



# 41ST & SYCAMORE RETAIL

## RETAIL SUITE FOR LEASE



3320 S Sycamore Ave, Suite 160,  
Sioux Falls, SD 57110



2,280 SF +/-



\$18.00 / SF NNN  
Estimated NNN: \$8.00 / SF

### LOCATION

Retail suite available near the growing 41st Street & Sycamore Avenue retail corridor. This intersection continues to grow as a go-to destination for east-siders, strengthened by a Fareway grocery anchor, a variety of coffee options, and several fuel stations.

### DESCRIPTION

- Floor plan offers an open area with a reception desk & waiting area, private 'training' room, private men's & women's restrooms, a utility closet, and storage closet
- Building signage opportunity
- 58 surface parking stalls on-site, including rear employee parking
- Contact Broker for availability
- Co-tenants include Marco's Pizza and Zaza Smoke Shop
- Nearby amenities include The Attic, Fareway, Starbucks, Anytime Fitness, Casey's, Circle K, Scooter's Coffee, and more
- Supportive traffic counts of 12,300 VPD along Sycamore Ave and 28,900 VPD along 41st Street
- About a mile west of the future Veterans Parkway connection, an infrastructure project designed to mirror I-229
- In a dense residential neighborhood with 6,060 housing units within a 1-mile radius

**RAQUEL BLOUNT** SIOR | 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@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.
2,280 SF +/-	\$18.00/SF NNN	\$8.00/SF	\$26.00/SF NNN	\$59,280.00	\$4,940.00

# 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.25*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.07*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.68*
Total	-	\$8.00
CAM includes the following utilities: Water & Sewer		

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

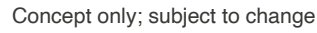
# UTILITY INFORMATION

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

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# RETAIL SUITE FOR LEASE



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

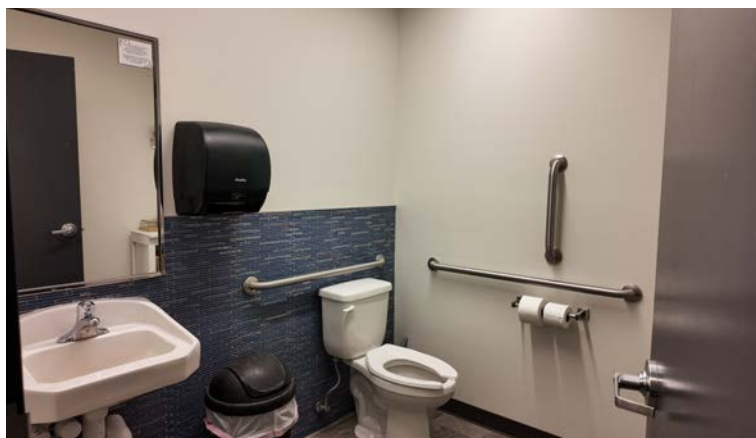
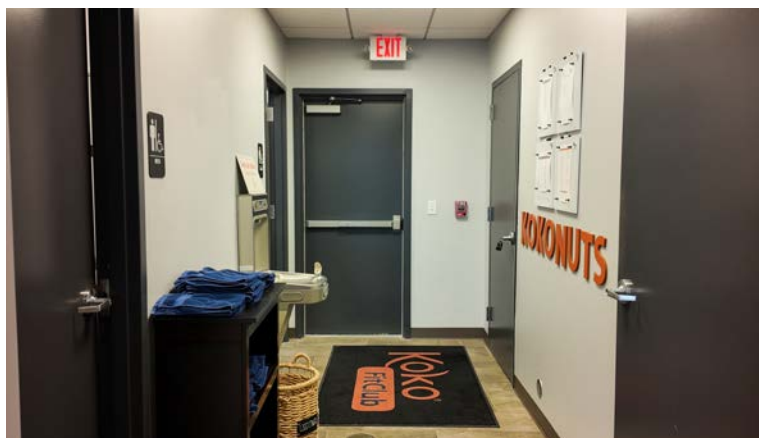


