



THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 155



701 N Phillips Ave, Suite 155,
Sioux Falls, SD 57104



889 SF +/-



\$20.00 / SF NNN
Estimated NNN: \$8.31 / SF

LOCATION

Located on the corner of 2nd Street and Phillips Avenue, neighboring Falls Park West and Levitt at the Falls. Across the street from Jacobson Plaza, includes an ice ribbon and all-inclusive playground, and splash pad, and The Steel District, which includes a Canopy by Hilton hotel/convention center, office building and parking ramp, and retail spaces.

DESCRIPTION

- Open floor plan with a storage closet that includes shelving
- Common area restrooms
- Windows provide natural lighting throughout the suite
- Available now
- 197 lofts above the commercial space, allowing tenants immediate access to a customer base
- Parking includes 22 surface spaces and 55 on-street parking spaces surrounding the Cascade
- Tenants at The Cascade include Shenanigan's, La Luna Cafe, Mary's Mountain Cookies, Severance Brewing Co., Strategie, adoRN Piercing, and The Factory
- Within walking distance to most of downtown's amenities, including dining, shopping, trails, coffee shops and more
- Daytime population of 28,457 within a 1-mile radius of DTSF

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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.
889 SF	\$20.00/SF NNN	\$8.31/SF	\$28.31/SF	\$25,167.59	\$2,097.30

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.21*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.30*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.80*
Total	-	\$8.31
CAM includes the following utilities: Water & Sewer, and Trash		

Subject to change and will be further defined in the lease.

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	City of Sioux Falls	No	Yes
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Comon Area Utilities	Paid by LL, Reimbursed by Tenant	Same as above	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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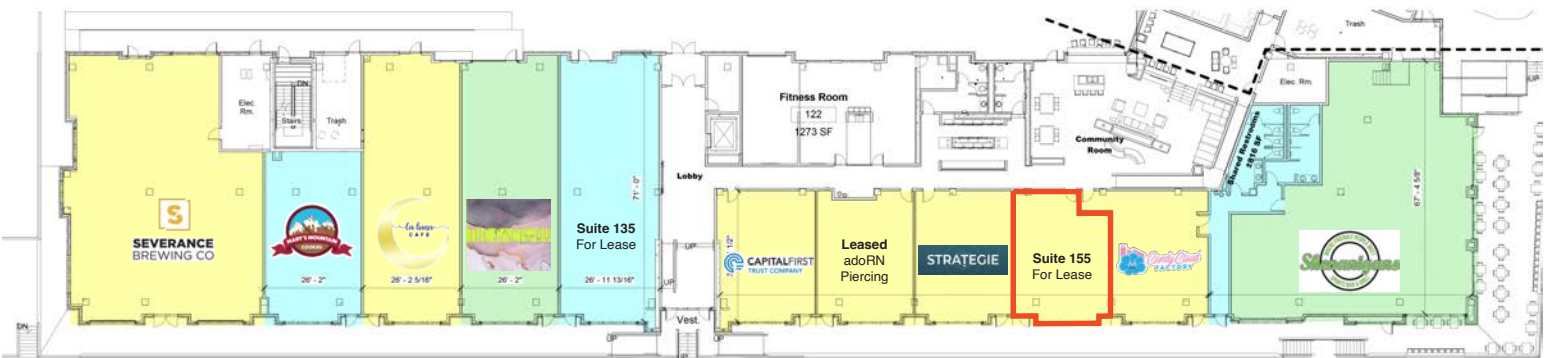
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FLOOR PLAN

