

Dawley
Farm Village



FOR LEASE

**POWER CENTER
RETAIL STOREFRONT**

901 S HIGHLINE PLACE | SIOUX FALLS, SD

 **LLOYD**

Quick Facts



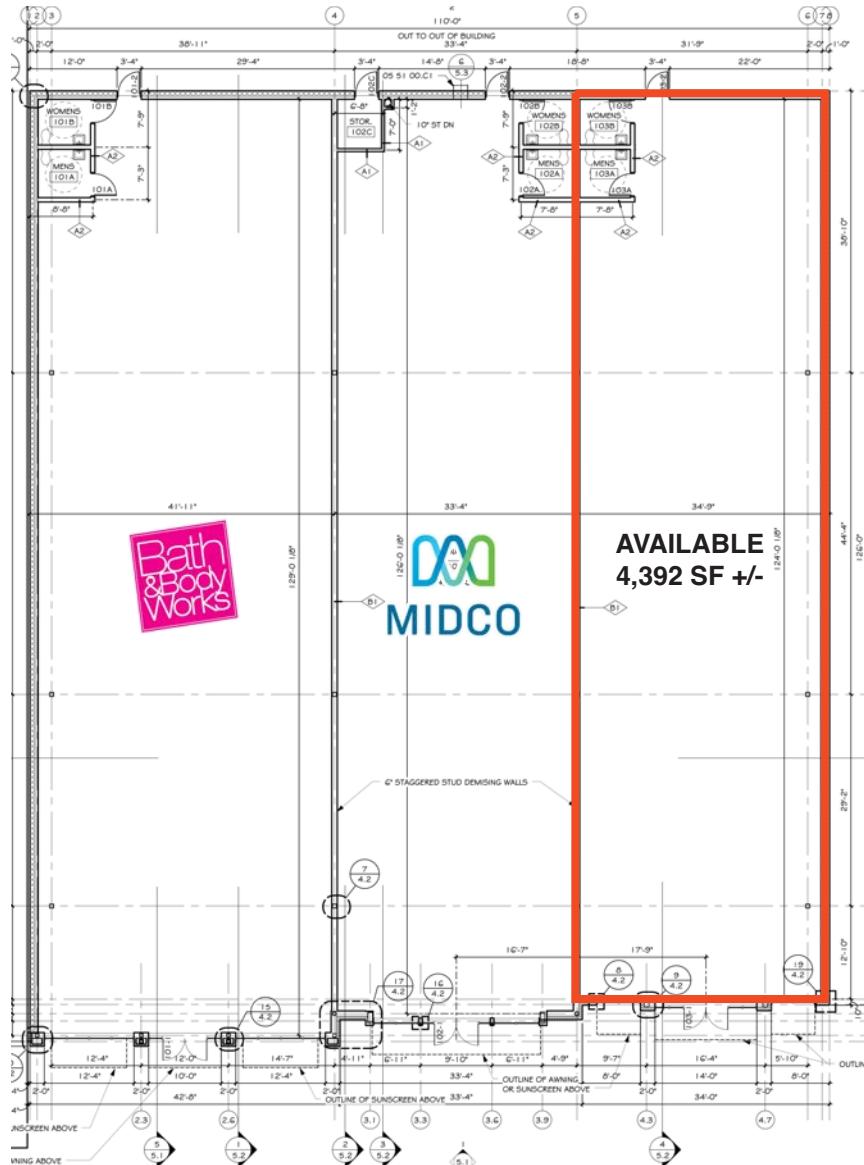
- **Address:**
901 S. Highline Place, Sioux Falls, SD 57110
- **Lease Rate:**
\$24.00 / SF NNN
- **Est NNN:**
\$9.05 / SF
- **Rentable Building Area (RSF):**
4,392 SF +/-
- **Floor Plan:**
Open retail showroom with private restrooms, a large storage/break room, and a single office
- **Dedicated Site Size:**
1.05 Acres +/-
- **Parking:**
65 shared surface stalls; 15 shared rear employee stalls
- **Signage:**
Building signage available
- **Zoning:**
C-4 Commercial
- **Year Built:**
2013

