



BEACH PAY

OFFICE SPACE FOR LEASE



122 S. Phillips Ave, Suite 203,
Sioux Falls, SD 57104



200 SF +/-



\$600 / Month Gross
plus Utilities

LOCATION

Located near the corner of 10th Street & Phillips Avenue in Downtown Sioux Falls. Beach Pay offers access to high foot traffic and proximity to key retailers, dining options, coffee shops, and attractions.

DESCRIPTION

- Floor plan offers 1 office
- Common area amenities include restrooms and were renovated in 2020
- Available January 1, 2026
- Directory and suite door signage available
- 3 story historic building, built in 1887
- Parking garage located directly behind the rear entrance, or metered parking along Phillips Avenue
- Co-tenants include The Hello Hi, Pizza Cheeks, Urban Archaeology, Cresten Capital Holdings, and more
- Nearby neighboring tenants include PAve, Lewis Drug, Phillips Avenue Diner, Agua Fresh, Coffea Roasterie, Oshima Sushi, and much more
- 1 block from the Greenway Recreation Main Bike Trail, a paved trail that runs along the Big Sioux River

Professionally managed by:



Envision More
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RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

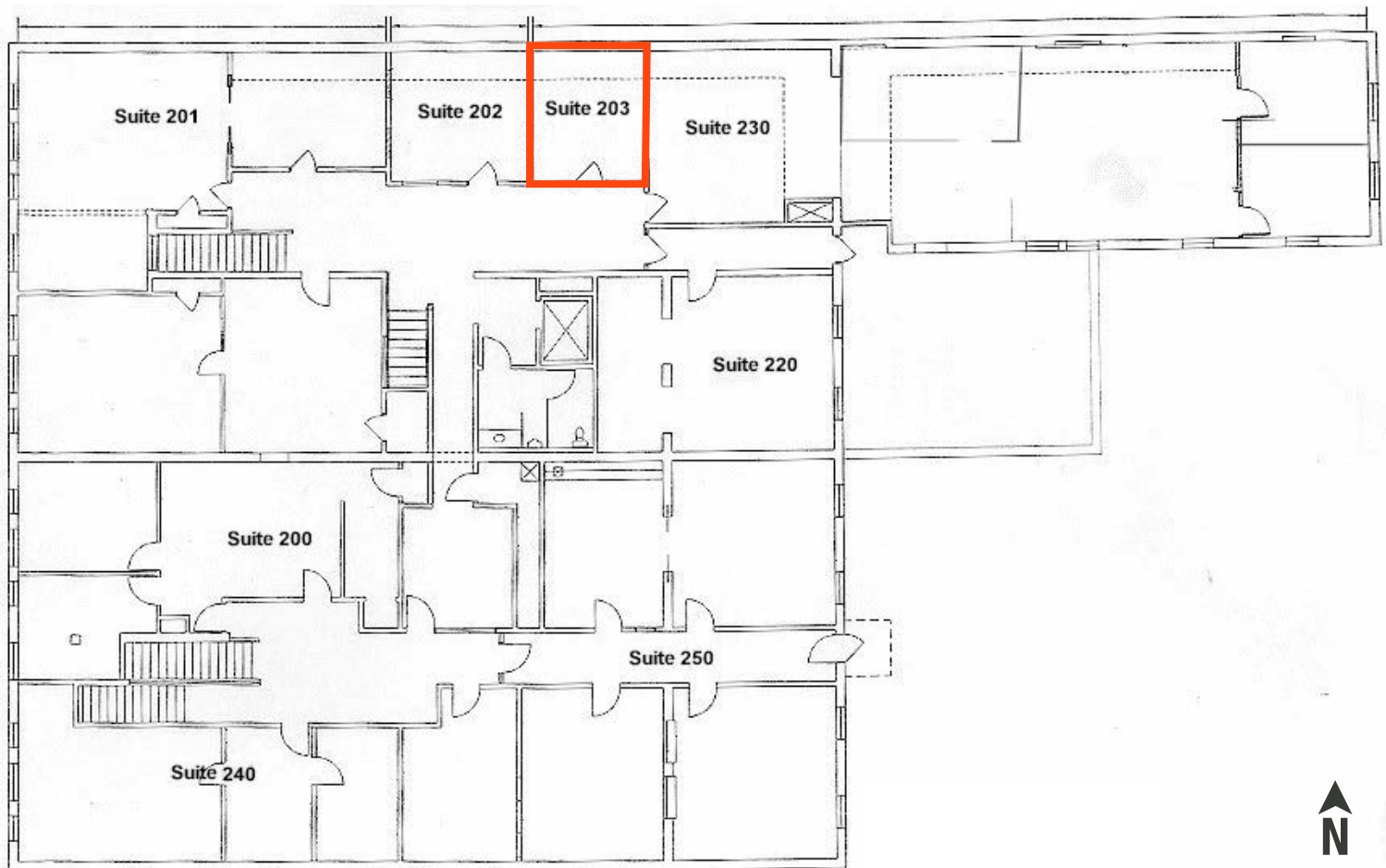
BUILDING COSTS

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

Size	Base Rent	Yearly Total Est.
200 SF +/-	\$600 / Month Gross plus Utilities	\$7,200.00

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



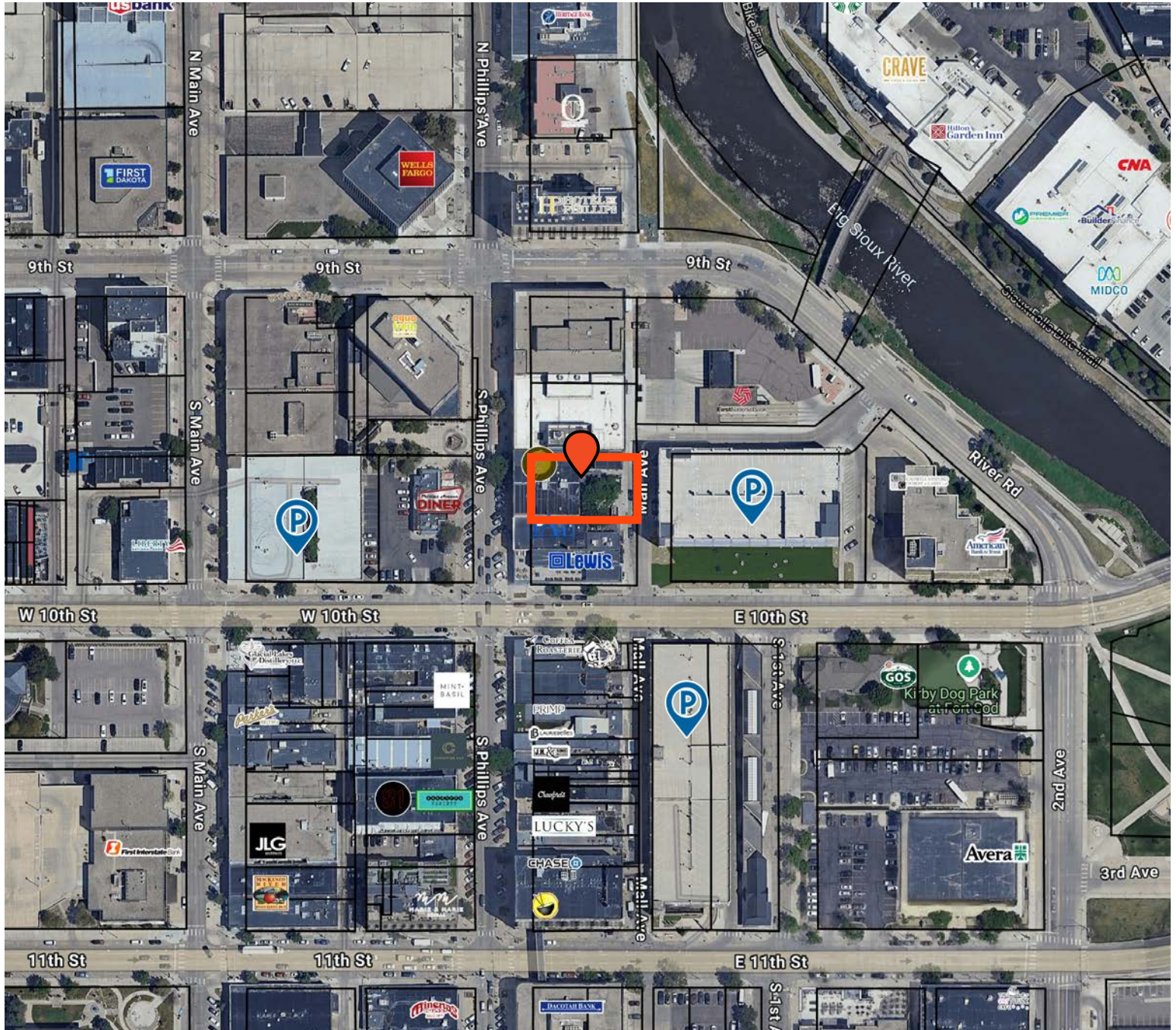
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EXTERIOR PHOTOS



