

Dawley

Farm Village

INVESTMENT OPPORTUNITY

100% OCCUPIED 8,107 SF

POWER CENTER ANCHORED RETAIL STRIP

5900 - 5908 E 18TH STREET | SIOUX FALLS, SD



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Investment Facts

Lloyd Companies is pleased to present a fully leased retail investment opportunity at Dawley Farm Village in Sioux Falls, SD. This retail strip is 100% occupied by a strong lineup of national and local tenants including Buff City Soap, V Nails & Spa, Cooks & Bakers Kitchen, and Crumbl Cookies. Dawley Farm Village is a regional shopping center that has attracted 7.6M visits from across the MSA, increasing at a rate of 5.2% annually. Nearby economic engines like the State OneStop, Avera Health, Target, and Capital Health support a daytime population of 7,370 within 1-mile. Major infrastructure upgrades are underway nearby, supporting continued residential and commercial growth, adding long-term investment value. The surrounding 1-mile trade area includes 3,461 households and over 20,000 daily visits.

- **Address:**
5900 - 5908 E. 18th Street, Sioux Falls, SD 57110
- **County:**
Minnehaha
- **Year Built:**
2022
- **Zoning:**
C-4 Commercial
- **Pricing:**
\$3,718,384
- **Gross Building Area (GBA):**
8,107 SF +/-
- **Rentable Building Area (RSF):**
8,014 SF +/-
- **Site Size:**
1.31 Acres +/- (57,076 SF+/-)
- **Real Estate Taxes:**
\$33,233.84 (2024 Taxes payable in 2025)
- **Occupancy Rate:**
100%
- **Number of Tenants:**
4
- **Parking:**
64 surface stalls (6.53 : 1,000 SF)

Investment Highlights:

	Year 1 Proforma NOI		Note
	Current Rent As of 10/1/2025	Proforma Rent As of 8/1/2026	
Income			
Gross Potential Income	\$229,041	\$232,400	
Less Non Reimbursable Opp.	\$0	\$0	None to date
Expense:			
Proforma NOI	\$229,041	\$232,400	
Sale Price	\$3,718,384	\$3,718,384	
Proforma Cap Rate	6.16%	6.25%	

HIGHLIGHTS

- 100% Occupied, 4-Tenant Target & Regional Power Center Shadowed Retail Center in Sioux Falls, SD
- #4 Shopping Center in South Dakota with a Trade Area Population of over 314,500
- Supportive Area Demographics: 45,754 daytime population & \$80.4k AHHI in a 3-mile radius
- Top Tier National Rankings for multiple development retailers including Target, Walmart, Subway, Casey's, Buffalo Wild Wings, Wendy's, and more

