



DONEGAL CENTRE

OFFICE SUITE FOR LEASE



4301 W 57th Street, Suite 131,
Sioux Falls, SD 57108



1,089 SF +/-



\$17.50 / SF NNN
Estimated NNN: \$8.88 / SF

LOCATION

Located on the main level of the Donegal Centre near the intersection of Louise Avenue & 57th Street. This location provides office suites with residential units above, with convenient access to nearby retailers, fitness, and dining options. Quick access to both I-229 and I-29 support easy commuting.

DESCRIPTION

- Floor plan offers a reception desk/area, 4 private offices, conference room/large office, and an IT/file room
- Common area amenities include restrooms and a large conference/training room with a kitchenette
- Common areas were renovated in 2023
- Available within 30 days
- Monument, directory, and suite signage opportunities
- Large, shared surface parking lot
- Co-tenants include Impact Wealth Management, Tailored Mortgage Group, Encompass Wellness, US Army Recruiting, Bryant State Bank, and more

RAQUEL BLOUNT SIOR

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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.
1,089 SF +/-	\$17.50/SF NNN	\$8.88/SF	\$26.38/SF	\$28,727.82	\$2,393.99

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.48*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.18*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.22*
Total	-	\$8.88
CAM includes the following utilities: Gas, Water & Sewer, and Trash		

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

UTILITY INFORMATION

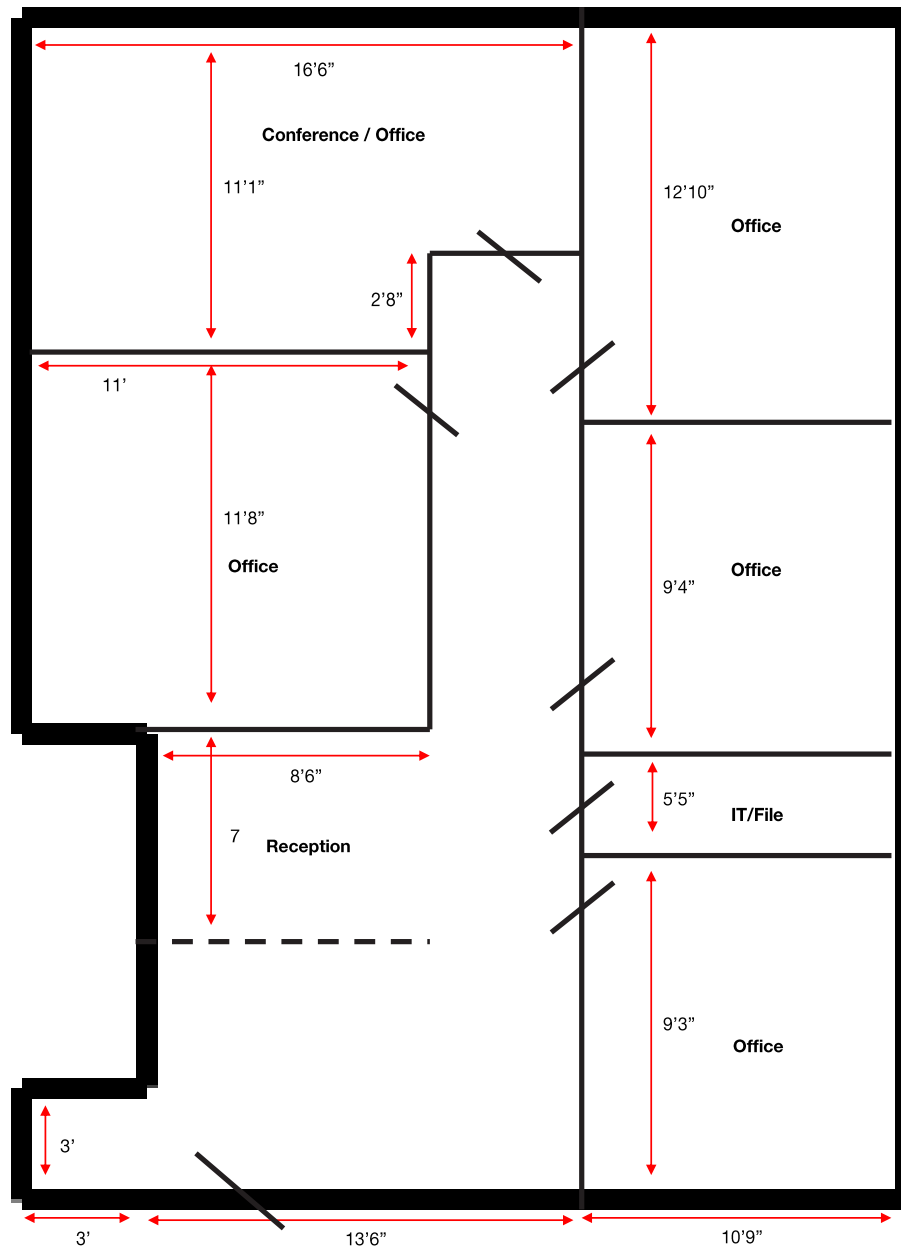
Utility	Paid By	Provider	Part of CAM	Separately Metered
In- Suite Gas	Paid by Tenant through CAM	Mid-American Energy	Yes	No
In-Suite Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
In-Suite Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
In-Suite Trash	Paid by Tenant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