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SITE MAP



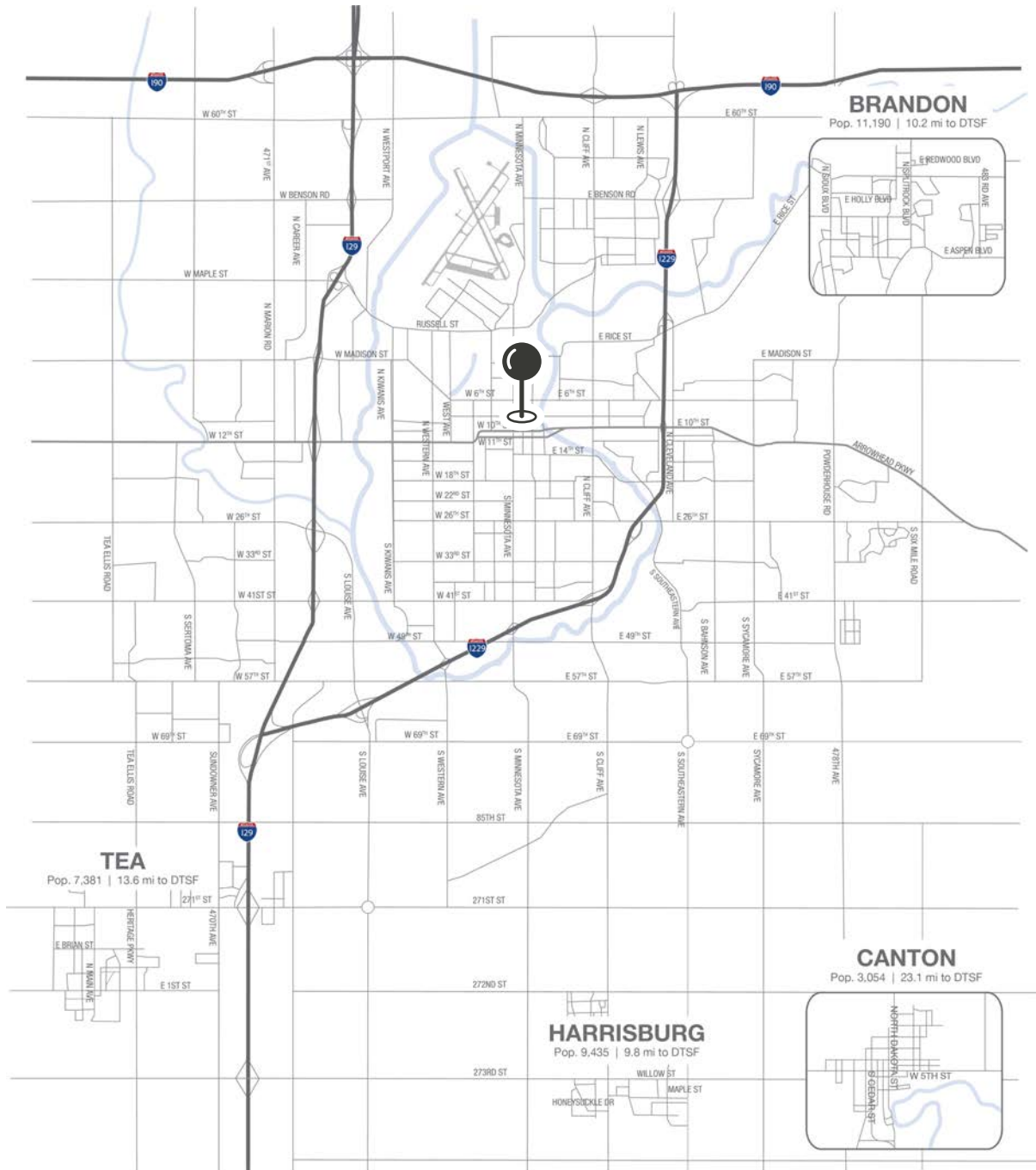
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DOWNTOWN MAP



