



ASPEN BLVD WAREHOUSE

INDUSTRIAL SPACE FOR LEASE



616 S. Sioux Blvd, Unit 1,
Brandon, SD 57005



16,600 SF +/-



\$5.95 / SF
Gross + Utilities

LOCATION

Positioned at the corner of S. Sioux Blvd & Aspen Blvd in Brandon, SD, this site sits just south of E. Holly Blvd and I-90. Its proximity to Veterans Parkway and HWY-11 provide seamless connectivity across the metro and regional interstate systems. The property offers an efficient setting for truck movements, discreet deliveries, and day-to-day function without the congestion of high-traffic corridors.

DESCRIPTION

- Unit 1 offers warehouse space with a small office/break room
- Additional side-door entrance
- Two dock-high doors
- Two grade-level OH doors (12'x12' & 10'x10')
- 120/240V 3-phase power
- Forced-air natural gas heat
- Available now
- Building signage available
- Dirt parking lot with adequate space
- Zoned: LI - Light Industrial
- Co-tenant is Groomer's Best (pet grooming manufacture)
- Supportive demographics with a MHHI of \$110,310

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

RAQUEL BLOUNT SIOR 605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

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

Size	Base Rent	Yearly Total Est.
16,600 SF +/-	\$5.95 / SF Gross + Utilities	\$98,770.00 + Utilities

UTILITY INFORMATION

Utility	Paid By
Gas	Paid by Tenant directly to Provider
Electricity	Paid by Tenant directly to Provider
Water & Sewer	Paid by Tenant directly to Provider
Trash	Paid by Tenant directly to Provider
Phone/Cable/Internet	Paid by Tenant directly to Provider

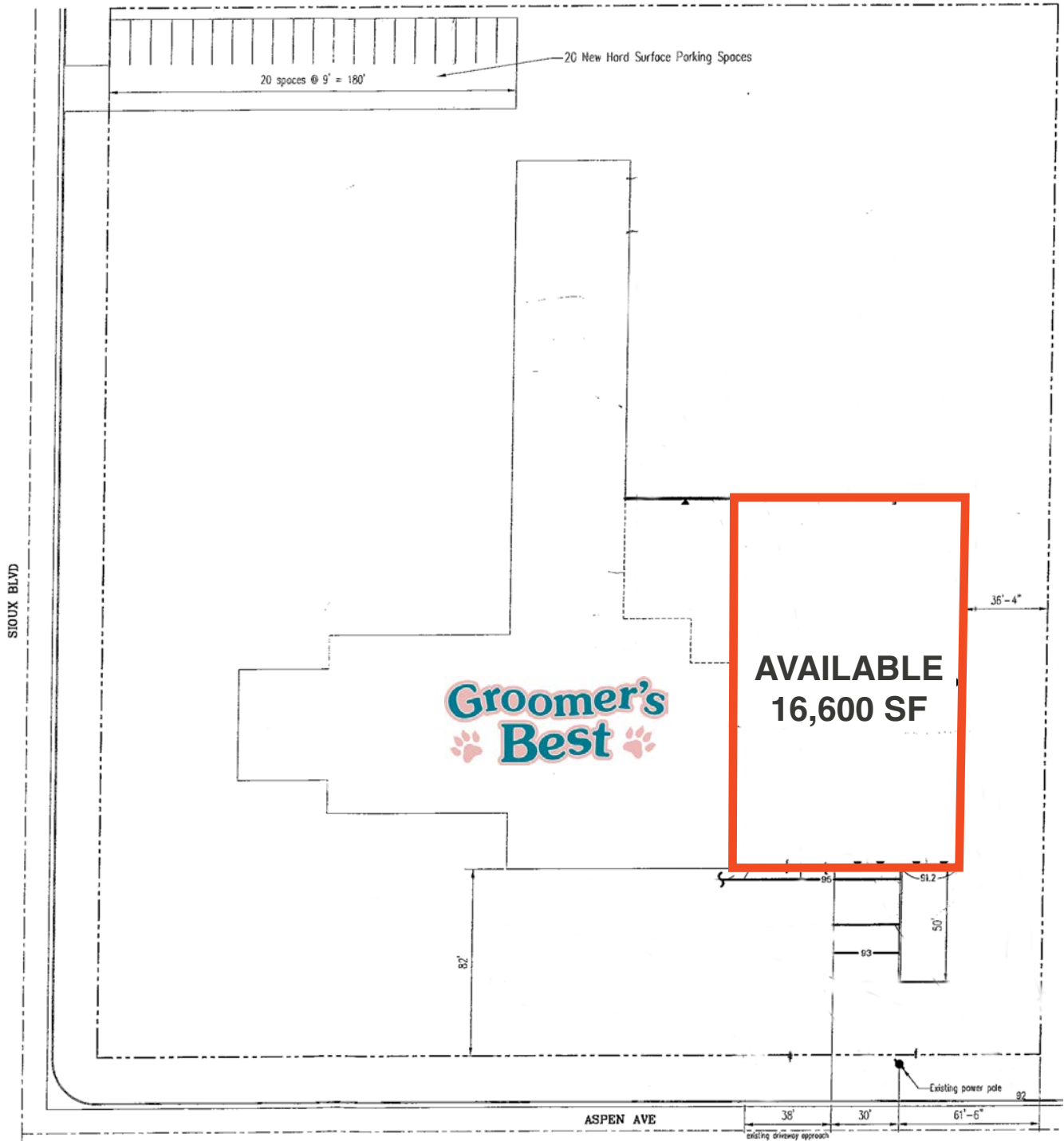
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SITE PLAN