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FLOOR PLAN

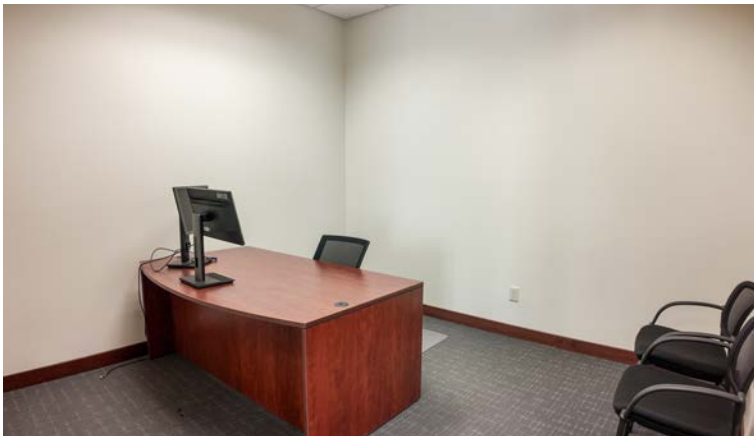
Concept only; subject to change

Not to scale
Measurements are interior estimates only



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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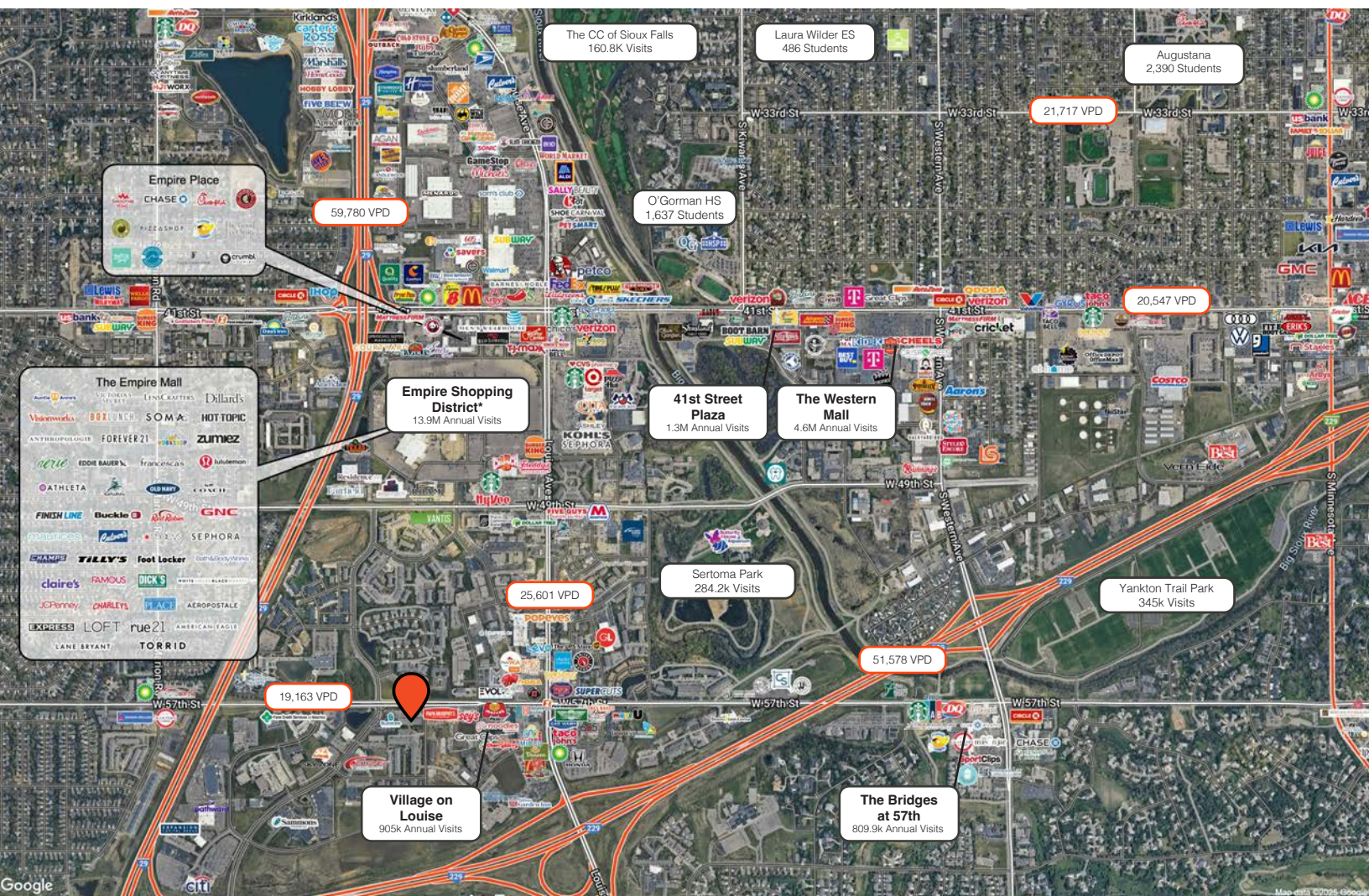


