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# Dawley

Farm Village

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FOR LEASE

**NATIONAL BREAKFAST-ANCHORED STRIP**

5712 E. 18TH STREET | SIOUX FALLS, SD



# Quick Facts

- **Address:**  
5712 E. 18th Street, Sioux Falls, SD 57110
- **Lease Rate:**  
Interior: \$24.00 / SF NNN  
Endcap: \$28.00 / SF NNN
- **Tenant Improvement Allowance:**  
\$40.00 / SF
- **Total Building Size (GBA):**  
8,908 SF +/-
- **Available Space:**  
Suite A: 2,412 SF +/-  
Suite B: 2,080 SF +/-  
Suite A-B: 4,492 SF +/-
- **Site Size:**  
0.88 Acres +/- (38,405 SF+/-)
- **Zoning:**  
Commercial
- **Year Built:**  
Delivery Spring 2026
- **County:**  
Minnehaha

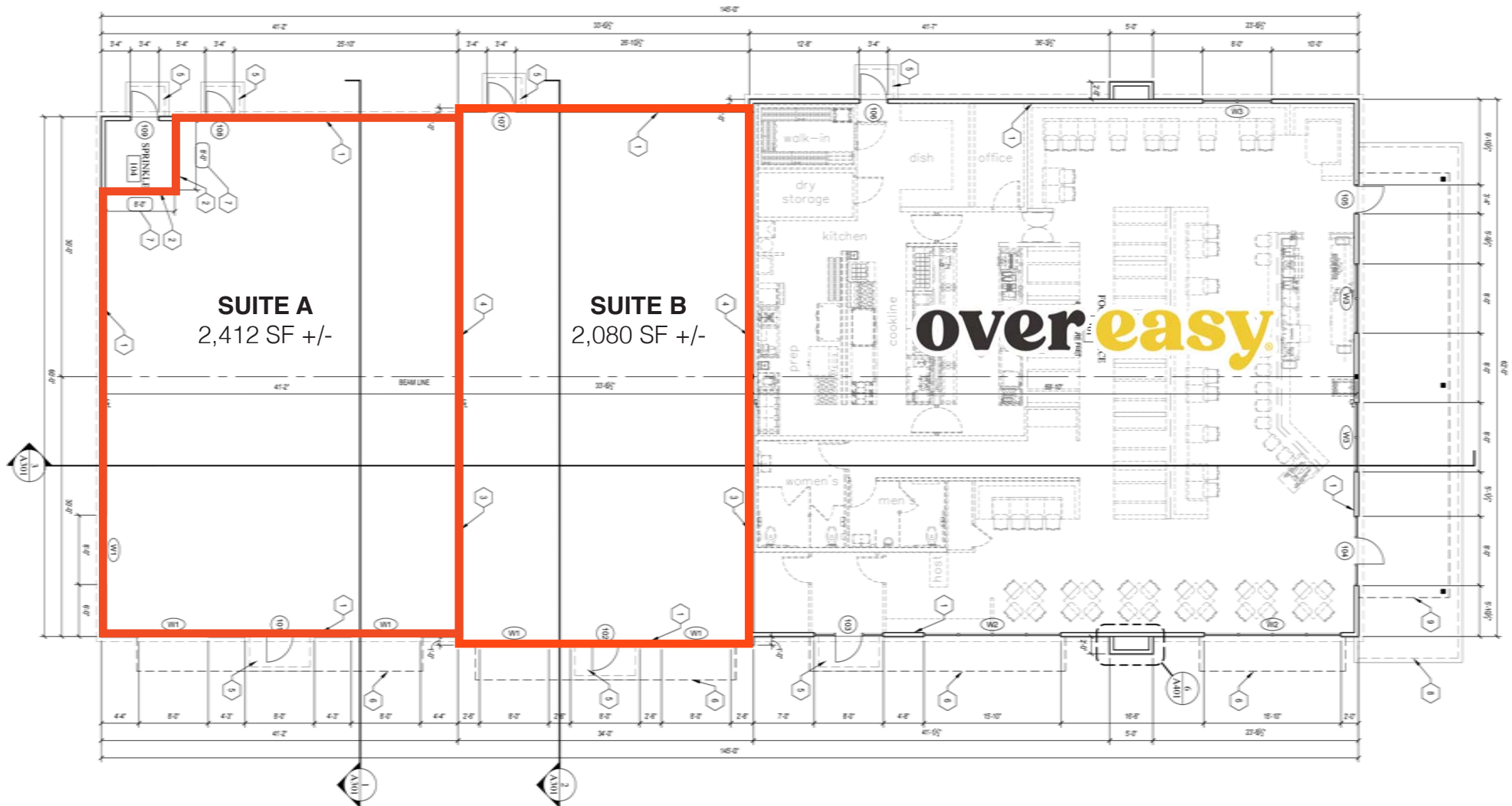
## HIGHLIGHTS

- Brand new multi-tenant retail strip mall anchored by confirmed national breakfast concept, Over Easy