Concept only; subject to change



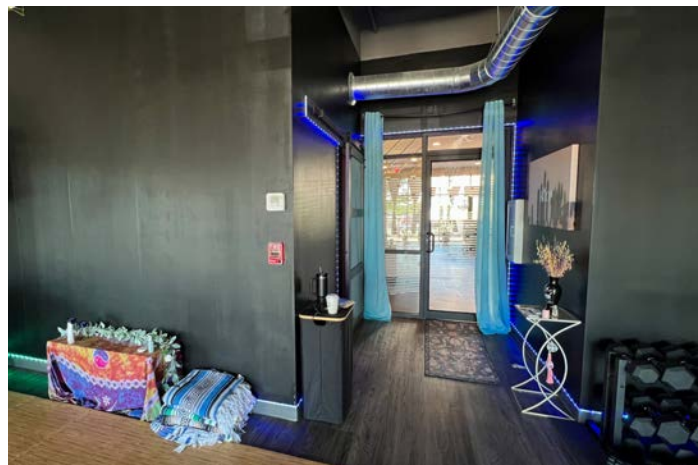
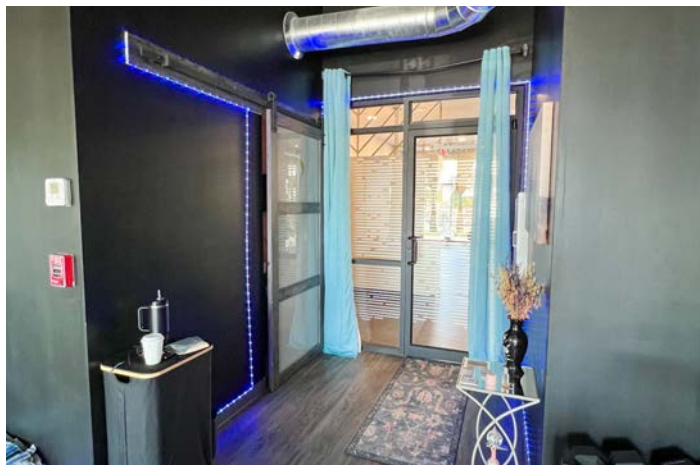
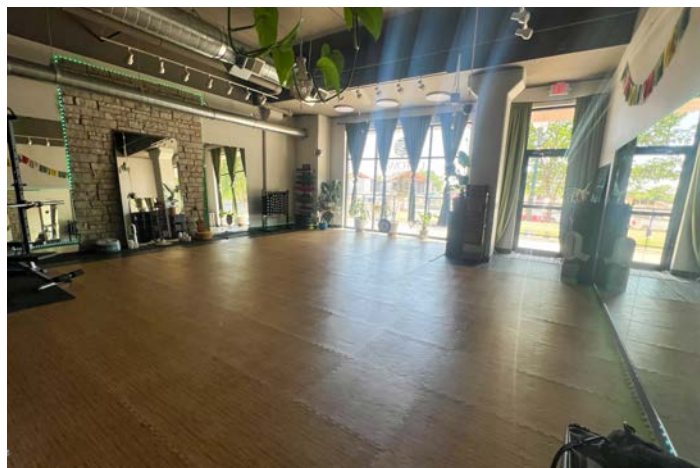
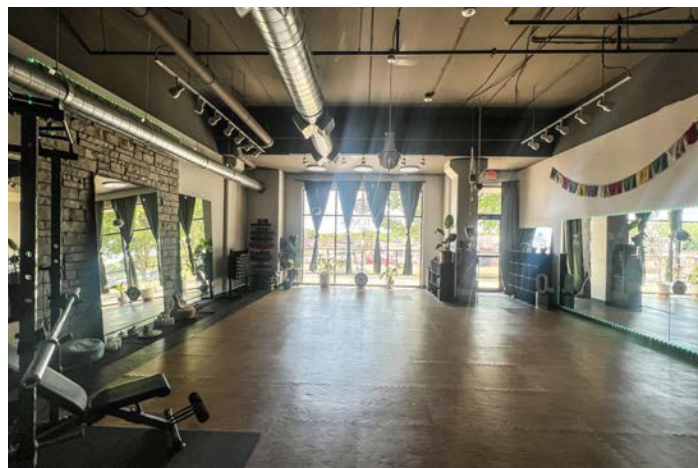
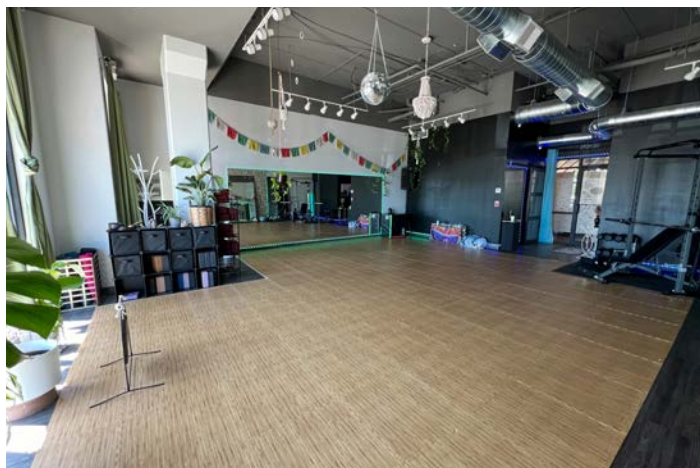
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INTERIOR PHOTOS