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Parcel Map

Parcel ID

#084312

Size

1.31 Acres

2024 Taxes (Payable 2025)

\$33,233.84



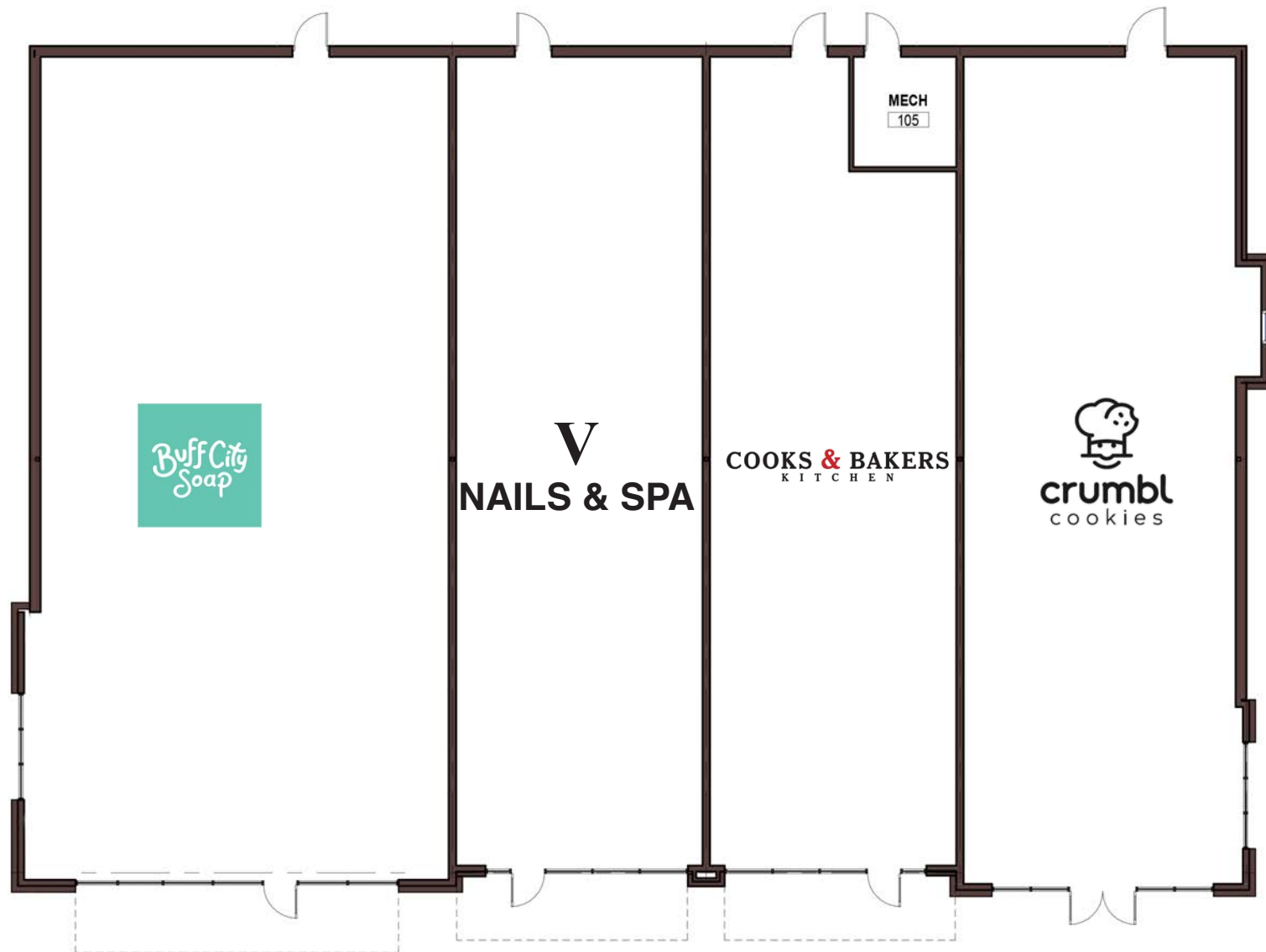
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Floor Plan



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Tenant Overview



Buff City Soap specializes in handmade, plant-based soaps and body care products that are made fresh daily in-store. With no harsh chemicals or preservatives, it appeals to the growing market of ingredient-conscious shoppers seeking clean alternatives to traditional product.

Address: 5902 E 18th Street

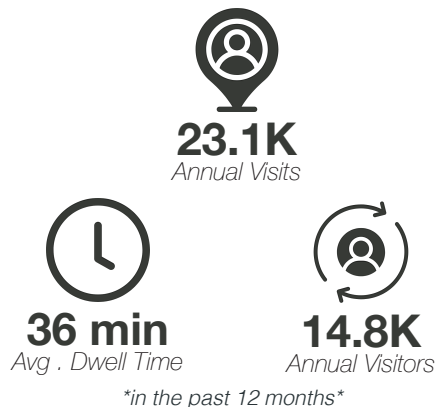
Gross Leasable Area: 2,800 SF +/-

Pro Rata Share of Project: 34.94%

Number of Locations: 266+

Headquarters: Dallas, TX

Year Founded: 2013



V NAILS & SPA

V Nails & Spa is a locally owned nail salon offering a variety of pampering services, including manicures, pedicures, acrylics, and spa treatments, in a laid-back, friendly environment. A go-to spot for nails in eastern Sioux Falls.