- Delivered in shell condition, allowing for customized tenant build-out requests
- Dedicated sprinkler room
- At the high-traffic intersection of Veterans Parkway & Arrowhead Parkway, within Dawley Farm Village
- Dawley Farm Village is the #4 Shopping Center in South Dakota reaching 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 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

Dawley  
Farm Village

LLOYD



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# Progress Photos





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:

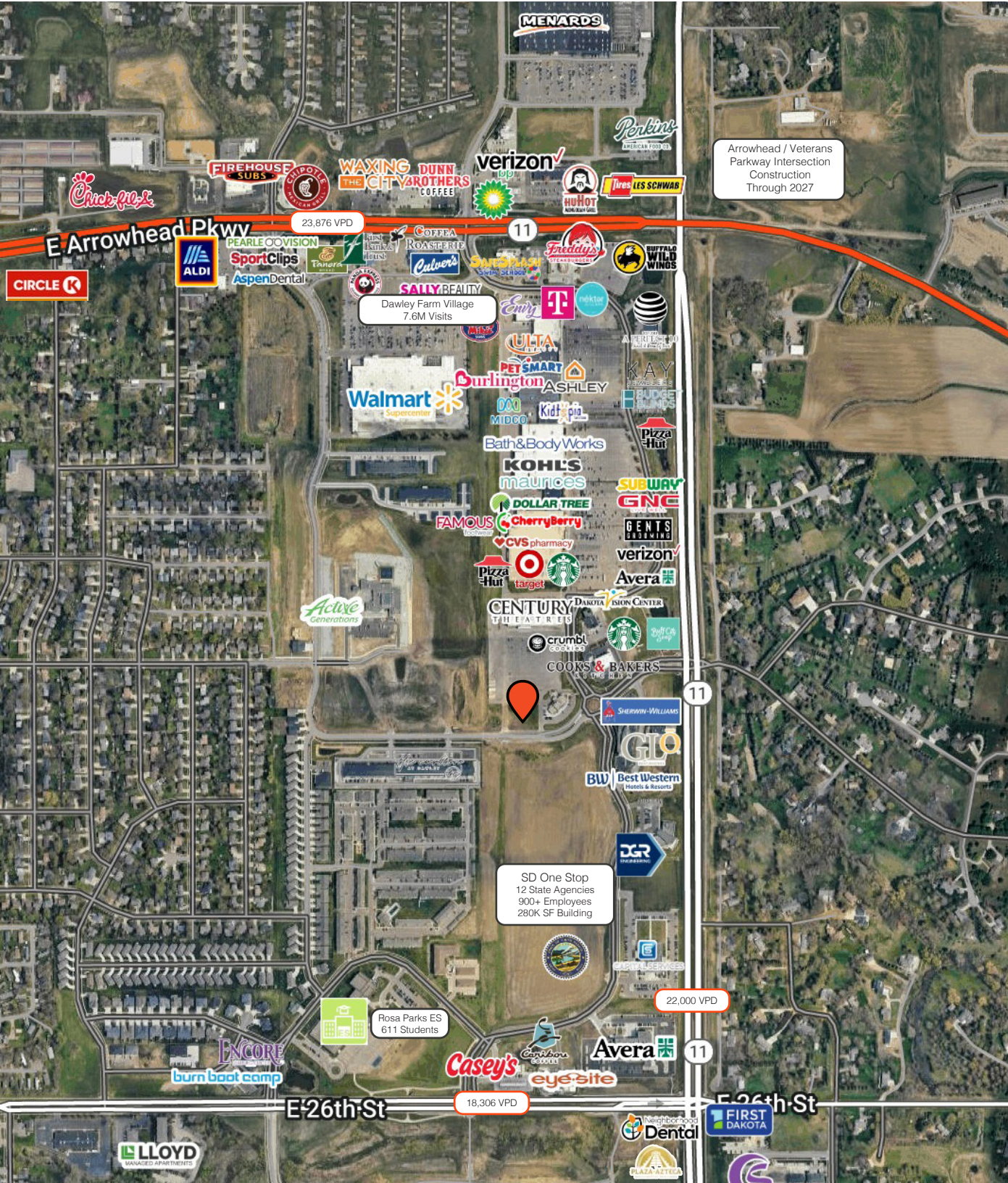
- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- La Cantina
- Nektar Juice Bar
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway
- Wendy's

