



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 01/01/2026
- 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

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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.
1,390 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

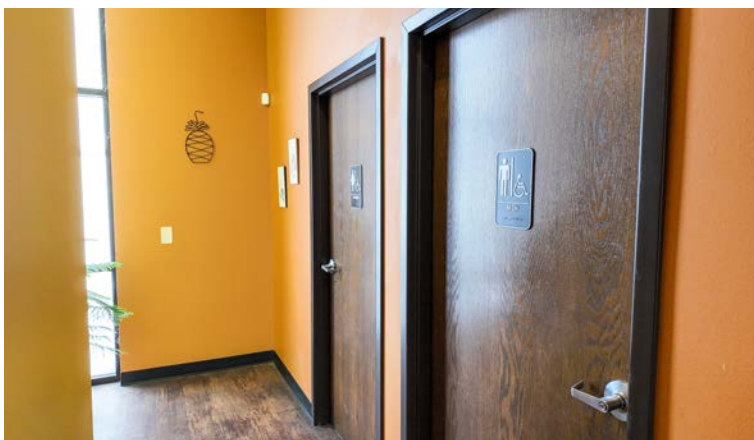
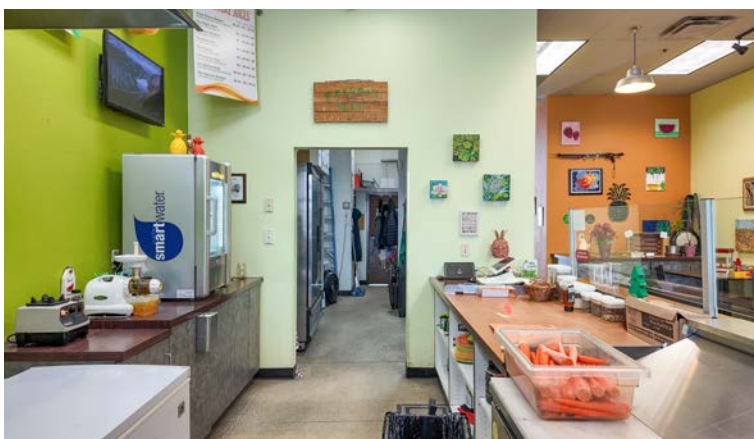
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AREA MAP



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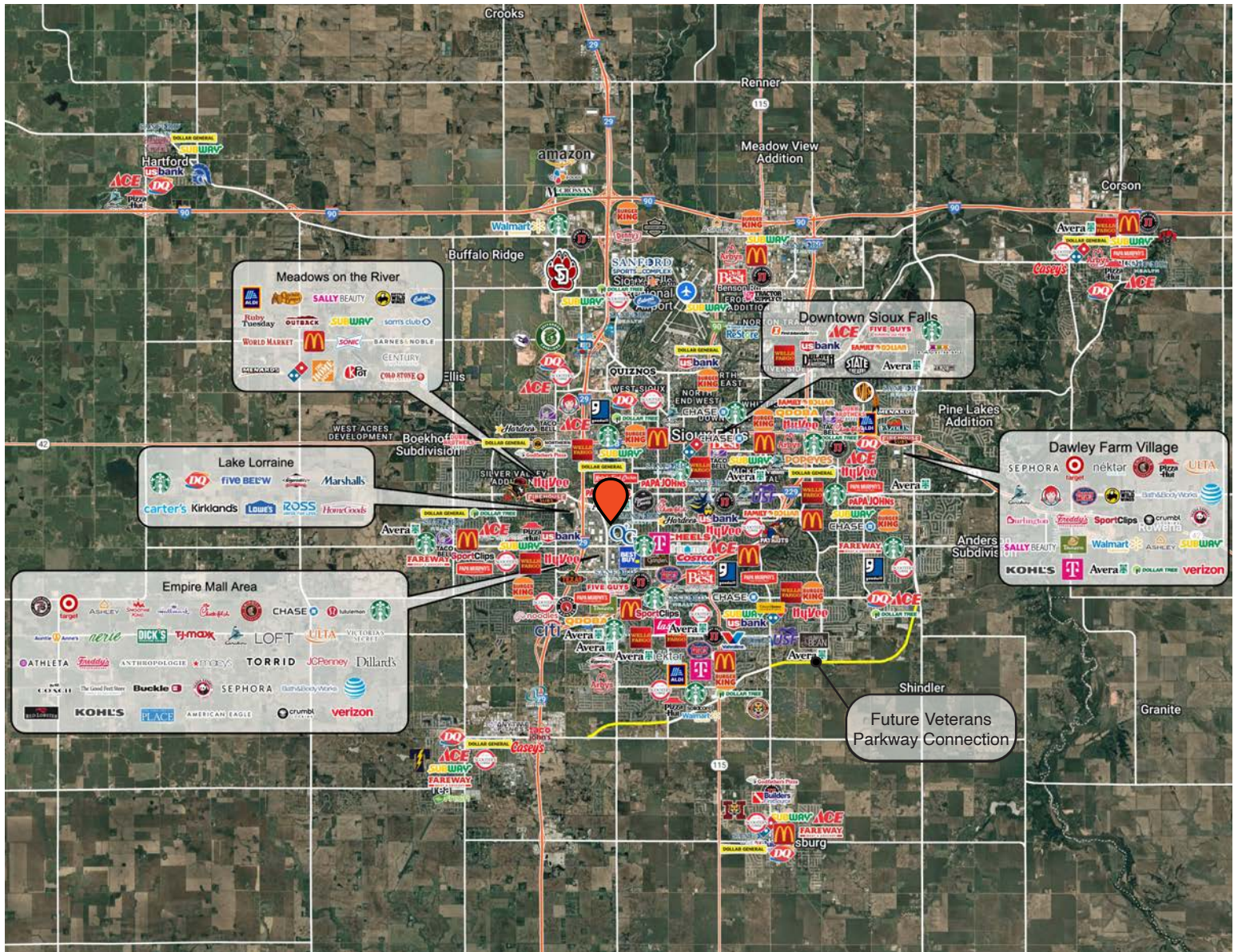
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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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