Address: 5904 E 18th Street

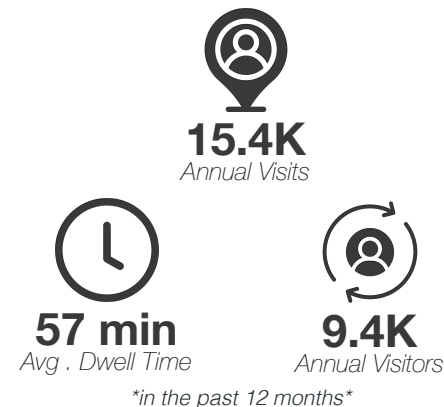
Gross Leasable Area: 1,706 SF +/-

Pro Rata Share of Project: 21.29%

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2023



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Tenant Overview

COOKS & BAKERS KITCHEN

Cooks & Bakers Kitchen is a locally owned boutique kitchen supply store offering high-end cookware, bakeware, and culinary tools. The store features hands-on demos, complimentary coffee, and a curated selection of gifts.

Address: 5906 E 18th Street

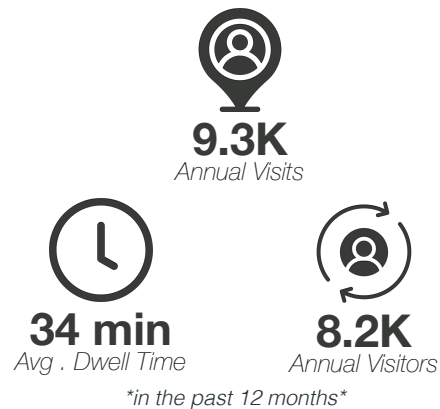
Gross Leasable Area: 1,600 SF +/-

Pro Rata Share of Project: 19.97%

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2023



Crumbl Cookies is a nationwide dessert brand known for their fresh, gourmet cookies. The menu rotates weekly and features creative flavors served in a signature pink box. This location conveniently includes a drive-thru.

