



2604 S LOUISE AVENUE

RETAIL SUITE FOR LEASE



2604 S Louise Ave,
Sioux Falls, SD 57106



1,390 SF +/-



\$16.00 / SF NNN
Estimated NNN: \$7.91 / SF

LOCATION

Along S. Louise Avenue, this site sits within an established strip mall in a dominant retail corridor. With direct access to 41st Street, the 41st & Louise intersection remains one of the city's most influential retail nodes, anchored by Target, The Empire Mall, and Starbucks, among many other retailers.

DESCRIPTION

- Efficient open layout with a long front counter featuring forward-facing prep space, flexible seating area, mens and womens restrooms, a utility closet, and back-of-house space with multiple sinks, storage, and refrigeration
- Defined customer flow from entry to point-of-sale
- Available now
- Pylon and building signage opportunities
- 256 shared surface parking stalls
- Co-tenants include Sickies Garage Burgers & Brews, L.A. Nails, Aria Salon Studios, and a restaurant (announcement coming soon)
- Louise Avenue carries traffic counts of 21,800 VPD
- Dedicated turning lane into the parking lot for ease of access
- Within the Meadows on the River Development, which is anchored by The Home Depot, Sam's Club, Aldi, and Barnes & Noble; the development attracts a growing 14.0M visitors annually

SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

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. |
|--------------|----------------|---------------|-------------------------|-------------------|--------------------|
| 1,390 SF +/- | \$16.00/SF NNN | \$7.91/SF | \$23.91/SF | \$33,234.90 | \$2,769.58 |

2025 ESTIMATED NNN INFORMATION

| NNN | Paid By: | Cost (\$/SF) |
|--|----------------------------------|--------------|
| Real Estate Taxes | Paid by LL, Reimbursed by Tenant | \$3.20* |
| Property Insurance | Paid by LL, Reimbursed by Tenant | \$0.28* |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$4.43* |
| Total | - | \$7.91 |
| CAM includes the following utilities: Water & Sewer, and Trash | | |