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## INTERIOR PHOTOS



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

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## EXTERIOR PHOTOS



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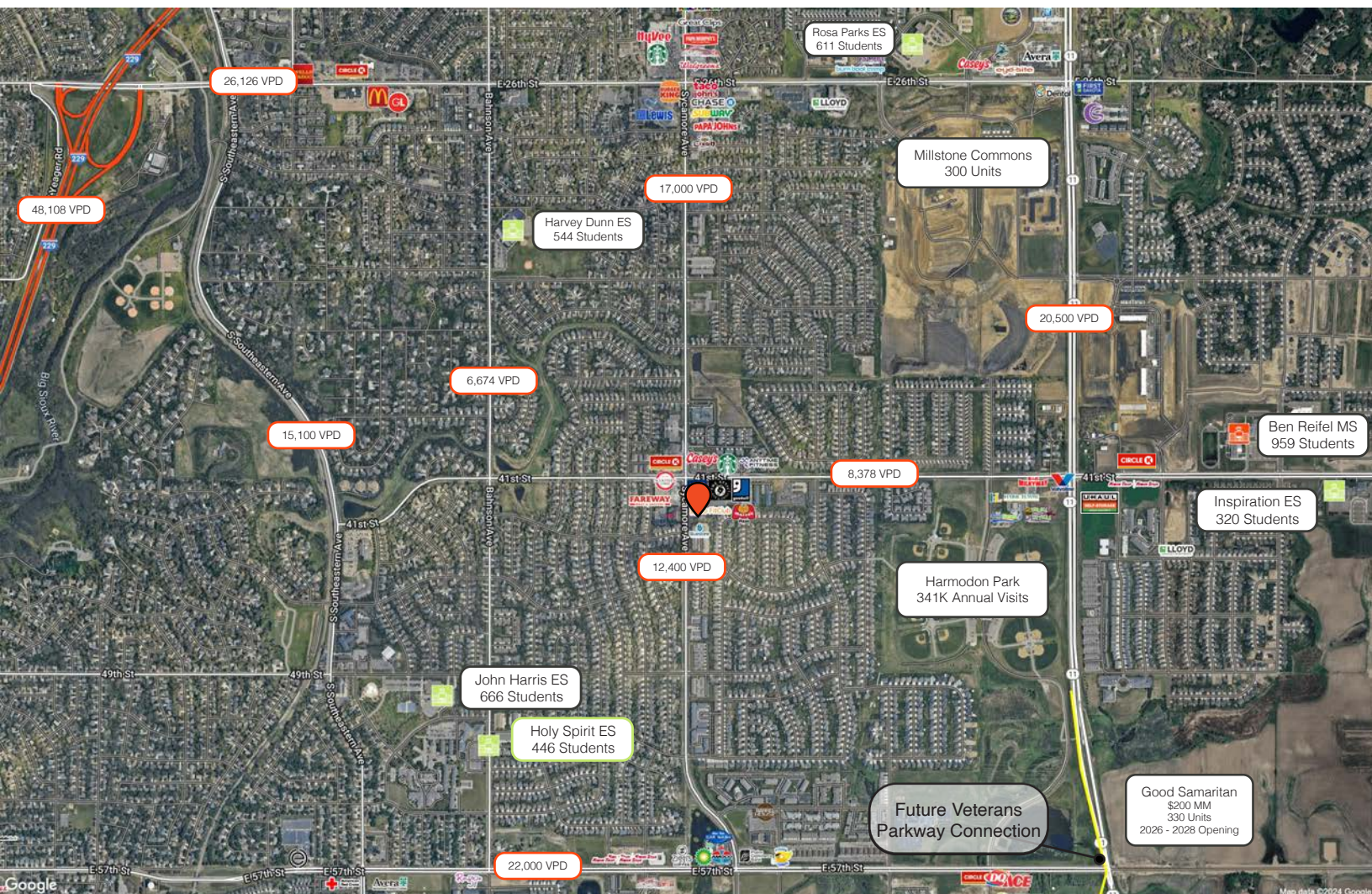