Address: 5908 E 18th Street

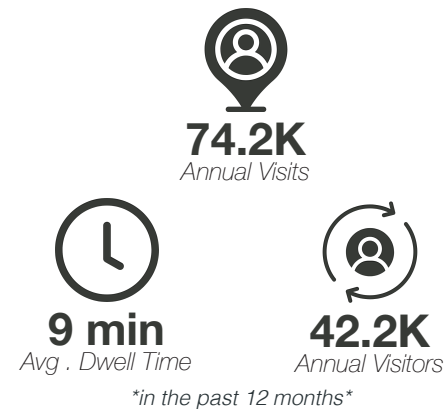
Gross Leasable Area: 1,908 SF +/-

Pro Rata Share of Project: 23.81%

Number of Locations: 1,098

Headquarters: Logan, UT

Year Founded: 2017



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Exterior Photos



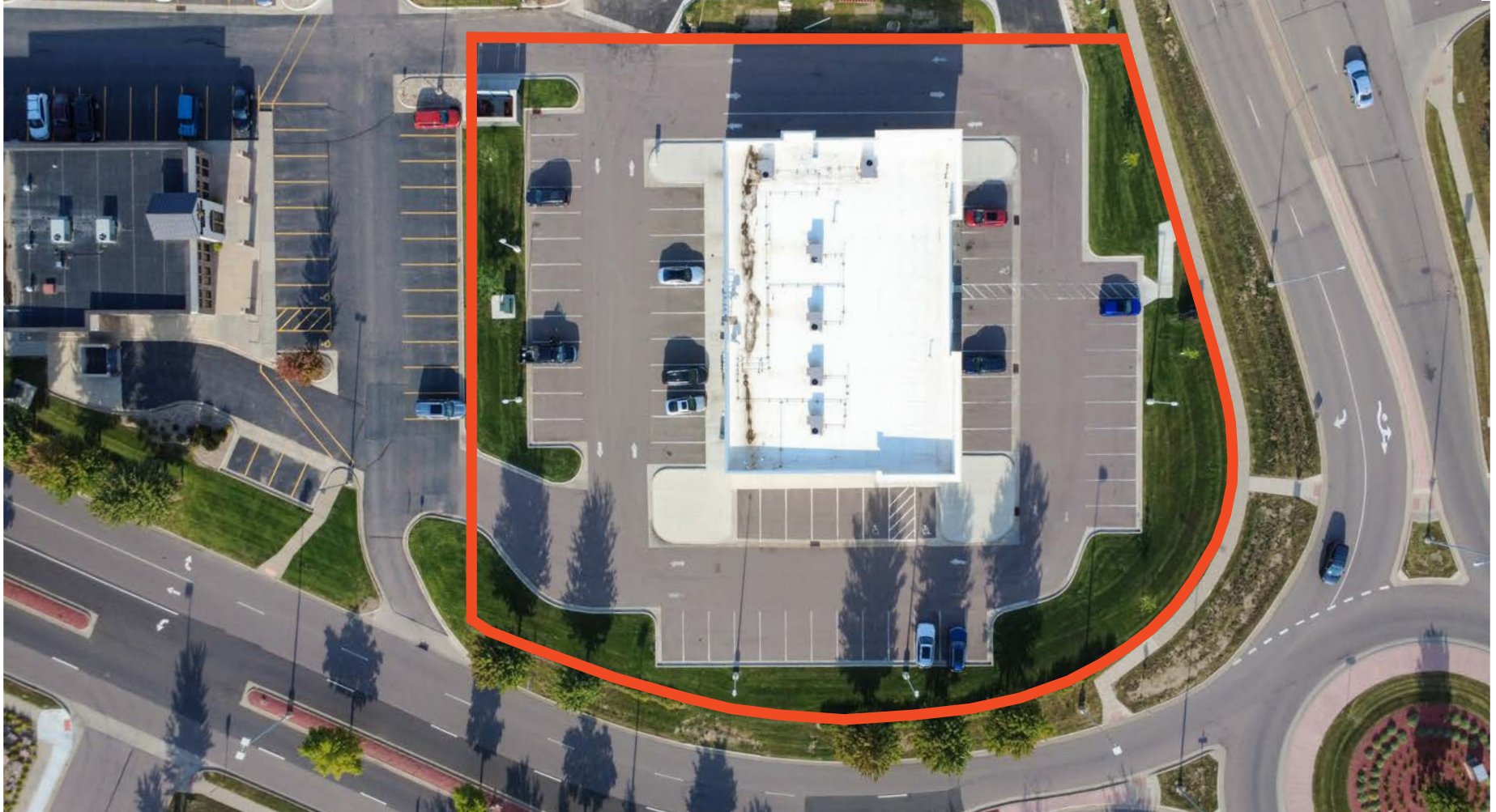
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Parcel Aerial



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Area Neighbors

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Dawley Farm Village is an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment.

With shops ranging in apparel, health & beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT&T
- Ashley Furniture Homestore
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Cooks & Bakers
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers
- Kidtopia
- Kohl's
- Maurices
- PetSmart
- Sally Beauty
- Sherwin Williams
- Target
- T-Mobile
- Ulta
- Verizon
- Walmart

Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- La Cantina
- Nektar Juice Bar
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway
- Wendy's

Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

- Active Generations Senior Living
- Carlton at Dawley Farm
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments

Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Gents Grooming
- Massage Envy
- Midco
- Modern Dental
- Voyage Federal Credit Union
- Waxing the City