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FLOOR PLAN



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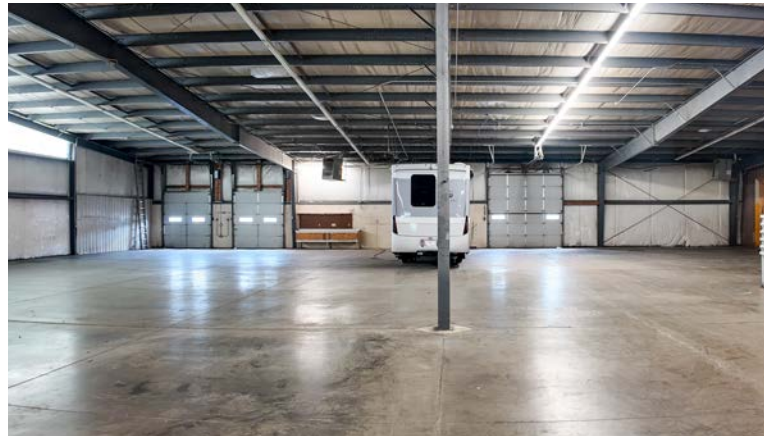
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INTERIOR PHOTOS



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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

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EXTERIOR PHOTOS



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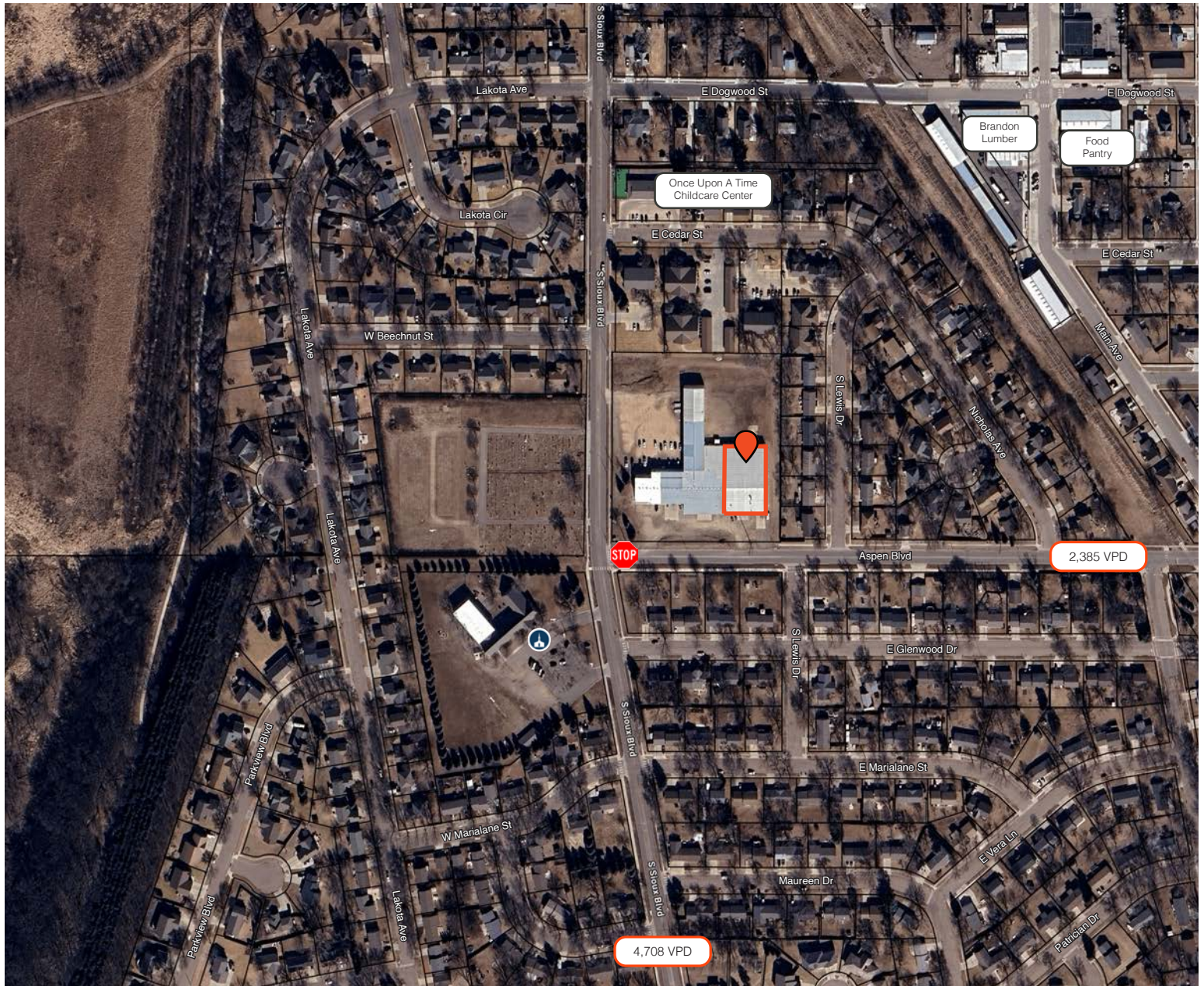
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INDUSTRIAL SPACE FOR LEASE



