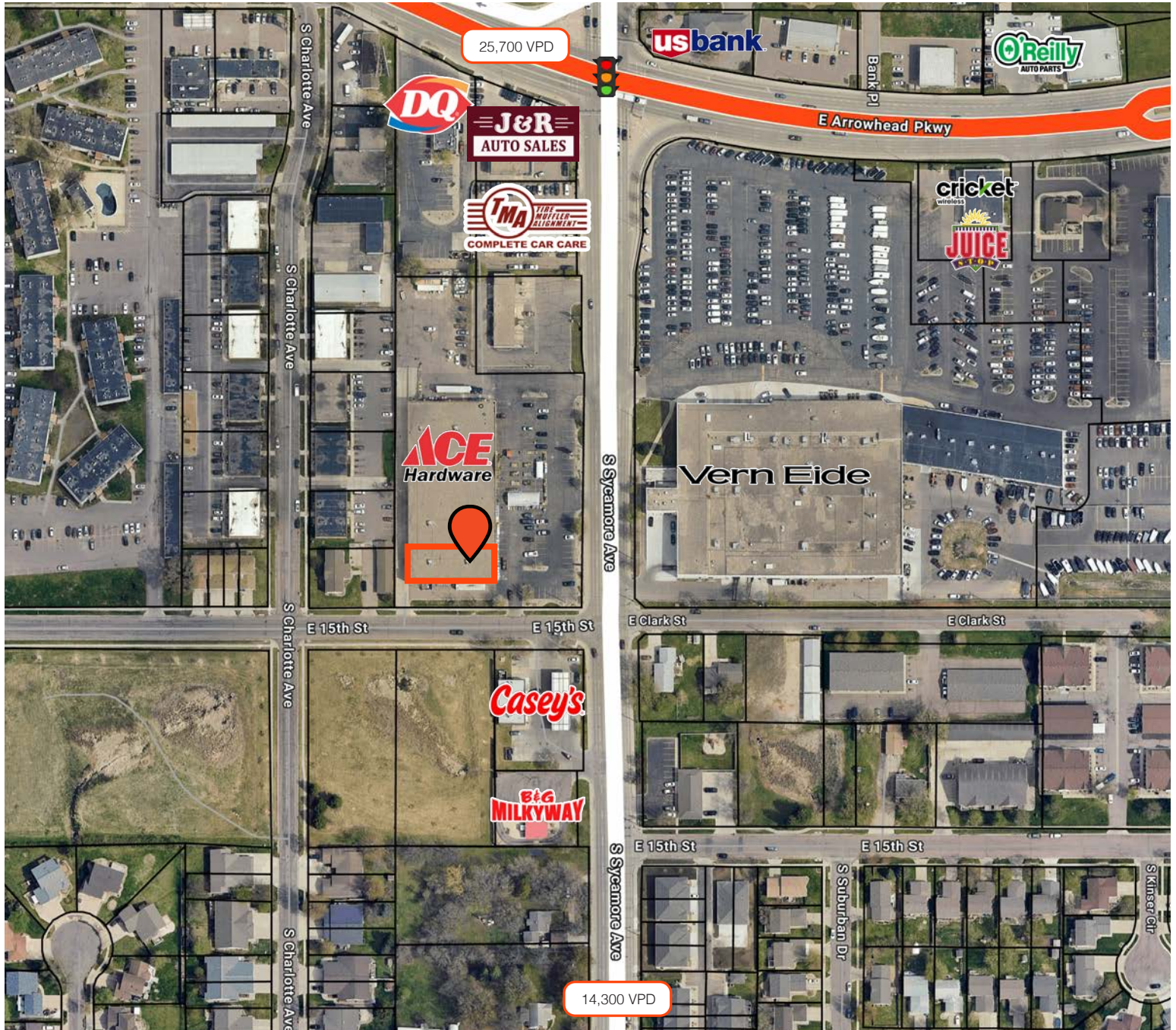
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## SITE MAP