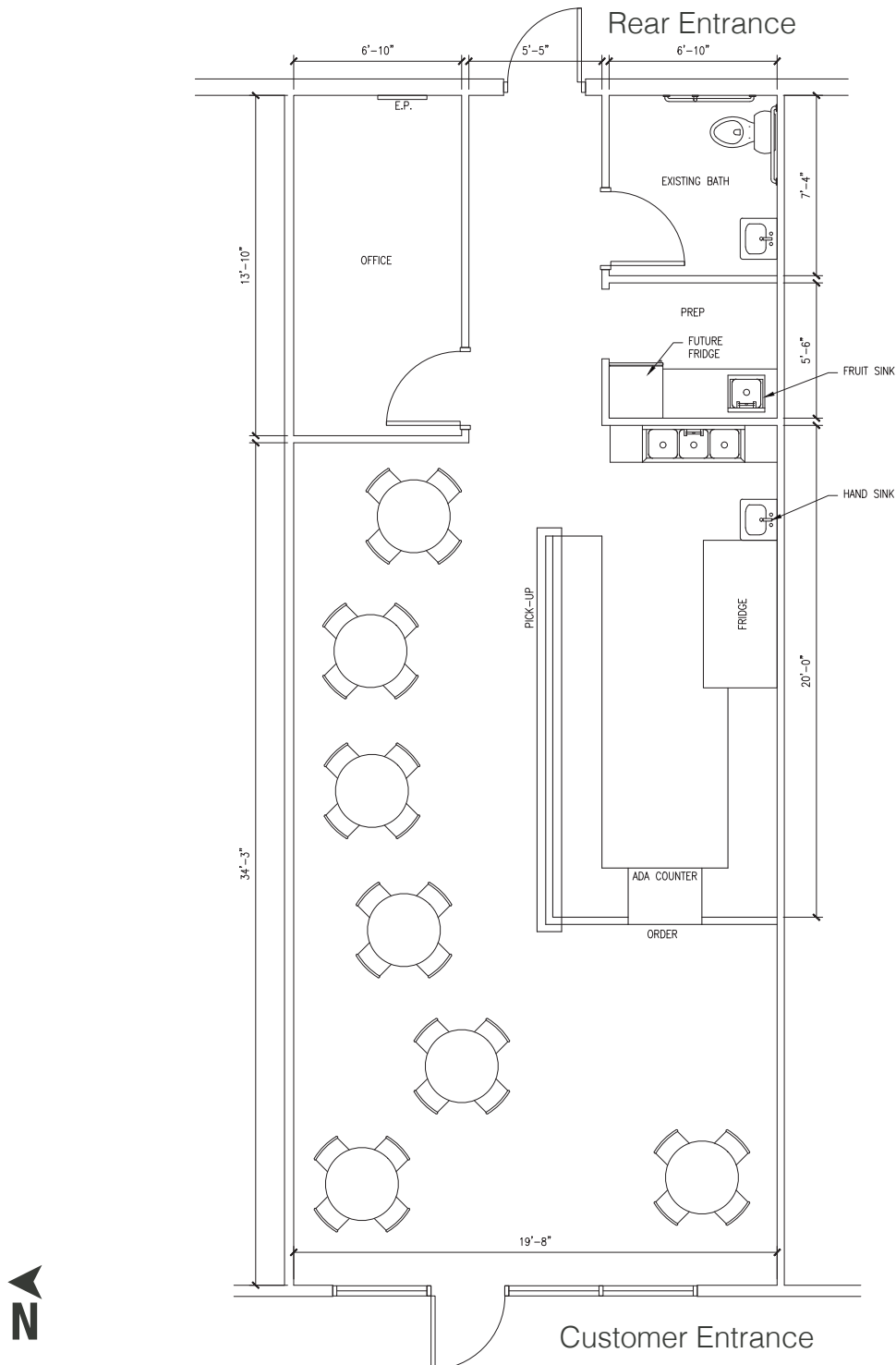
Subject to change and will be further defined in the lease.

UTILITY INFORMATION

| Utility | Paid By | Provider | Part of CAM | Separately Metered |
|--------------------------------|-----------------------------------|--|-------------|--------------------|
| In- Suite Gas | Paid by Tenant direct to Provider | Mid-American Energy | No | Yes |
| In-Suite Electricity | Paid by Tenant direct 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 LL, Reimbursed by Tenant | Same as above | Yes | No |
| In-Suite Phone/ Cable/Internet | Paid by Tenant direct to Provider | Tenant can select their preferred provider | No | N/A |

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FLOOR PLAN



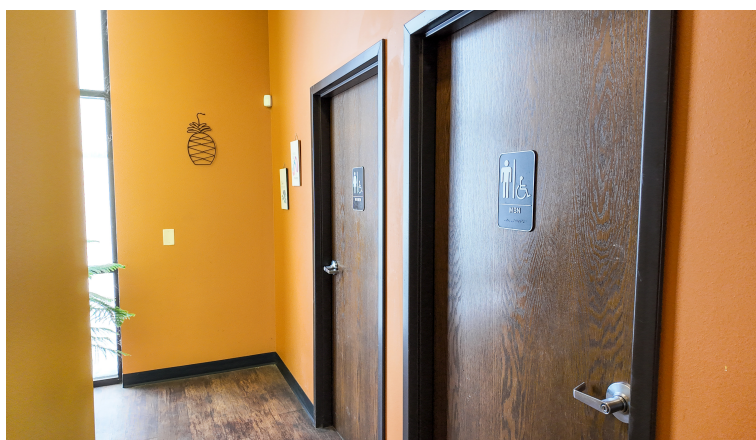
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INTERIOR PHOTOS



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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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AREA MAP