SITE MAP



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CITY MAP



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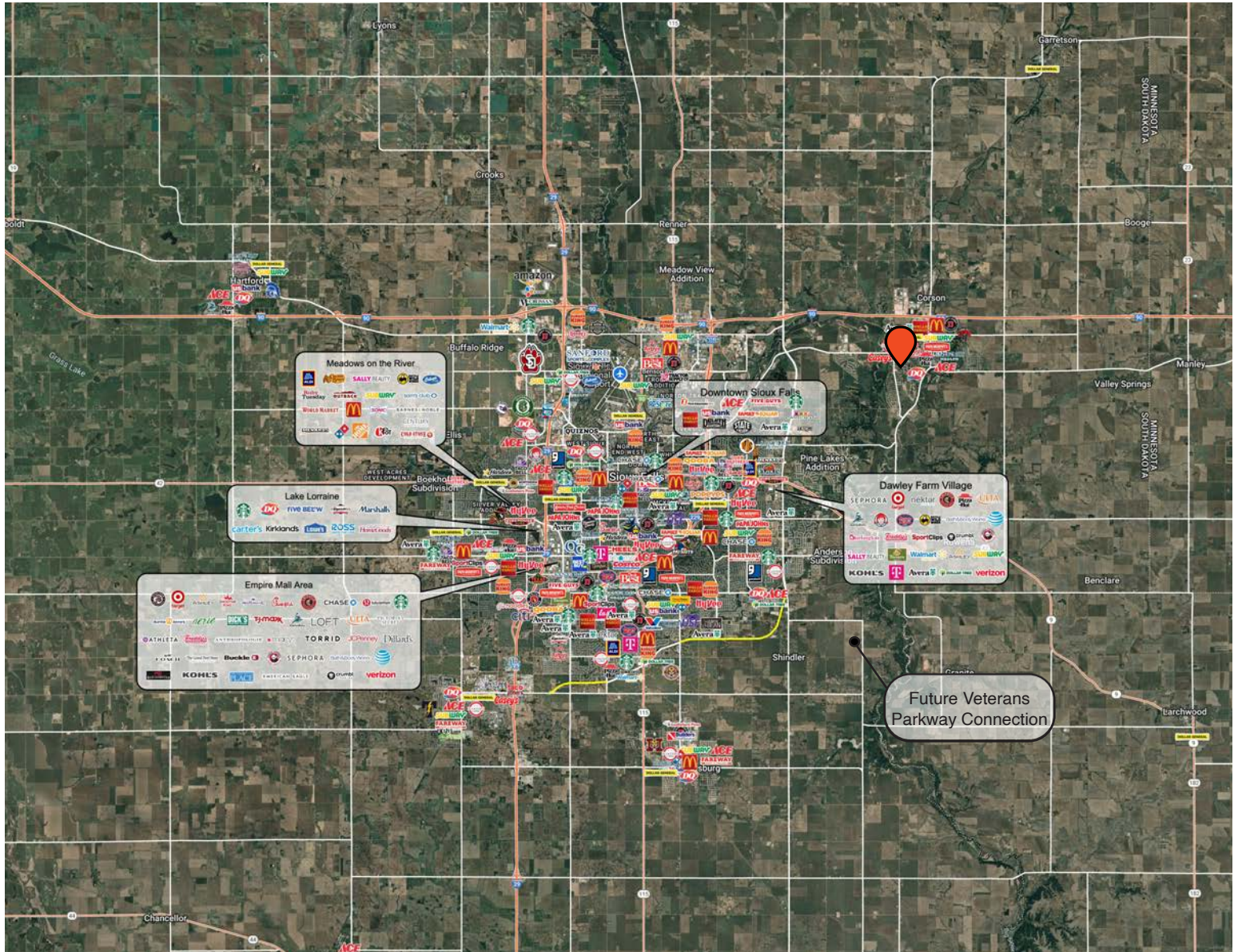
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MSA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,961	9,773	17,854
2020 Total Population	5,361	12,134	23,383
2020 Group Quarters	32	120	176
2025 Total Population	5,558	12,265	26,190
2025 Group Quarters	31	120	176
2030 Total Population	5,786	12,791	28,065
2024-2029 Annual Rate	0.81%	0.84%	1.39%
2025 Total Daytime Population	3,698	9,598	20,775
Workers	1,529	4,542	9,351
Residents	2,169	5,056	11,424
Household Summary			
2010 Households	1,681	3,474	6,333
2010 Average Household Size	2.95	2.81	2.82
2020 Total Households	1,849	4,280	8,181
2020 Average Household Size	2.88	2.81	2.84
2025 Households	1,947	4,389	9,318
2025 Average Household Size	2.84	2.77	2.79
2030 Households	2,046	4,607	10,047
2030 Average Household Size	2.81	2.75	2.78
2024-2029 Annual Rate	1.00%	0.97%	1.52%
2010 Families	1,351	2,726	4,921
2010 Average Family Size	3.31	3.20	3.20
2025 Families	1,471	3,290	6,855
2025 Average Family Size	3.28	3.22	3.30