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
- Waxing the City



# 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.

# Dawley Farm Village Visitor Data

**7.6M**  
visits in the past  
12 months

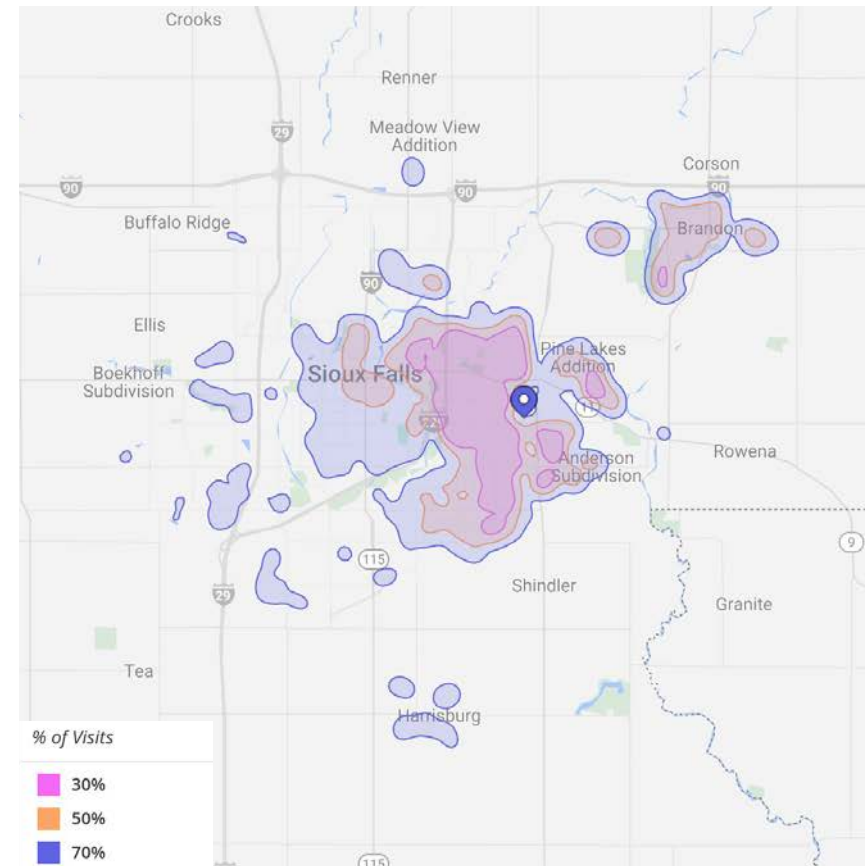
**634.1K**  
visitors in the past  
12 months