Co-tenant Performance

Dawley
Farm Village

LLOYD

STATE DATA
NATIONWIDE DATA

Ashley
HOMESTORE
1 / 4 or Top 100% Visits
Top 54% Visits

AT&T
3 / 13 or Top 84% Visits
Top 48% Visits

Bath & Body Works
1 / 2 or Top 100% Visits
Top 10% Visits

Buff City Soap
2 / 2 or Top 50% Visits
Top 46% Visits

BUFFALO WILD WINGS
2 / 6 or Top 83% Visits
Top 89% Sales

burn boot camp
1 / 2 or Top 50% Visits
Top 68% Visits

Burlington
1 / 1 or Top 100% Visits
Top 34% Sales

Casey's
12 / 47 or Top 76% Visits
Top 74% Visits

Caribou COFFEE
6 / 10 or Top 50% Visits
Top 16% Sales

CINEMARK
2 / 2 or Top 50% Visits
Top 22% Visits

crumbl cookies
3 / 3 or Top 33% Visits
Top 47% Sales

Culver's
5 / 13 or Top 69% Visits
Top 78% Sales

DOLLAR TREE
12 / 33 or Top 66% Visits
Top 20% Sales

FAMOUS footwear™
1 / 1 or Top 100% Visits
Top 52% Visits

Freddy's
FROZEN CUSTARD & STEAKBURGERS®
1 / 1 or Top 100% Visits
Top 62% Sales

GameStop
2 / 3 or Top 66% Visits
Top 63% Visits

GNC
LIVE WELL
3 / 3 or Top 33% Visits
Top 23% Sales

Jersey Mike's
SUBS
2 / 3 or Top 66% Visits
Top 71% Sales

KOHL'S
2 / 4 or Top 75% Visits
Top 32% Visits

maurices
2 / 6 or Top 83% Visits
Top 78% Sales

MENARDS®
3 / 8 or Top 75% Visits
Top 75% Visits

Panera
BREAD
3 / 3 or Top 33% Visits
Top 3% Visits

PANDA EXPRESS
CHINESE KITCHEN®
12 / 33 or Top 66% Visits
Top 20% Sales

PEARLE VISION
EST. 1981
3 / 4 or Top 50% Visits
Top 62% Visits

PETSMART
3 / 3 or Top 33% Visits
Top 54% Sales

Pizza Hut
13 / 20 or Top 40% Visits
Top 34% Visits

SHERWIN-WILLIAMS
1 / 14 or Top 100% Visits
Top 91% Sales

Starbucks
11 / 22 or Top 54% Visits
Top 34% Visits

SUBWAY®
18 / 57 or Top 70% Visits
Top 83% Sales

Target
3 / 5 or Top 60% Visits
Top 83% Sales

T Mobile
1 / 5 or Top 100% Visits
Top 85% Visits

ULTA BEAUTY
3 / 3 or Top 33% Visits
Top 22% Visits

verizon
18 / 29 or Top 41% Visits
Top 52% Visits

Walmart
5 / 15 or Top 73% Visits
Top 80% Sales

WAXING THE CITY
1 / 2 or Top 100% Visits
Top 63% Visits

Wendy's
2 / 7 or Top 85% Visits
Top 87% Sales

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Ease of Access



Arrowhead & Veterans Parkway Intersection

South Dakota's Largest Intersection

Featuring 10 lanes on one roadway, 9 lanes on the other. Plus, three pedestrian underpasses for enhanced walkability and safety

\$39.2M Investment

Extensive improvements, including underground utilities, grading, retaining walls, concrete paving, street lighting, traffic signals, and a landscaped median

Improved Accessibility

Designed to reduce congestion and improve traffic flow, directly benefiting business and residents. Completion expected by Spring 2027.



Future Veterans Parkway Connection

8.5 Mile Expansion

Enhances connectivity between I-29 and I-90, streamlining travel to and from Dawley Farm Village. Construction began in 2023 and is expected to be complete in 2026.

\$210M Investment

6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

Improved Safety & Accessibility

Provides safer crossings, pedestrian access, and a bike-friendly design, supporting eastside growth with users in mind.