2030 Families	1,537	3,435	7,339
2030 Average Family Size	3.26	3.21	3.29
2024-2029 Annual Rate	0.88%	0.87%	1.37%
2025 Housing Units	1,996	4,537	9,935
Owner Occupied Housing Units	78.6%	74.4%	68.8%
Renter Occupied Housing Units	18.9%	22.3%	25.0%
Vacant Housing Units	2.5%	3.3%	6.2%
2025 Population 25+ by Educational Attainment			
Total	3,536	7,735	16,827
Less than 9th Grade	0.3%	0.4%	2.7%
9th - 12th Grade, No Diploma	1.5%	1.4%	2.0%
High School Graduate	15.2%	17.0%	17.4%
GED/Alternative Credential	3.0%	2.4%	1.6%
Some College, No Degree	21.5%	18.3%	16.4%
Associate Degree	18.5%	15.9%	16.2%
Bachelor's Degree	27.2%	30.5%	30.0%
Graduate/Professional Degree	12.9%	14.1%	13.8%
Median Household Income			
2025	\$110,310	\$120,677	\$117,485
2030	\$129,217	\$140,922	\$138,568
Median Age			
2010	33.8	34.0	35.1
2020	36.6	36.1	36.3
2025	36.8	36.2	36.7
2030	36.8	36.3	37.0
2025 Population by Sex			
Males	2,773	6,228	13,258
Females	2,785	6,037	12,932
2030 Population by Sex			
Males	2,872	6,477	14,172
Females	2,914	6,314	13,893
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	130	405	780
Total Employees:	1,439	3,725	7,740