HIGHLIGHTS

- At the intersection of Veterans Parkway & Arrowhead Parkway serving as a Regional Power Retail Center in Sioux Falls, South Dakota
- #4 Shopping Center in South Dakota with a Trade Area Population of over 314,500
- Dawley Farm Village draws over 7.6M annual visits with a growth rate of 5.05% YoY, with high frequency and dwell times
- Top Tier National Rankings for multiple development retailers including Target, Walmart, Subway, Casey's, Buffalo Wild Wings, Wendy's, and more
- Major economic drivers within the development include Avera Health, Capital Services, Active Generations, and The State of SD One Stop
- Supportive Area Demographics: 45,754 daytime population & \$80.4k AHHI in a 3-mile radius
- Major infrastructure upgrades are underway including:
 - Arrowhead Parkway/Veterans Parkway intersection: 10-lane/9-lane configuration with pedestrian underpasses; \$39.2M investment underway through 2027
 - Veterans Parkway Expansion: 6-lane corridor connecting I-29 to I-90 by 2026; \$210M investment designed to meet Sioux Falls' future transportation needs

Floor Plan & Building Costs

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Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4,392 SF +/-	\$24.00/SF NNN	\$9.05/SF	\$33.05/SF	\$145,155.60	\$12,096.30

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.63*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.28*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.14*
Total	-	\$9.05

CAM includes the following utilities: Water & Sewer, Trash

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

UTILITY INFORMATION

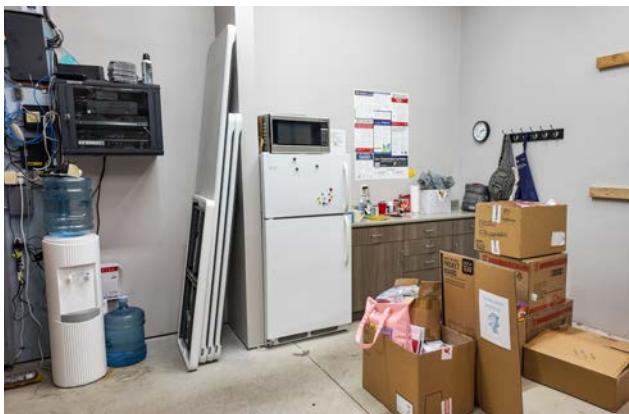
Utility	Paid By	Provider	Part of CAM	Separately Metered
In-Suite Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
In-Suite Electricity	Paid by Tenant directly to Provider	Sioux Valley Energy	No	Yes
In-Suite Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
In-Suite 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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Interior Photos