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Visitor Data

7.6M
visits in the past
12 months

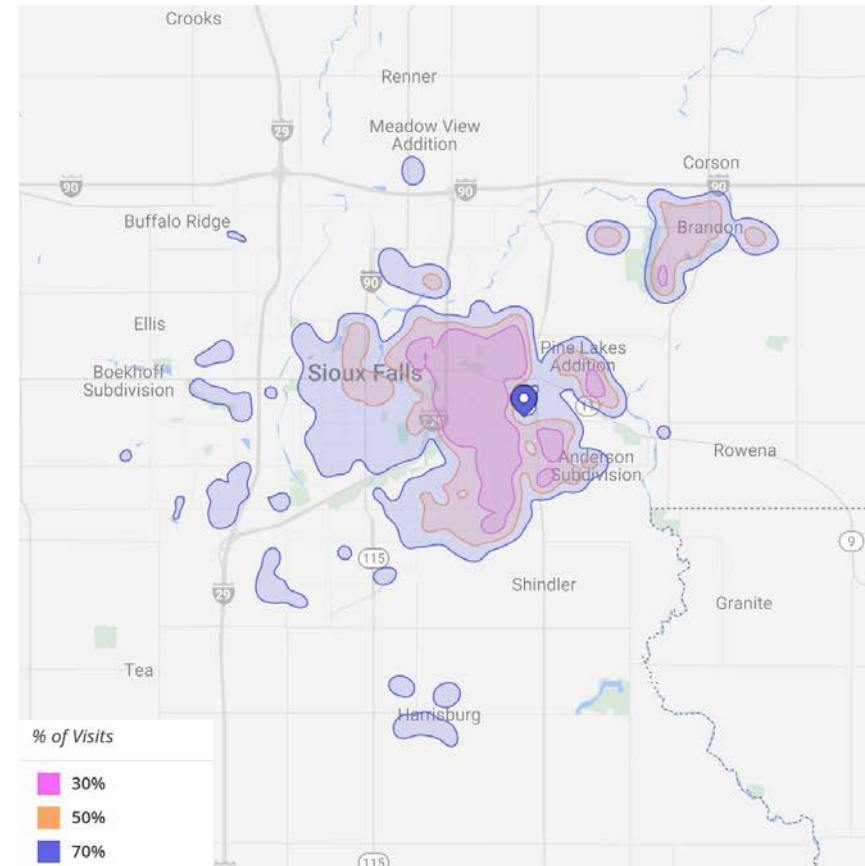
634.1K
visitors in the past
12 months

+5.05%
visits YoY

47 min
average
dwell time

12.02
visit
frequency

40+
retailers



* Source: Placer.ai. Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | Aug 1, 2024 - Jul 31, 2025 | Vol: 30%, 50%, 70%

	1-mile	3-mile	5-mile	MSA
Population	9,071	62,826	126,189	314,596
Daytime Population	7,370	45,754	138,793	341,444
Median Household Income	\$78,541	\$80,494	\$77,203	\$83,100

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Economic Drivers



Active Generations built its new campus for seniors that offers adult daycare; social, recreational, & educational activities; nutrition & food delivery services; counseling services, and more.

 **600+ Patrons**




Glo by Best Western, built in 2020, serves the east side as one of the newest and only hotels in the area.

 **79 Beds**




CAPITAL SERVICES

Capital Services built their new headquarters in 2021 and chose Dawley Farms Village as a result of majority of their employees living near the center.

