

GREENWAY MALL INVESTMENT OPPORTUNITY



3500 - 3510B W 41ST STREET
SIOUX FALLS, SD 57106



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PLEASE CONTACT LLOYD COMPANIES FOR MORE INFORMATION.

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Investment Facts



Lloyd Companies is pleased to present Greenway Mall as an investment opportunity near the intersection of 41st Street & Louise Avenue. The offering includes two vacant suites, available now, opening up potential for an owner-occupant investor to establish a presence while benefiting from existing income. Current tenants include Firehouse Subs, The Cell Phone Guy, Metro by T-Mobile, Chasing Clouds Vape, a beauty supply store, and DXL Big & Tall, providing a stable and diverse retail mix. Greenway Mall is positioned within a low-vacancy retail corridor surrounded by national anchors such as Target, Barnes and Noble, and Chick-fil-A. The property also offers a dedicated center turning lane into the parking lot and two full access points. Greenway Mall presents an attractive combination of stability, visibility, and value-add potential for investors.

- **Address:**
3500 - 3510B W 41st Street, Sioux Falls, SD 57106
- **County:**
Minnehaha
- **Pricing:**
\$3,950,000
- **Price / SF:**
\$161.93
- **Real Estate Taxes:**
\$35,835.60 (2024 Taxes payable in 2025)
- **Net Rentable Square Footage (RSF):**
24,394 SF +/-
- **Vacant Square Footage:**
4,360 SF +/-
- **Site Size:**
1.47 Acres +/-
- **Year Built:**
1985
- **Zoning:**
C-4
- **Proforma Cap. Rate:**
7.766%

- **Parking:**
60 shared surface stalls
- **Signage:**
Pylon & building
- **Current Number of Tenants:**
7 of 9
- **Occupancy Rate:**
82.1%

- **Utility Information:**

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

Parcel Overview



3500 - 3510B W 41st Street, Sioux Falls, SD 57106



Tenant Overview



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DCP Connection Beauty Supply

DCP Connection Beauty Supply is a family-owned and operated beauty supply store dedicated to providing high-quality hair products and supplies.

Address: 3500 W 41st Street

Gross Leasable Area: 2,880 SF +/-

Pro Rata Share of Project: 11.81%

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2025



Metro by T-Mobile is a nationwide pre-paid wireless brand offering no-contract phone plans, smartphones, and 5G coverage through its parent company.

Address: 3502 W 41st Street

Gross Leasable Area: 1,129 SF +/-

Pro Rata Share of Project: 4.63%

Number of Locations: 6,374

Headquarters: Richardson, TX

Year Founded: 1994



DXL Big & Tall is a specialty men's retailer providing an extensive selection of high-quality, stylish clothing designed for larger and taller builds.

Address: 3502A W 41st Street

Gross Leasable Area: 6,093 SF +/-

Pro Rata Share of Project: 25.00%

Number of Locations: 296

Headquarters: Canton, MA

Year Founded: 1976



Firehouse Subs is a fast-casual sandwich chain known for its freshly prepared hot subs and commitment to quality ingredients.

Address: 3504B W 41st Street

Gross Leasable Area: 1,935 SF +/-

Pro Rata Share of Project: 7.94%

Number of Locations: 1,360

Headquarters: Jacksonville, FL

Year Founded: 1994



The Cell Phone Guy is a locally trusted electronics retail and repair shop specializing in fast, reliable service for smartphones, tablets, and other devices.

Address: 3506 W 41st Street

Gross Leasable Area: 1,975 SF +/-

Pro Rata Share of Project: 8.02%

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2009



Chasing Clouds Vape is a family owned and operated vape and smoke retailer with multiple locations, knowledgeable staff, and a curated product lineup.

Address: 3510 W 41st Street

Gross Leasable Area: 4,380 SF +/-

Pro Rata Share of Project: 17.96%

Number of Locations: 20

Year Founded: 2020



Fox Pest Control is a professional pest management company providing safe, timely, and effective solutions for homes and businesses.