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Exterior Photos

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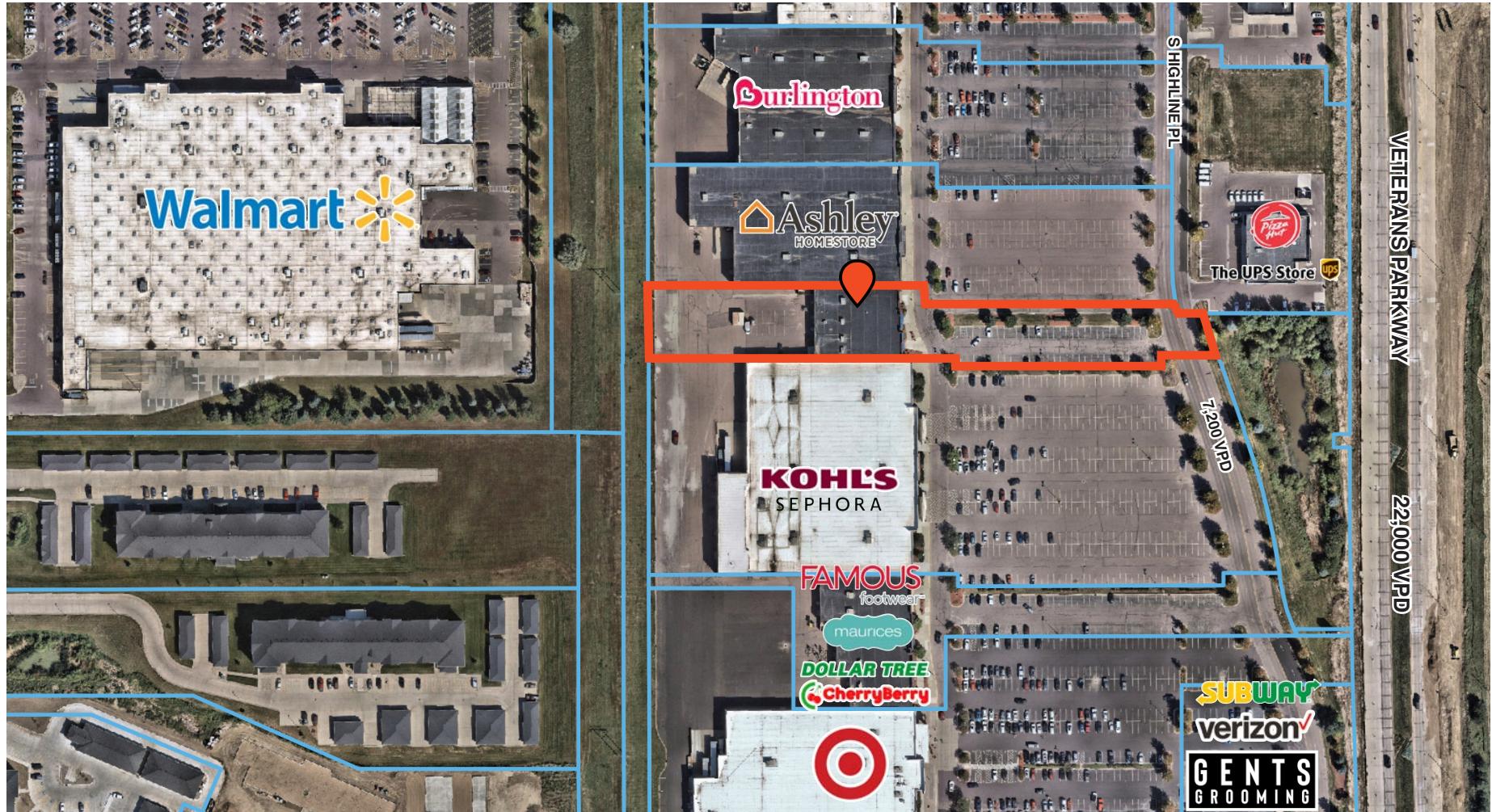