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## AREA MAP



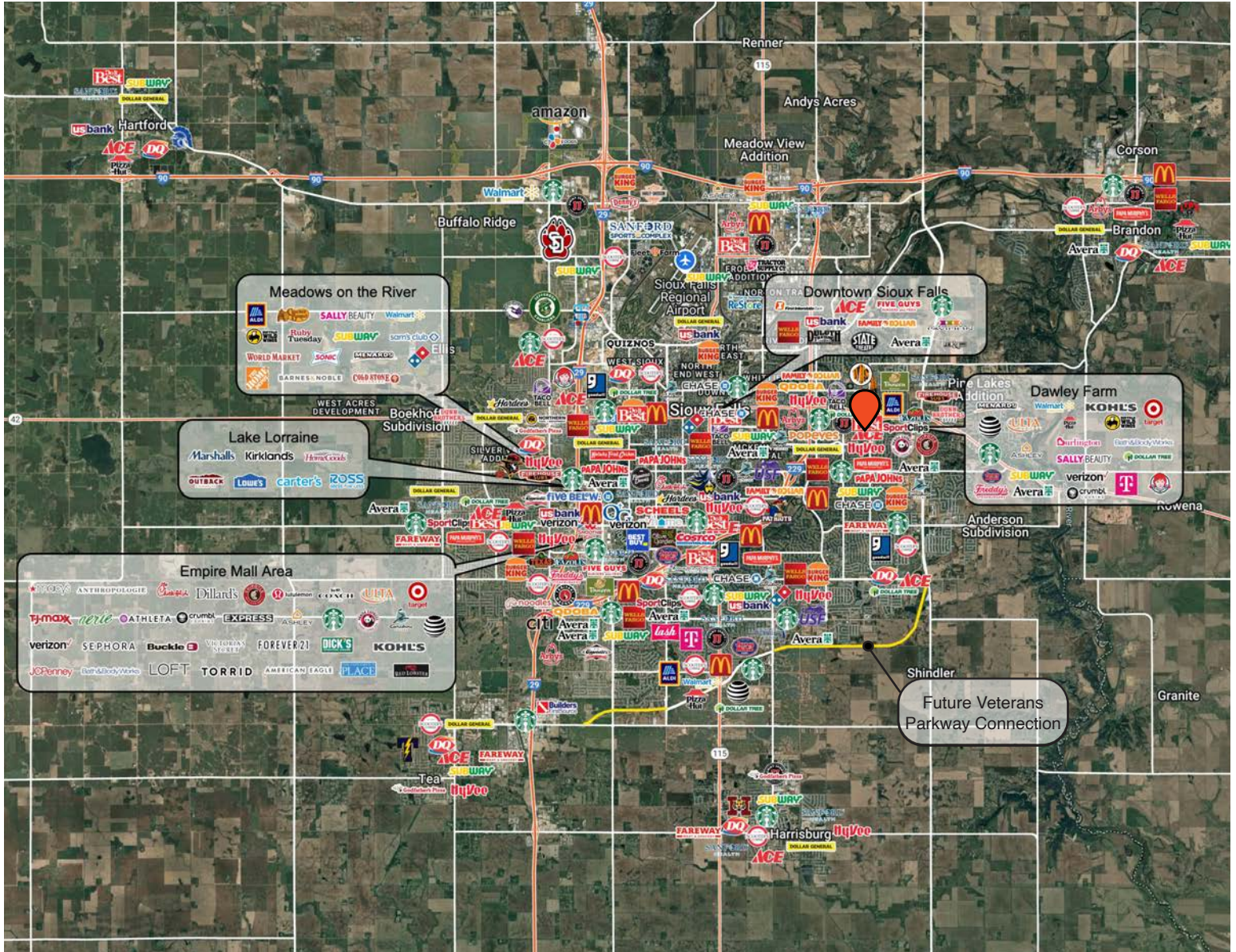
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## CITY MAP



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Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	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)



#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

**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
<b>Population Summary</b>			
2010 Total Population	12,783	57,671	105,451
2020 Total Population	14,469	69,414	124,300
2020 Group Quarters	170	1,011	4,125
2025 Total Population	15,548	76,990	137,275
2025 Group Quarters	171	994	4,134
2030 Total Population	16,431	82,520	148,602
2024-2029 Annual Rate	1.11%	1.40%	1.60%
2025 Total Daytime Population	12,694	80,152	160,351
Workers	5,899	46,006	99,702
Residents	6,795	34,146	60,649
<b>Household Summary</b>			
2010 Households	4,907	22,956	41,813
2010 Average Household Size	2.58	2.46	2.39
2020 Total Households	5,614	27,836	50,748
2020 Average Household Size	2.55	2.46	2.37
2025 Households	6,024	30,967	56,434
2025 Average Household Size	2.55	2.45	2.36
2030 Households	6,401	33,394	61,433
2030 Average Household Size	2.54	2.44	2.35
2024-2029 Annual Rate	1.22%	1.52%	1.71%
2010 Families	3,156	14,548	25,424
2010 Average Family Size	3.17	3.07	3.02
2025 Families	3,471	18,540	32,416
2025 Average Family Size	3.30	3.17	3.09
2030 Families	3,647	19,748	34,963
2030 Average Family Size	3.30	3.18	3.09
2024-2029 Annual Rate	0.99%	1.27%	1.52%
2025 Housing Units	6,437	33,751	61,151
Owner Occupied Housing Units	52.5%	55.3%	54.0%
Renter Occupied Housing Units	41.1%	36.4%	38.3%
Vacant Housing Units	6.4%	8.2%	7.7%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	10,195	51,329	93,010
Less than 9th Grade	4.6%	3.0%	2.4%
9th - 12th Grade, No Diploma	3.7%	3.0%	3.3%
High School Graduate	29.7%	20.6%	20.1%
GED/Alternative Credential	3.7%	3.5%	4.0%
Some College, No Degree	22.2%	18.2%	18.7%
Associate Degree	12.5%	10.8%	10.6%
Bachelor's Degree	17.0%	28.3%	27.3%
Graduate/Professional Degree	6.6%	12.6%	13.7%
<b>Median Household Income</b>			
2025	\$64,495	\$77,509	\$75,364
2030	\$75,150	\$89,079	\$86,878
<b>Median Age</b>			
2010	33.9	36.4	35.3
2020	34.6	36.1	36.5
2025	35.4	36.9	37.3
2030	36.4	37.7	38.3
<b>2025 Population by Sex</b>			
Males	7,860	38,702	69,557
Females	7,688	38,288	67,718
<b>2030 Population by Sex</b>			
Males	8,310	41,354	74,898
Females	8,122	41,166	73,704
<b>Data for all businesses in area</b>			
Total Businesses:	429	2,884	6,423
Total Employees:	5,431	43,324	96,604