**Empire Shopping District includes The Empire Mall, Empire Place, & Empire East*

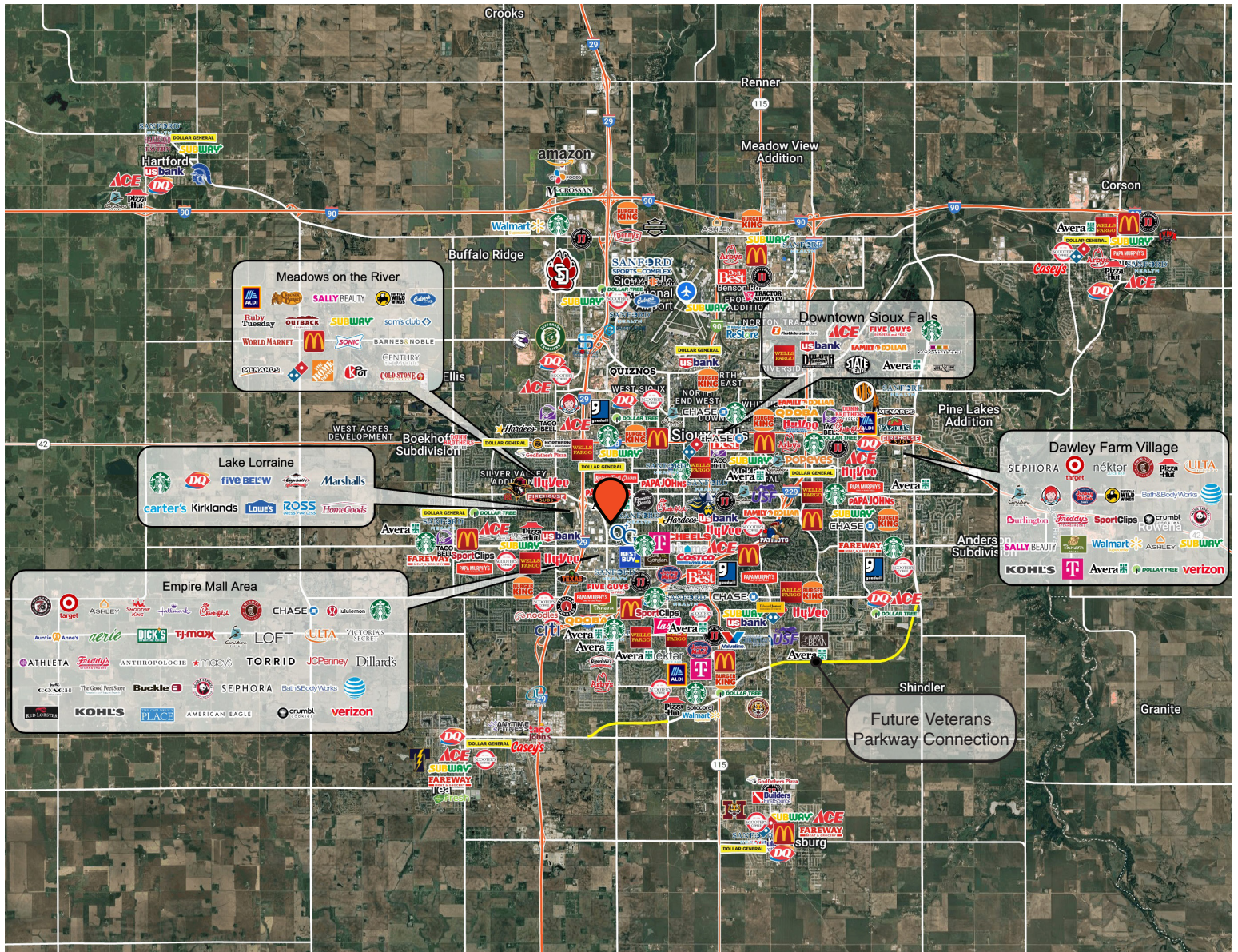
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CITY MAP