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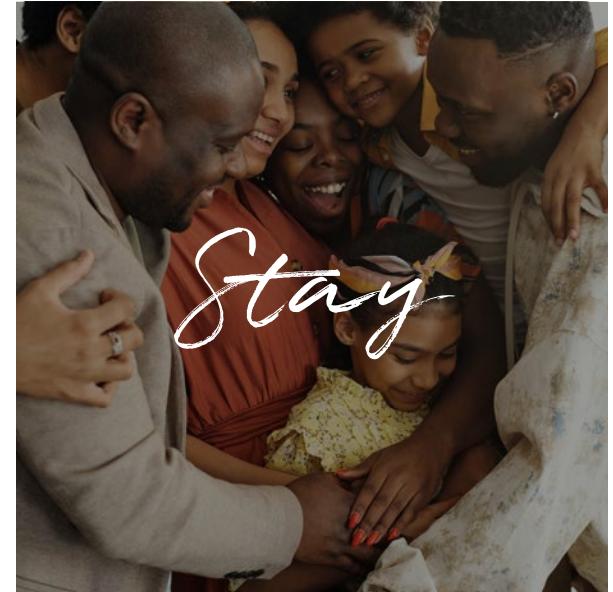
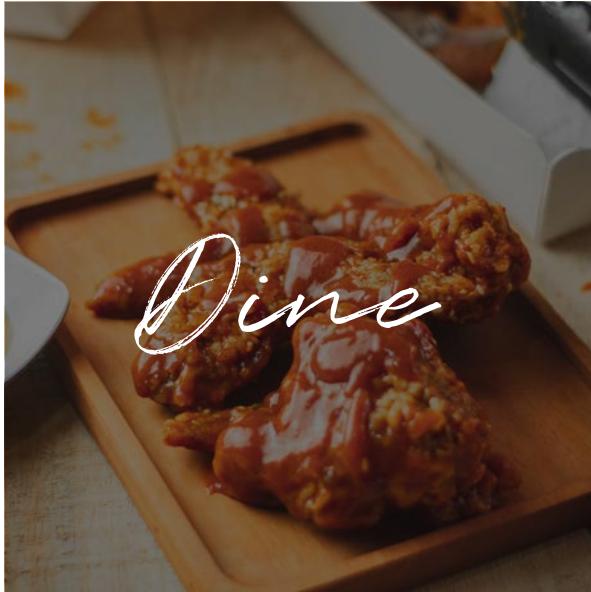
Parcel Aerial

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Dawley Farm Village is an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment.

With shops ranging in apparel, health & beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT&T
- Ashley Furniture Homestore
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Cooks & Bakers