SITE MAP



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AREA MAP



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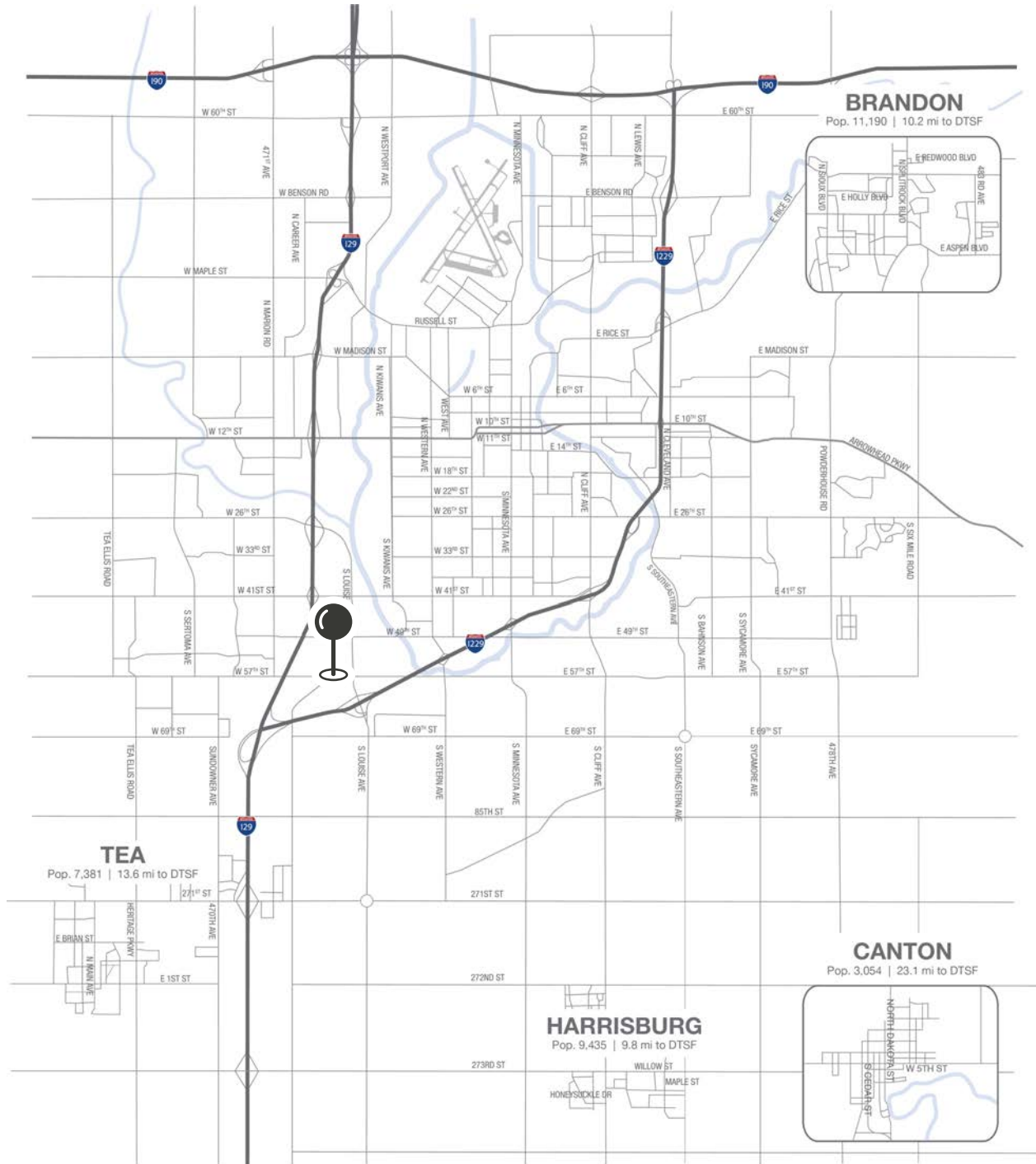
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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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