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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)

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

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	14,927	76,716	136,913
2020 Total Population	15,367	78,698	161,285
2020 Group Quarters	925	3,865	4,859
2025 Total Population	17,003	82,518	178,149
2025 Group Quarters	923	3,873	4,871
2030 Total Population	18,380	86,555	193,132
2024-2029 Annual Rate	1.57%	0.96%	1.63%
2025 Total Daytime Population	30,807	118,581	215,612
Workers	23,339	82,886	136,349
Residents	7,468	35,695	79,263
Household Summary			
2010 Households	6,501	31,179	55,551
2010 Average Household Size	2.09	2.29	2.36
2020 Total Households	7,204	32,658	66,968
2020 Average Household Size	2.00	2.29	2.34
2025 Households	8,044	34,756	74,424
2025 Average Household Size	2.00	2.26	2.33
2030 Households	8,789	36,757	81,132
2030 Average Household Size	1.99	2.25	2.32
2024-2029 Annual Rate	1.79%	1.13%	1.74%
2010 Families	2,807	17,359	33,098
2010 Average Family Size	3.07	2.97	2.99
2025 Families	3,163	18,024	41,875
2025 Average Family Size	3.08	3.08	3.09
2030 Families	3,395	18,790	45,213
2030 Average Family Size	3.08	3.08	3.09
2024-2029 Annual Rate	1.43%	0.84%	1.55%
2025 Housing Units	9,122	37,508	80,123
Owner Occupied Housing Units	29.1%	50.3%	52.1%
Renter Occupied Housing Units	59.1%	42.4%	40.8%
Vacant Housing Units	11.8%	7.3%	7.1%
2025 Population 25+ by Educational Attainment			
Total	12,333	56,079	120,864
Less than 9th Grade	2.6%	2.9%	2.3%
9th - 12th Grade, No Diploma	5.3%	4.3%	3.7%
High School Graduate	23.9%	23.3%	20.3%
GED/Alternative Credential	7.0%	5.2%	3.9%
Some College, No Degree	19.3%	20.6%	19.1%
Associate Degree	10.3%	11.0%	11.2%
Bachelor's Degree	22.4%	22.2%	27.0%
Graduate/Professional Degree	9.1%	10.5%	12.5%
Median Household Income			
2025	\$55,643	\$64,465	\$73,643
2030	\$62,550	\$70,994	\$84,011
Median Age			
2010	34.5	34.1	34.8
2020	36.9	35.7	36.3
2025	38.4	36.9	37.1
2030	39.9	38.1	38.1
2025 Population by Sex			
Males	8,916	42,790	89,672
Females	8,087	39,728	88,477
2030 Population by Sex			
Males	9,539	44,591	96,764
Females	8,841	41,964	96,368
Data for all businesses in area			
Total Businesses:	1,746	4,882	8,650
Total Employees:	28,351	78,836	130,555