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers
- Kohl's
- Maurices
- PetSmart
- Sally Beauty
- Sherwin Williams
- Target
- T-Mobile
- Ulta
- Verizon
- Walmart

Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- La Cantina
- Nektar Juice Bar
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway
- Wendy's

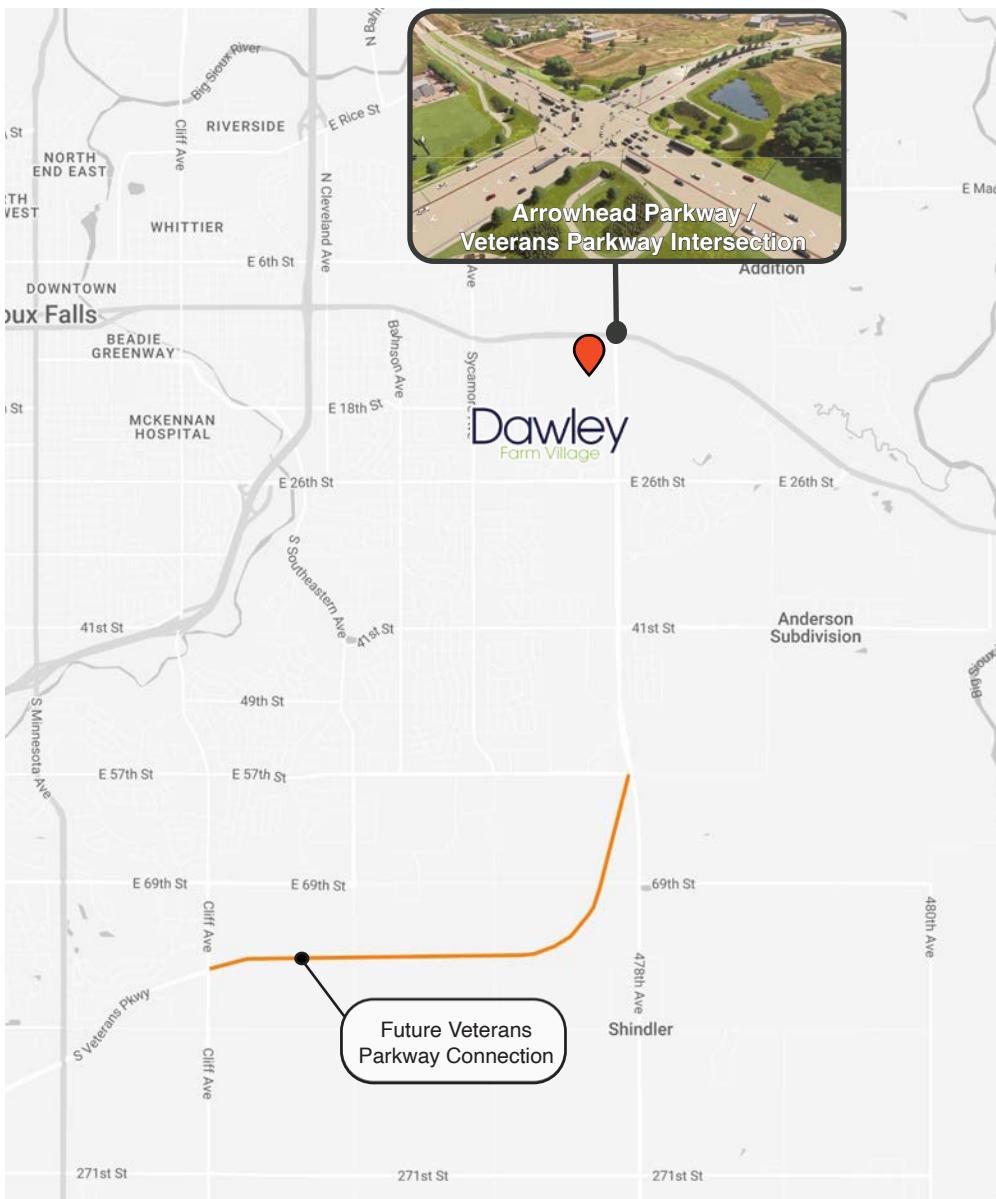
Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