 **150 Employees**




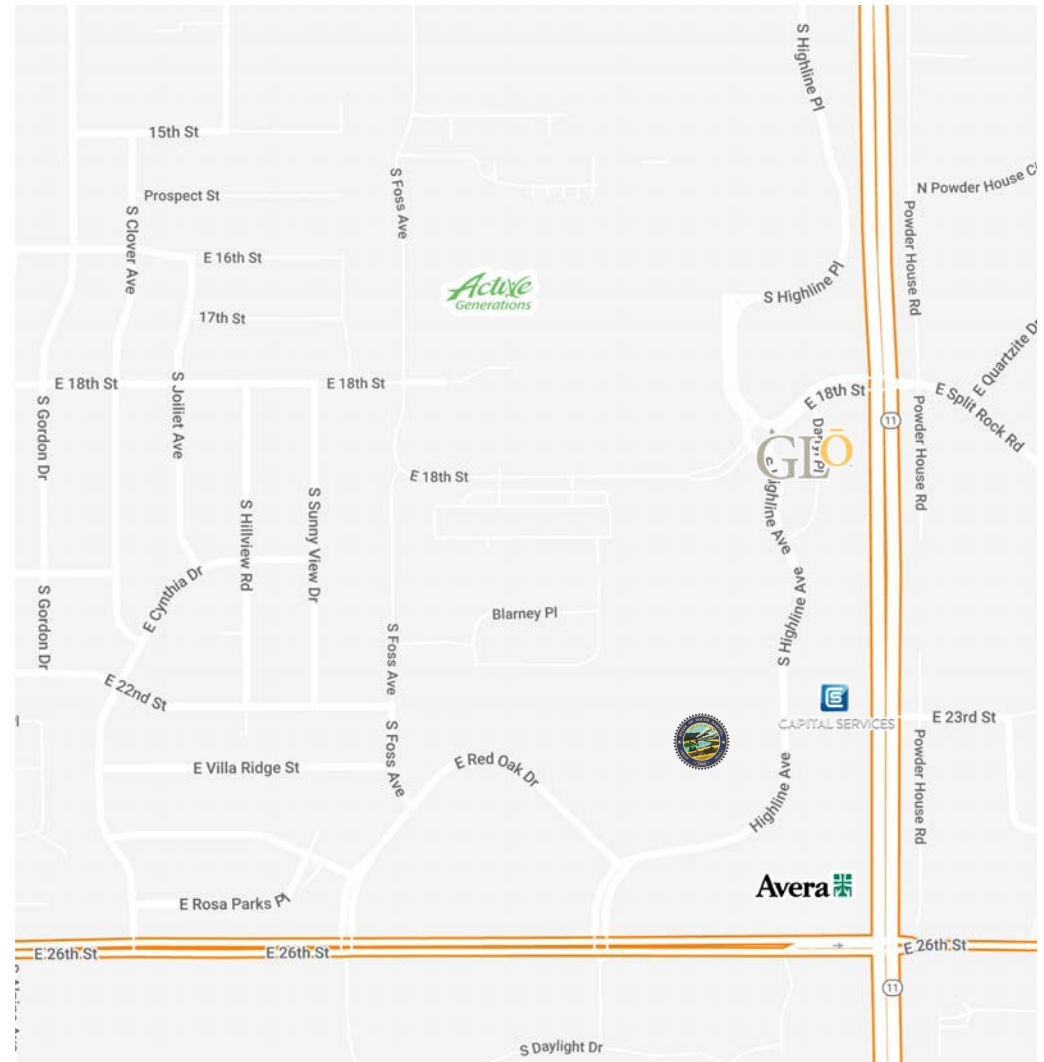
Avera built their newest 3-story, 86,000 sq/ft Medical Care, Urgent Care, & Emergency Center that services Sioux Falls & rural surrounding communities.

 **120 Employees**



The Sioux Falls One Stop is a state-of-the-art building, combining 12 state agencies previously located throughout Sioux Falls into one location, including the Department of Health, the Department of Labor & Regulation and the Department of Social Services.

 **900+ Employees**



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2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,071	62,826	126,189	314,596
Projected Population (2030)	9,842	67,990	136,829	341,444
Daytime Population	7,370	45,754	138,793	314,319
Median Age	36.2	36.2	37.1	36.9
Area Households	3,461	24,597	51,070	124,541
Median Household Income	\$78.5k	\$80.4k	\$77.2k	\$83.1k
Median Home Value	\$350k	\$327k	\$318k	\$328k
Educational Attainment (Associates Degree +)	43.1%	51.4%	51.6%	52.2%