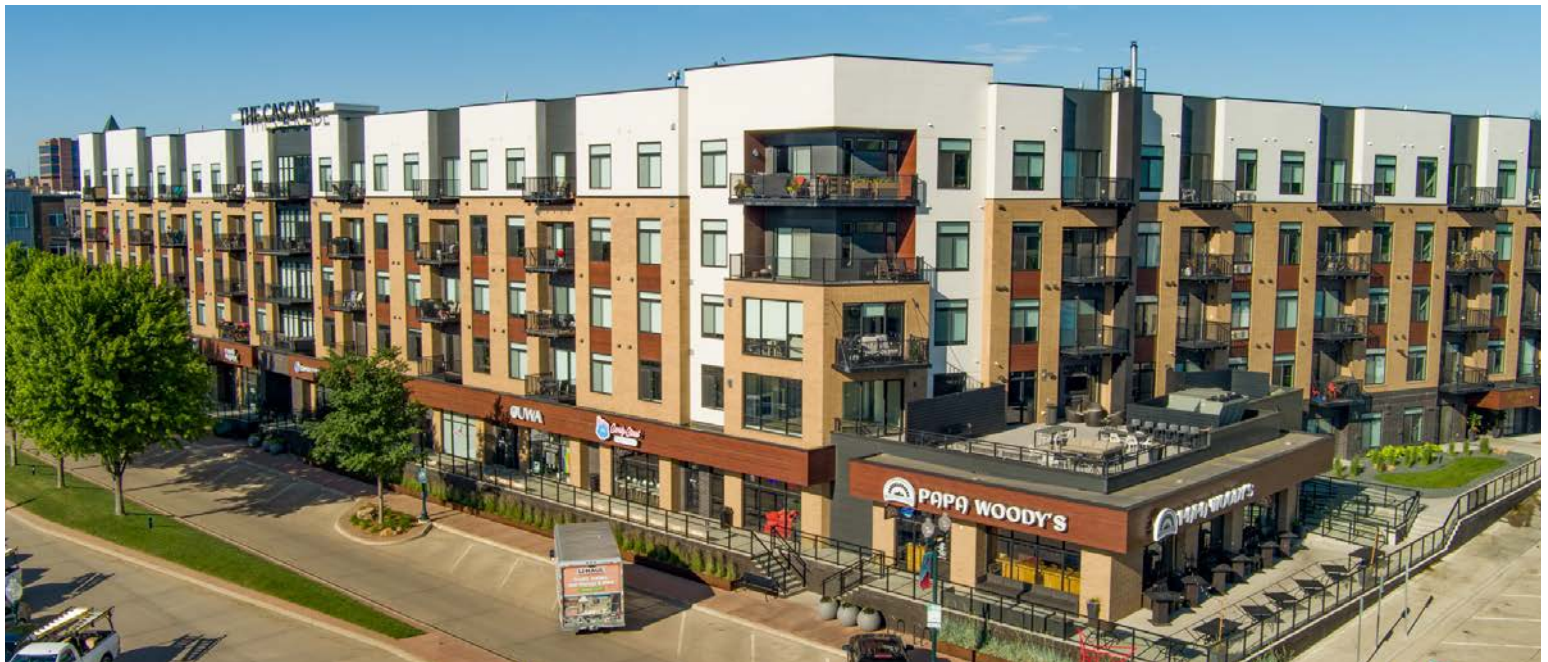
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EXTERIOR PHOTOS



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SITE MAP



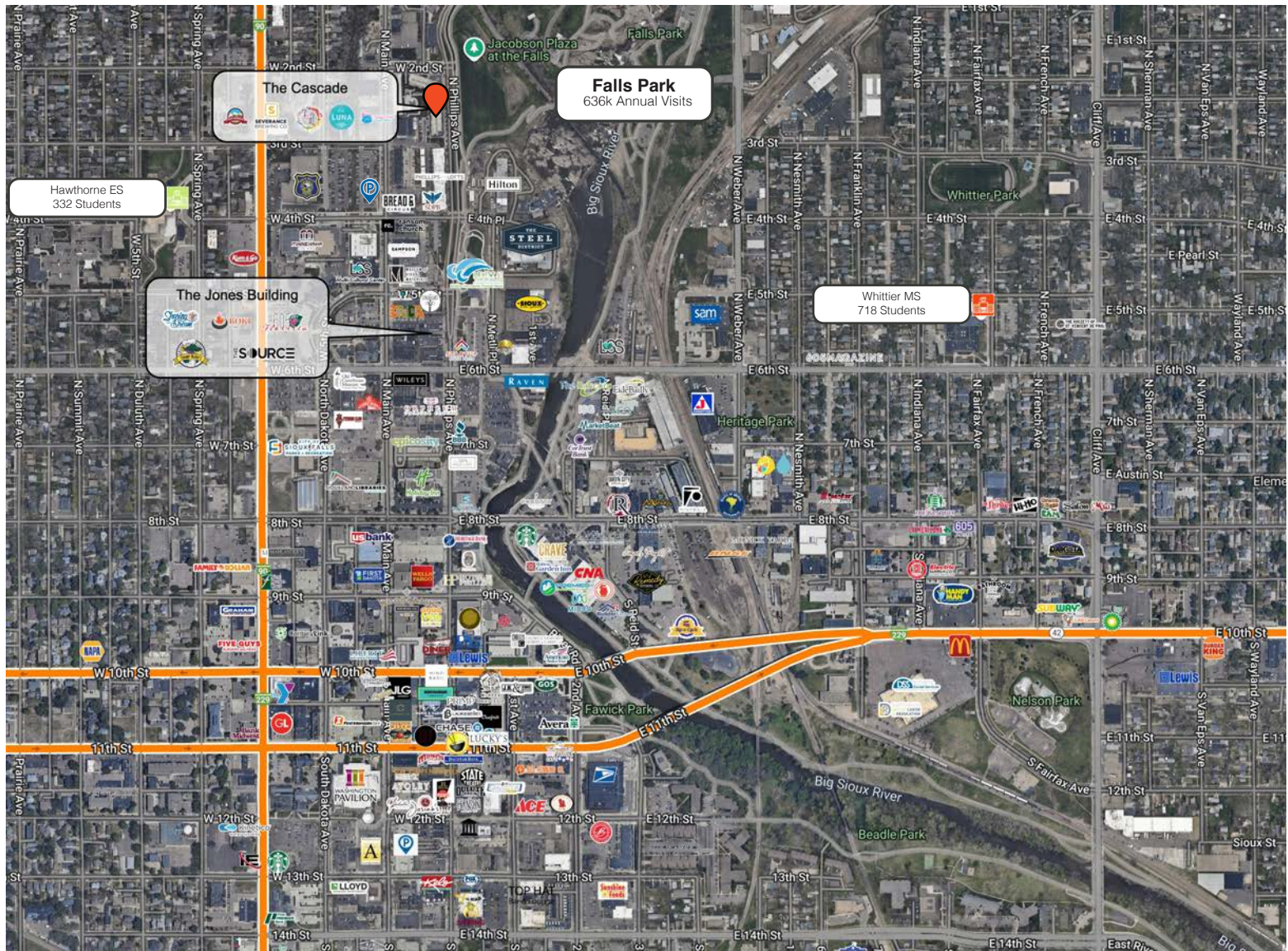
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DOWNTOWN MAP