- Active Generations Senior Living
- Carlton at Dawley Farm
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments

Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Gents Grooming
- Massage Envy
- Midco
- Modern Dental
- Voyage Federal Credit Union

Ease of Access



Arrowhead & Veterans Parkway Intersection

South Dakota's Largest Intersection

Featuring 10 lanes on one roadway, 9 lanes on the other. Plus, three pedestrian underpasses for enhanced walkability and safety

\$39.2M Investment

Extensive improvements, including underground utilities, grading, retaining walls, concrete paving, street lighting, traffic signals, and a landscaped median

Improved Accessibility

Designed to reduce congestion and improve traffic flow, directly benefiting business and residents. Completion expected by Spring 2027.

Future Veterans Parkway Connection

8.5 Mile Expansion

Enhances connectivity between I-29 and I-90, streamlining travel to and from Dawley Farm Village. Construction began in 2023 and is expected to be complete in 2026.

\$210M Investment

6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

Improved Safety & Accessibility

Provides safer crossings, pedestrian access, and a bike-friendly design, supporting eastside growth with users in mind.

Visitor Data

7.6M
visits in the past
12 months

+5.05%
visits YoY

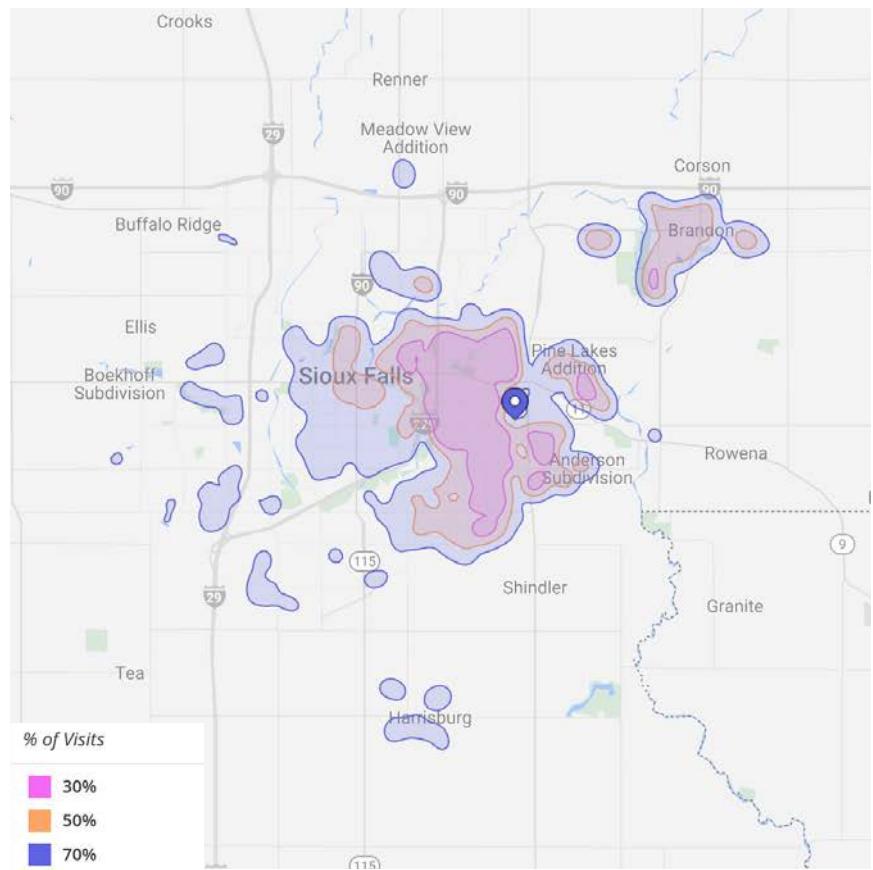
12.02
visit
frequency

634.1K
visitors in the past
12 months

47 min
average
dwell time

40+
retailers

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* Source: Placer.ai. Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | Aug 1, 2024 - Jul 31, 2025 | Vol: 30%, 50%, 70%

	1-mile	3-mile	5-mile	MSA
Population	9,071	62,826	126,189	314,596
Daytime Population	7,370	45,754	138,793	341,444
Median Household Income	\$78,541	\$80,494	\$77,203	\$83,100

Economic Drivers



CAPITAL SERVICES



Active Generations built its new campus for seniors that offers adult daycare; social, recreational, & educational activities; nutrition & food delivery services; counseling services, and more.

 600+ Patrons

Glo by Best Western, built in 2020, serves the east side as one of the newest and only hotels in the area.

 79 Beds

Capital Services built their new headquarters in 2021 and chose Dawley Farms Village as a result of majority of their employees living near the center.