Address: 3510B W 41st Street

Gross Leasable Area: 1,642 SF +/-

Pro Rata Share of Project: 6.74%

Number of Locations: 30+

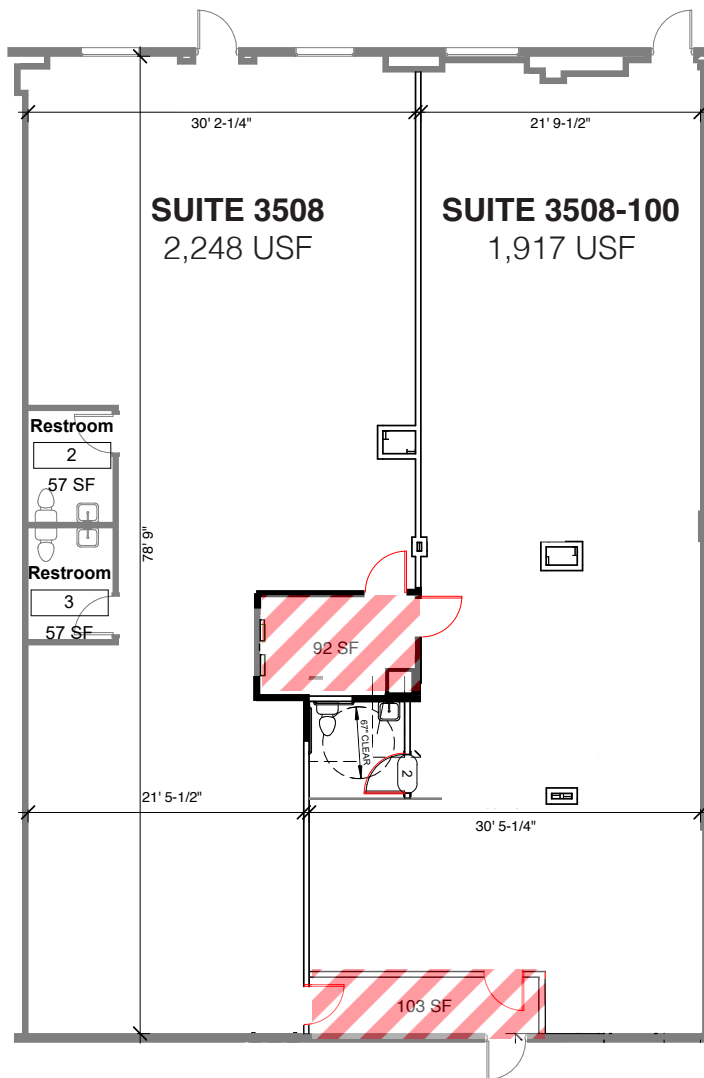
Headquarters: Logan, Utah

Year Founded: 2012

Available Suites



Suite	Size (Usable)	Size (Rentable)	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3508	2,248 USF +/-	2,346 RSF +/-	\$14.00/SF NNN	\$5.97/SF	\$19.97/SF NNN	\$48,849.62	\$3,904.14
3508-100	1,917 USF +/-	2,014 RSF +/-	\$14.00/SF NNN	\$5.97/SF	\$19.97/SF NNN	\$40,219.58	\$3,351.63