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

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)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,452	69,753	134,298
2020 Total Population	13,887	71,434	154,149
2020 Group Quarters	2,249	3,802	4,865
2025 Total Population	15,159	75,088	168,472
2025 Group Quarters	2,251	3,802	4,877
2030 Total Population	16,325	78,952	181,228
2024-2029 Annual Rate	1.49%	1.01%	1.47%
2025 Total Daytime Population	32,976	115,459	208,206
Workers	26,449	83,004	133,638
Residents	6,527	32,455	74,568
Household Summary			
2010 Households	5,125	28,479	54,588
2010 Average Household Size	2.11	2.26	2.35
2020 Total Households	5,787	29,856	64,200
2020 Average Household Size	2.01	2.27	2.33
2025 Households	6,480	31,886	70,605
2025 Average Household Size	1.99	2.24	2.32
2030 Households	7,115	33,787	76,422
2030 Average Household Size	1.98	2.22	2.31
2024-2029 Annual Rate	1.89%	1.16%	1.60%
2010 Families	2,295	15,388	32,334
2010 Average Family Size	3.04	2.97	2.99
2025 Families	2,540	16,047	39,464
2025 Average Family Size	3.09	3.08	3.08
2030 Families	2,737	16,751	42,262
2030 Average Family Size	3.09	3.09	3.09
2024-2029 Annual Rate	1.51%	0.86%	1.38%
2025 Housing Units	7,258	34,574	75,693
Owner Occupied Housing Units	28.3%	48.1%	52.6%
Renter Occupied Housing Units	61.0%	44.2%	40.7%
Vacant Housing Units	10.7%	7.8%	6.7%
2025 Population 25+ by Educational Attainment			
Total	11,162	50,934	114,608
Less than 9th Grade	2.7%	3.0%	2.4%
9th - 12th Grade, No Diploma	6.8%	4.6%	3.8%
High School Graduate	25.3%	23.7%	20.8%
GED/Alternative Credential	9.5%	5.5%	4.0%
Some College, No Degree	20.7%	20.6%	19.3%
Associate Degree	9.7%	10.5%	11.3%
Bachelor's Degree	17.4%	21.8%	26.3%
Graduate/Professional Degree	7.9%	10.3%	12.2%
Median Household Income			
2025	\$54,577	\$63,020	\$72,213
2030	\$61,889	\$69,006	\$81,911
Median Age			
2010	34.4	33.5	34.8
2020	36.5	35.3	36.5
2025	37.7	36.6	37.3
2030	39.2	37.8	38.3
2025 Population by Sex			
Males	8,682	39,088	84,966
Females	6,477	36,000	83,506
2030 Population by Sex			
Males	9,181	40,811	90,987
Females	7,145	38,140	90,241
Data for all businesses in area			
Total Businesses:	1,622	4,699	8,487
Total Employees:	28,470	79,005	129,448