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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 | 5,675 | 83,143 | 139,886 |
| 2020 Total Population | 5,985 | 90,527 | 164,735 |
| 2020 Group Quarters | 257 | 2,329 | 4,714 |
| 2025 Total Population | 6,306 | 97,088 | 180,544 |
| 2025 Group Quarters | 263 | 2,311 | 4,726 |
| 2030 Total Population | 6,578 | 103,714 | 195,643 |
| 2024-2029 Annual Rate | 0.85% | 1.33% | 1.62% |
| 2025 Total Daytime Population | 12,805 | 126,661 | 202,439 |
| Workers | 9,803 | 84,746 | 123,792 |
| Residents | 3,002 | 41,915 | 78,647 |
| Household Summary | | | |
| 2010 Households | 2,840 | 35,003 | 56,561 |
| 2010 Average Household Size | 1.91 | 2.28 | 2.37 |
| 2020 Total Households | 3,035 | 38,353 | 67,395 |
| 2020 Average Household Size | 1.89 | 2.30 | 2.37 |
| 2025 Households | 3,257 | 41,228 | 74,228 |
| 2025 Average Household Size | 1.86 | 2.30 | 2.37 |
| 2030 Households | 3,430 | 44,187 | 80,724 |
| 2030 Average Household Size | 1.84 | 2.29 | 2.37 |
| 2024-2029 Annual Rate | 1.04% | 1.40% | 1.69% |
| 2010 Families | 1,292 | 19,519 | 33,814 |
| 2010 Average Family Size | 2.65 | 2.97 | 3.00 |
| 2025 Families | 1,398 | 22,181 | 42,190 |
| 2025 Average Family Size | 2.85 | 3.10 | 3.12 |
| 2030 Families | 1,455 | 23,547 | 45,443 |
| 2030 Average Family Size | 2.85 | 3.11 | 3.13 |
| 2024-2029 Annual Rate | 0.80% | 1.20% | 1.50% |
| 2025 Housing Units | 3,444 | 43,976 | 79,247 |
| Owner Occupied Housing Units | 38.1% | 51.8% | 54.6% |
| Renter Occupied Housing Units | 56.4% | 41.9% | 39.1% |
| Vacant Housing Units | 5.4% | 6.2% | 6.3% |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 4,626 | 65,671 | 121,224 |
| Less than 9th Grade | 2.9% | 1.6% | 1.9% |
| 9th - 12th Grade, No Diploma | 2.7% | 3.5% | 3.5% |
| High School Graduate | 22.1% | 19.2% | 19.4% |
| GED/Alternative Credential | 4.1% | 3.2% | 3.7% |
| Some College, No Degree | 20.4% | 20.3% | 18.9% |
| Associate Degree | 15.8% | 13.0% | 12.4% |
| Bachelor's Degree | 18.8% | 26.9% | 27.1% |
| Graduate/Professional Degree | 13.2% | 12.2% | 13.1% |
| Median Household Income | | | |
| 2025 | \$55,298 | \$71,601 | \$75,786 |
| 2030 | \$61,408 | \$80,142 | \$86,480 |
| Median Age | | | |
| 2010 | 44.4 | 33.3 | 33.7 |
| 2020 | 42.4 | 35.8 | 35.6 |
| 2025 | 42.2 | 37.0 | 36.6 |
| 2030 | 43.2 | 38.3 | 37.7 |
| 2025 Population by Sex | | | |
| Males | 3,000 | 48,369 | 90,739 |
| Females | 3,306 | 48,719 | 89,805 |
| 2030 Population by Sex | | | |
| Males | 3,114 | 51,423 | 97,791 |
| Females | 3,464 | 52,292 | 97,851 |
| Data for all businesses in area | | | |
| | 1 mile | 3 miles | 5 miles |
| Total Businesses: | 605 | 5,519 | 8,074 |
| Total Employees: | 9,379 | 79,010 | 116,763 |