Exterior Photos

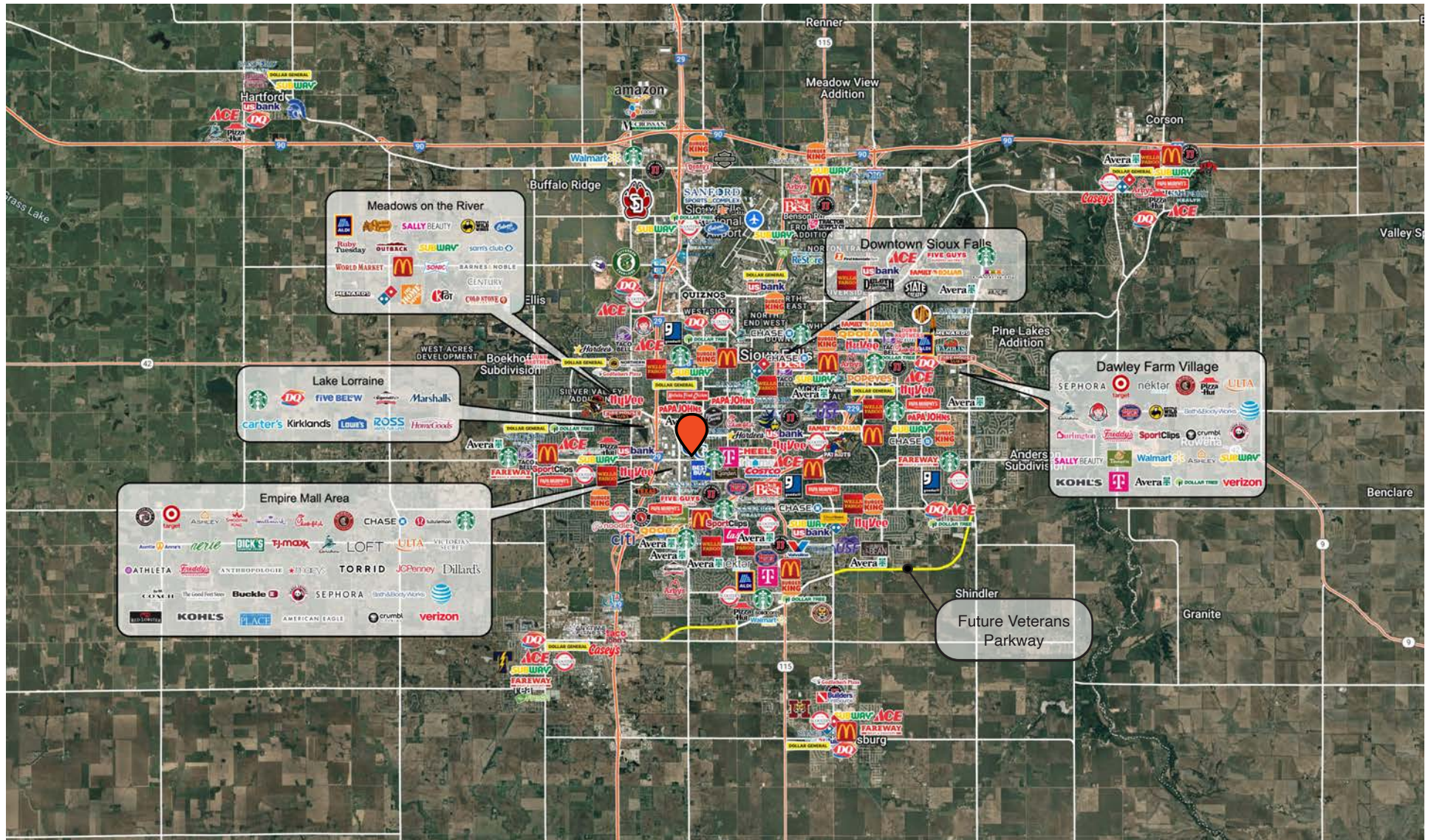


Site Map



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

City Map



Visitor Data



132K

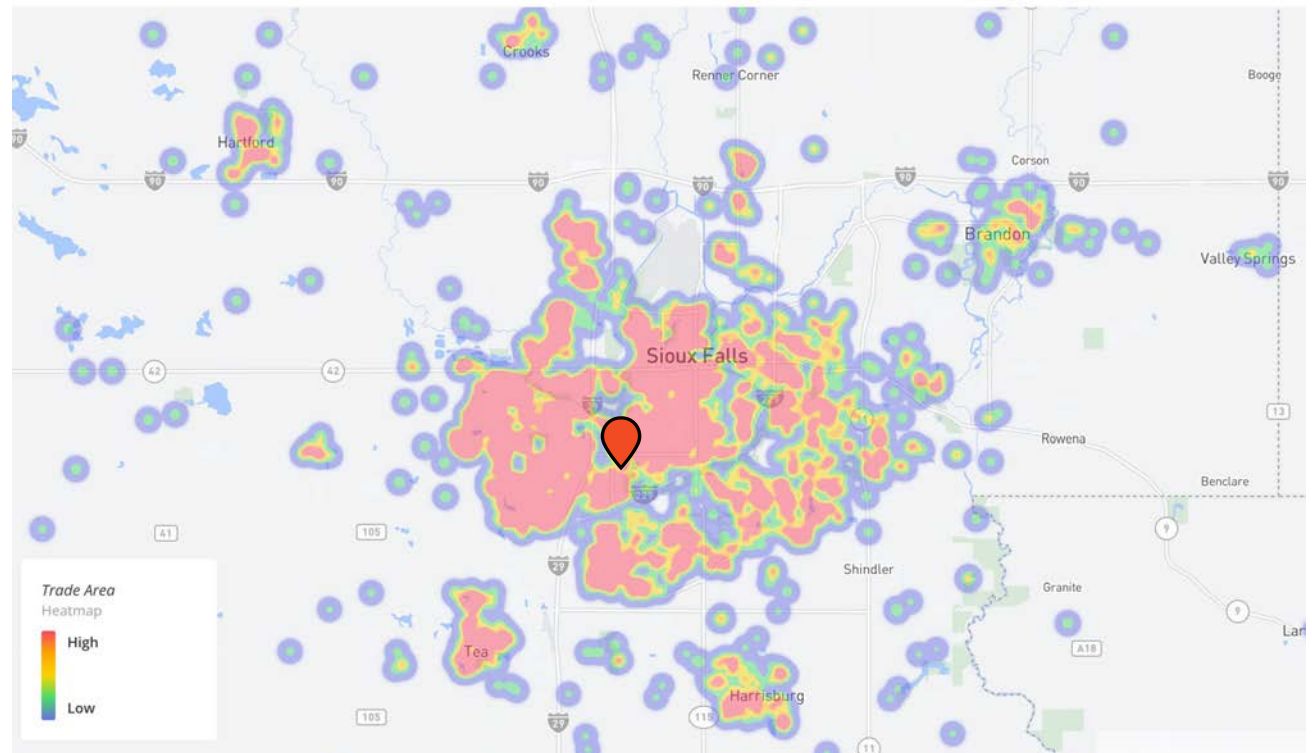
visits in the past 12 months

66.3K

visitors in the past 12 months

20 min

Average Dwell Time



2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,220	95,803	177,443	311,500
Projected Population (2030)	9,626	102,893	192,568	336,494
Daytime Population	18,508	109,632	199,799	311,087
Median Age	41.6	36.8	36.7	36.4
Area Households	4,990	40,278	73,148	122,443
Median Household Income	\$47.9k	\$75.6k	\$77k	\$80k
Median Home Value	\$244k	\$298k	\$304k	\$301k
Educational Attainment (Associates Degree +)	43.3%	53.9%	53.4%	53.2%

Demographics



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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

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)