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## AREA MAP



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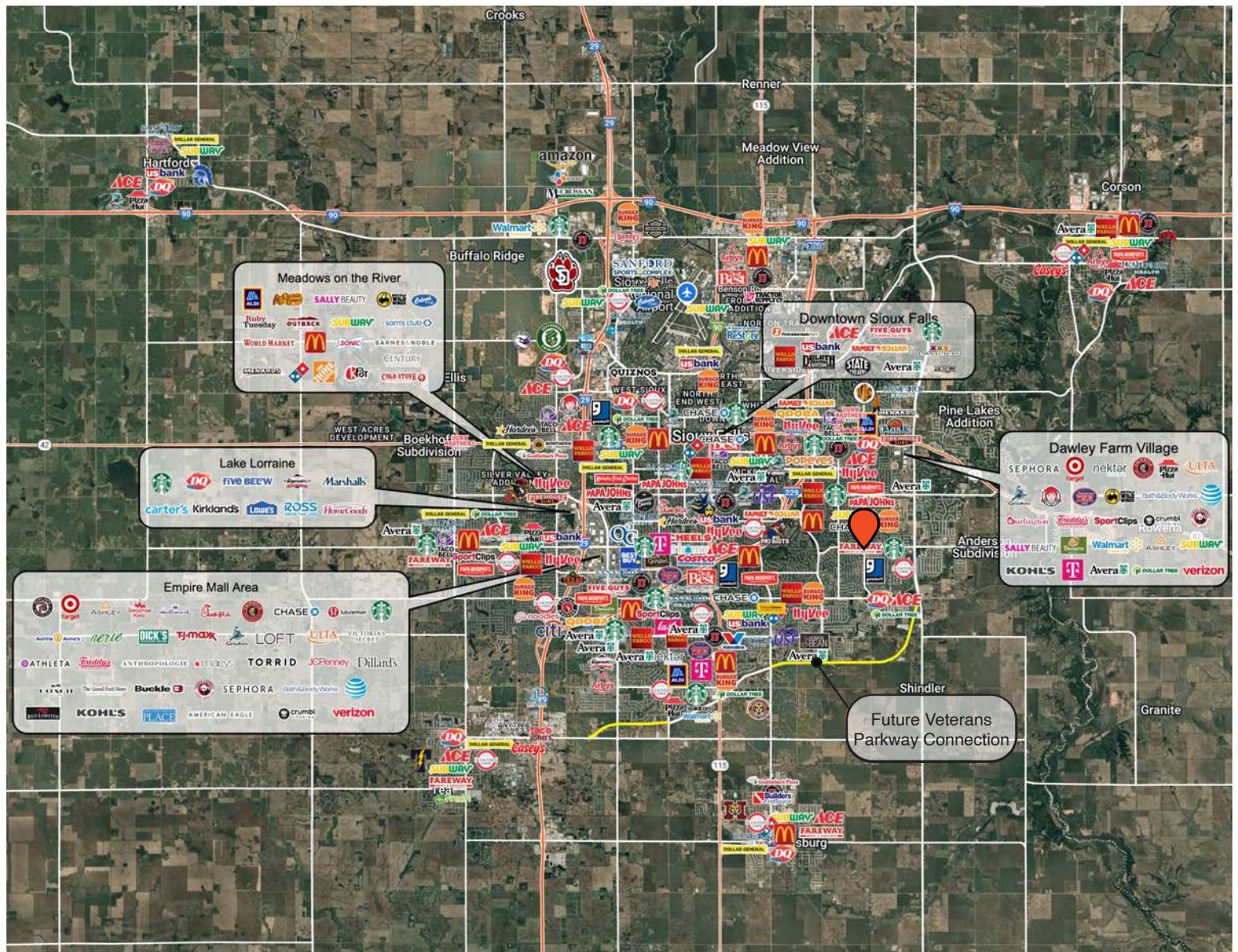


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## CITY MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	11,044	51,464	106,243
2020 Total Population	13,807	66,408	127,178
2020 Group Quarters	67	502	4,156
2025 Total Population	14,618	75,754	141,201
2025 Group Quarters	69	508	4,165
2030 Total Population	15,505	83,134	154,099
2024-2029 Annual Rate	1.19%	1.88%	1.76%
2025 Total Daytime Population	9,238	61,868	153,411
Workers	2,897	27,773	90,052
Residents	6,341	34,095	63,359
Household Summary			
2010 Households	4,090	20,405	42,370
2010 Average Household Size	2.70	2.51	2.38
2020 Total Households	5,349	26,779	51,957
2020 Average Household Size	2.57	2.46	2.37
2025 Households	5,739	30,499	57,916
2025 Average Household Size	2.54	2.47	2.37
2030 Households	6,118	33,613	63,434
2030 Average Household Size	2.52	2.46	2.36
2024-2029 Annual Rate	1.29%	1.96%	1.84%
2010 Families	3,126	13,925	25,674
2010 Average Family Size	3.12	3.02	3.02
2025 Families	4,039	19,240	33,233
2025 Average Family Size	3.06	3.09	3.10
2030 Families	4,259	20,996	36,138
2030 Average Family Size	3.07	3.09	3.11
2024-2029 Annual Rate	1.07%	1.76%	1.69%
2025 Housing Units	6,060	32,930	62,792
Owner Occupied Housing Units	69.0%	59.5%	53.7%
Renter Occupied Housing Units	25.7%	33.1%	38.6%
Vacant Housing Units	5.3%	7.4%	7.8%
2025 Population 25+ by Educational Attainment			
Total	9,722	50,572	95,534
Less than 9th Grade	2.1%	2.4%	2.3%
9th - 12th Grade, No Diploma	1.7%	2.0%	2.9%
High School Graduate	16.1%	18.6%	19.7%
GED/Alternative Credential	1.9%	2.5%	3.6%
Some College, No Degree	17.9%	17.8%	18.1%
Associate Degree	9.6%	10.5%	10.5%
Bachelor's Degree	36.0%	30.9%	28.5%
Graduate/Professional Degree	14.6%	15.3%	14.4%
Median Household Income			
2025	\$97,692	\$86,886	\$77,400
2030	\$120,712	\$102,891	\$89,983
Median Age			
2010	37.7	37.2	35.6
2020	38.8	36.6	36.6
2025	39.1	37.0	37.3
2030	39.1	37.8	38.3
2025 Population by Sex			
Males	7,095	37,414	71,222
Females	7,523	38,340	69,979
2030 Population by Sex			
Males	7,525	40,995	77,309
Females	7,980	42,140	76,790
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	216	1,838	6,256
Total Employees:	2,392	21,594	88,026