 150 Employees

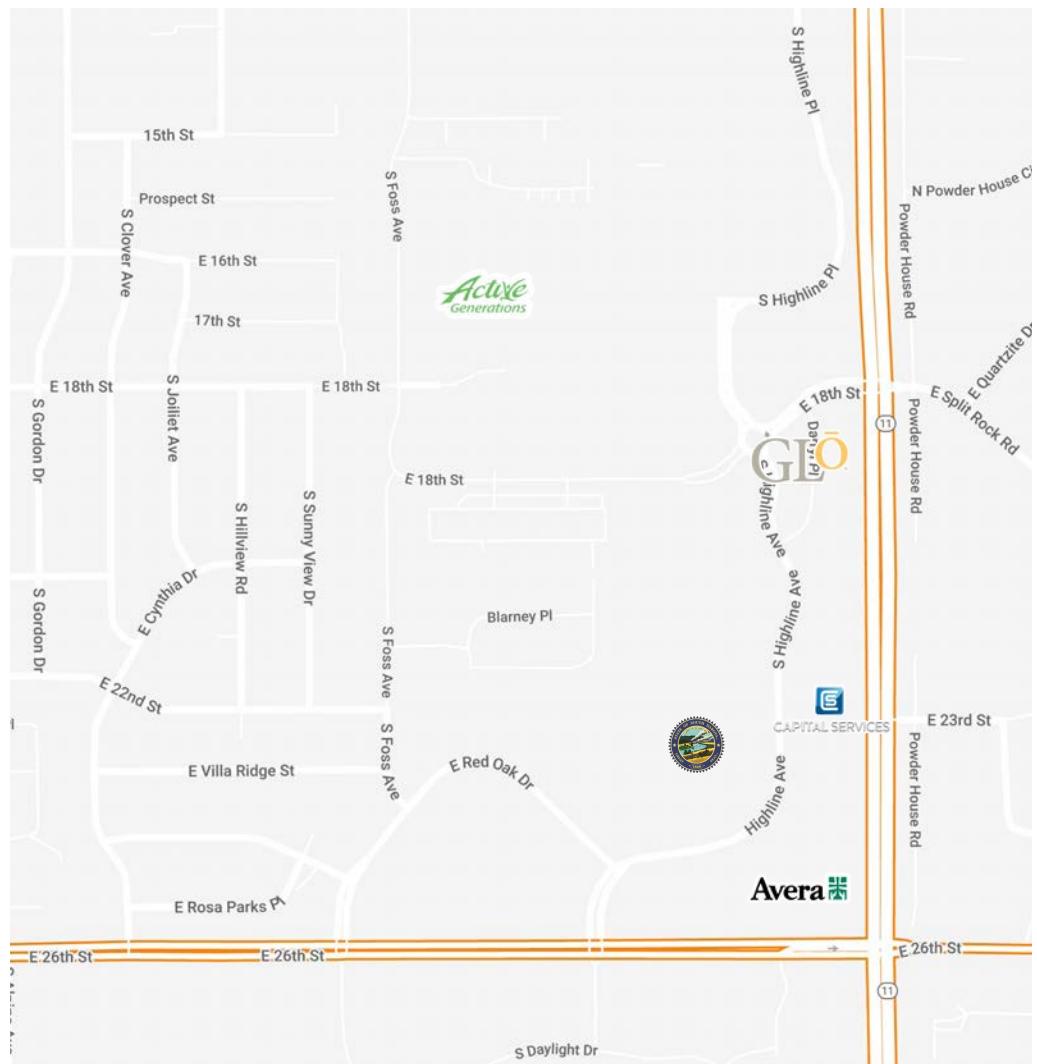
Avera built their newest 3-story, 86,000 sq/ft Medical Care, Urgent Care, & Emergency Center that services Sioux Falls & rural surrounding communities.

 120 Employees

The Sioux Falls One Stop is a state-of-the-art building, combining 12 state agencies previously located throughout Sioux Falls into one location, including the Department of Health, the Department of Labor & Regulation and the Department of Social Services.