No Corporate Income Tax



Third City in Economic Strength

(Policom 2023)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)

TOP EMPLOYERS

**SANFORD
HEALTH**

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

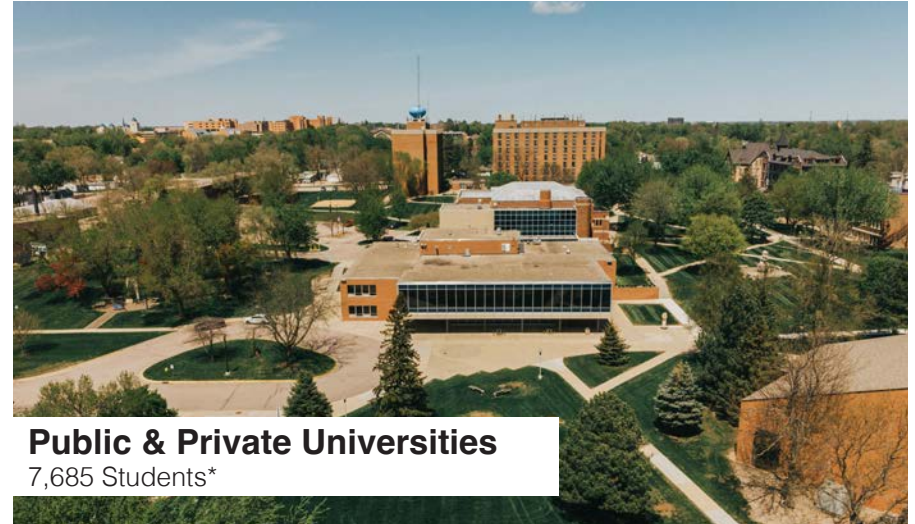
SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

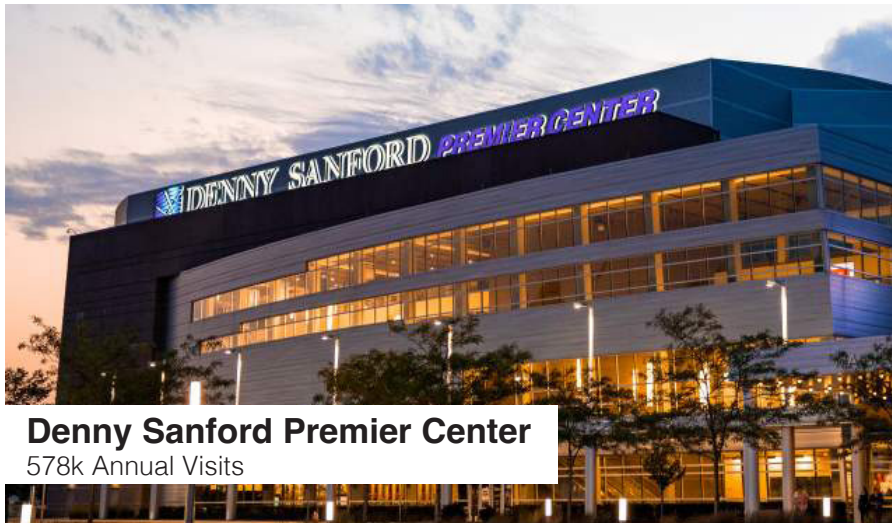
Sioux Falls Major Attractions



The Falls
1.2M Annual Visits



Public & Private Universities
7,685 Students*



Denny Sanford Premier Center
578k Annual Visits



Sanford Sports Complex
2.5M Annual Visits

Student count for the 2025-2026 academic year includes both full-time and part-time students. Data provided directly by the respective universities. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.

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SIOUX FALLS, SD



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