SIoux FALLS DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,739	64,313	128,088
2020 Total Population	7,881	75,349	153,881
2020 Group Quarters	107	1,650	3,197
2025 Total Population	8,541	80,890	169,240
2025 Group Quarters	106	1,653	3,181
2030 Total Population	9,201	87,934	184,889
2024-2029 Annual Rate	1.50%	1.68%	1.78%
2025 Total Daytime Population	18,959	93,529	185,939
Workers	14,989	57,632	111,257
Residents	3,970	35,897	74,682
Household Summary			
2010 Households	3,729	26,346	52,334
2010 Average Household Size	1.79	2.34	2.36
2020 Total Households	4,415	31,146	63,504
2020 Average Household Size	1.76	2.37	2.37
2025 Households	4,678	33,382	70,098
2025 Average Household Size	1.80	2.37	2.37
2030 Households	5,039	36,203	76,716
2030 Average Household Size	1.80	2.38	2.37
2024-2029 Annual Rate	1.50%	1.64%	1.82%
2010 Families	1,434	15,816	31,417
2010 Average Family Size	2.56	2.95	2.99
2025 Families	1,754	19,383	40,302
2025 Average Family Size	2.81	3.08	3.10
2030 Families	1,869	20,901	43,717
2030 Average Family Size	2.83	3.10	3.11
2024-2029 Annual Rate	1.28%	1.52%	1.64%
2025 Housing Units	5,069	35,252	74,800
Owner Occupied Housing Units	21.1%	56.1%	55.0%
Renter Occupied Housing Units	71.2%	38.6%	38.8%
Vacant Housing Units	7.7%	5.3%	6.3%
2025 Population 25+ by Educational Attainment			
Total	6,260	53,924	113,260
Less than 9th Grade	1.8%	1.4%	1.6%
9th - 12th Grade, No Diploma	3.4%	2.6%	3.0%
High School Graduate	24.5%	18.1%	18.3%
GED/Alternative Credential	2.4%	2.4%	3.2%
Some College, No Degree	15.9%	19.2%	18.5%
Associate Degree	12.1%	12.8%	13.0%
Bachelor's Degree	27.3%	28.8%	28.3%
Graduate/Professional Degree	12.7%	14.9%	14.1%
Median Household Income			
2025	\$55,898	\$80,814	\$78,534
2030	\$60,988	\$92,816	\$90,626
Median Age			
2010	32.7	33.1	33.6
2020	36.4	35.6	35.7
2025	36.6	36.6	36.7
2030	38.3	37.8	37.8
2025 Population by Sex			
Males	4,118	39,764	83,975
Females	4,423	41,126	85,265
2030 Population by Sex			
Males	4,420	43,054	91,246
Females	4,782	44,880	93,642
Data for all businesses in area			
Total Businesses:	1,003	4,005	7,848
Total Employees:	14,690	54,014	108,038