 900+ Employees

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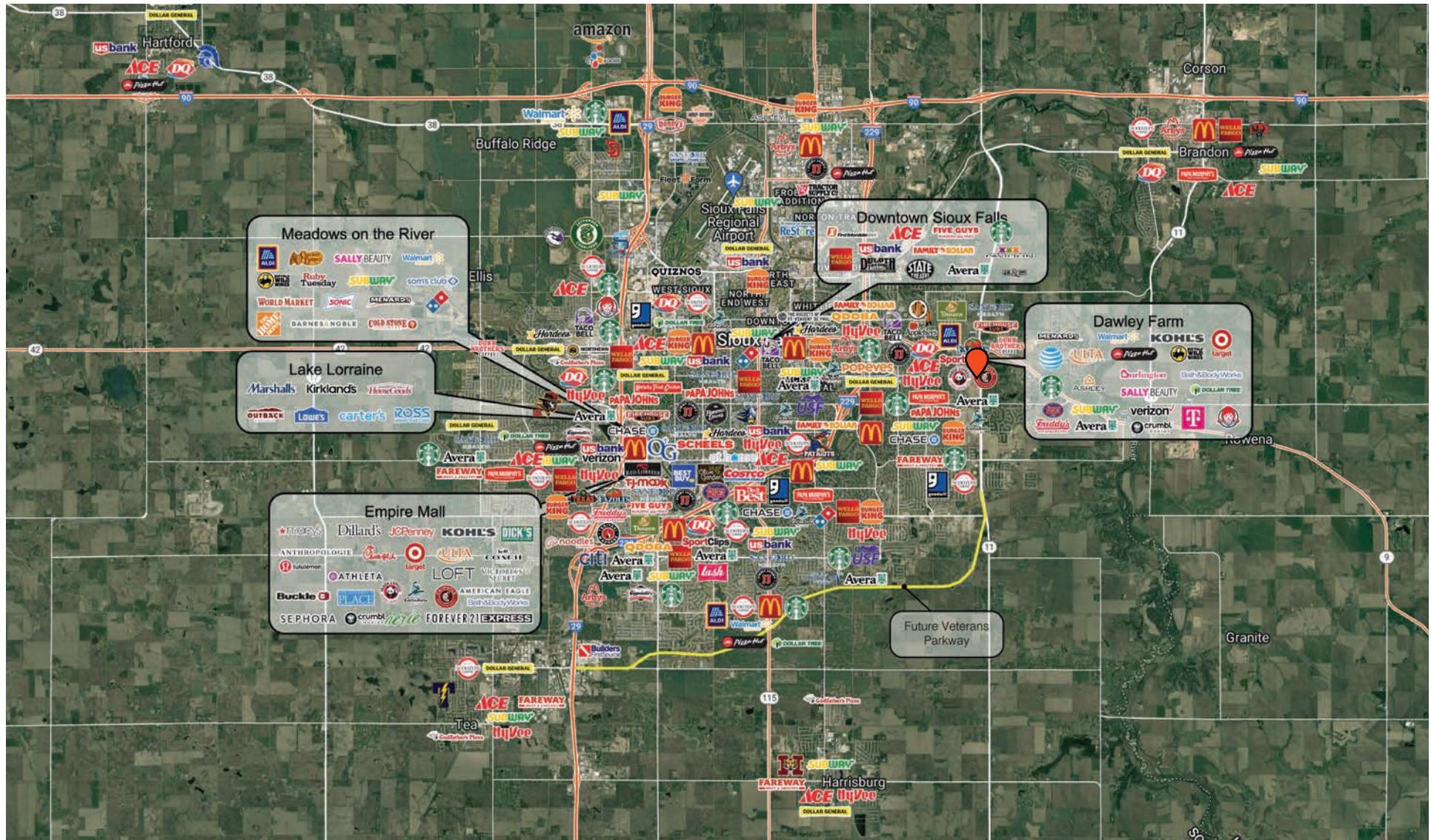
2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,071	62,826	126,189	314,596
Projected Population (2030)	9,842	67,990	136,829	341,444
Daytime Population	7,370	45,754	138,793	314,319
Median Age	36.2	36.2	37.1	36.9
Area Households	3,461	24,597	51,070	124,541
Median Household Income	\$78.5k	\$80.4k	\$77.2k	\$83.1k
Median Home Value	\$350k	\$327k	\$318k	\$328k
Educational Attainment (Associates Degree +)	43.1%	51.4%	51.6%	52.2%

Experience
It All

Sioux Falls Map

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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.

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

1.7%

Sioux Falls MSA Unemployment Rate
(September 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

POPULATION PROJECTION

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

*Source: The City of Sioux Falls

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HuVee
EMPLOYEE OWNED

2,390

amazon

1,600

RETAIL FOR LEASE

PAWLEY FARM VILLAGE

901 S Highline Place
Sioux Falls, South Dakota



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