Experience 
It All

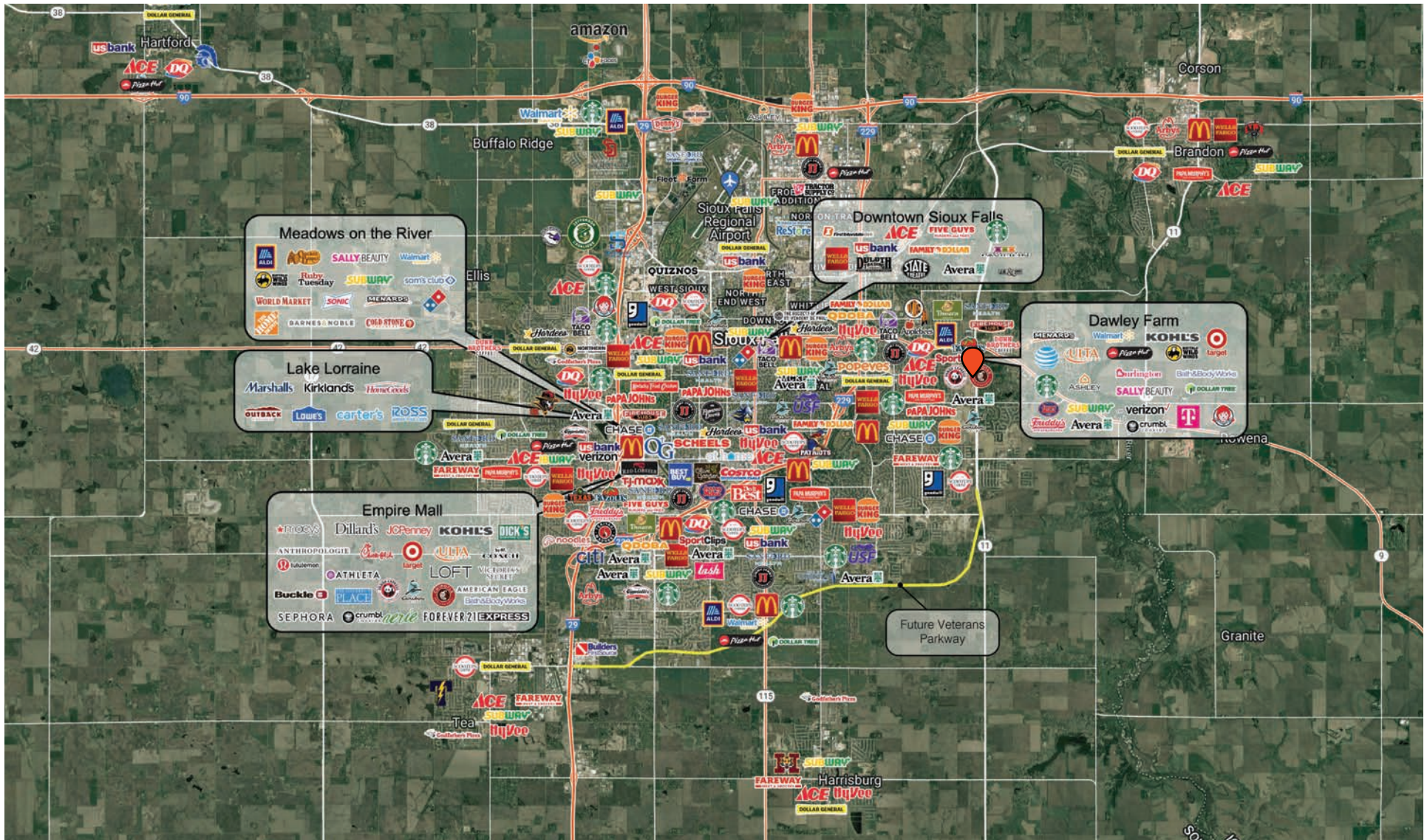
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Sioux Falls Map



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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

1.7%

Sioux Falls MSA
Unemployment Rate
(September 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Smithfield

3,239

Avera

8,200

HyVee
EMPLOYEE OWNED

2,390



3,627

amazon

1,600

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RETAIL STRIP FOR SALE

PAWLEY FARM VILLAGE

1025 - 1035 S Highline Place
Sioux Falls, South Dakota



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VP OF COMMERCIAL REAL ESTATE

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JORDAN RIEFFENBERGER

RESPONSIBLE BROKER & DIRECTOR OF COMMERCIAL REAL ESTATE

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150 E 4th Place | Suite 600 | Sioux Falls, SD 57104 | 605.323.2820

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