**+5.05%**  
visits YoY

**47 min**  
average  
dwell time

**12.02**  
visit  
frequency

**40+**  
retailers




\* 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



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

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**




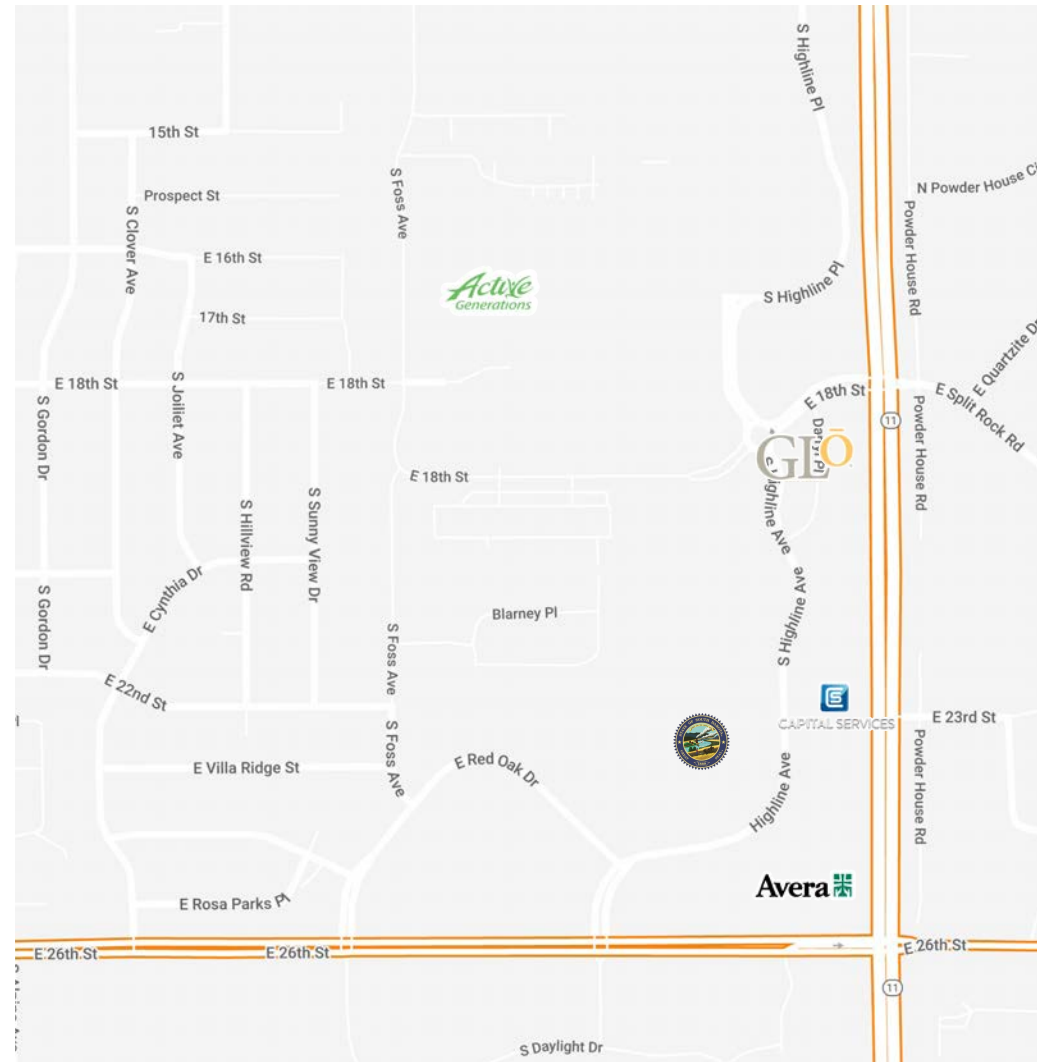
Avera built their newest 3-story, 86,000 sq/ft Medical Care, Urgent Care, & Emergency Center that services Sioux Falls & rural surrounding communities.

 **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**

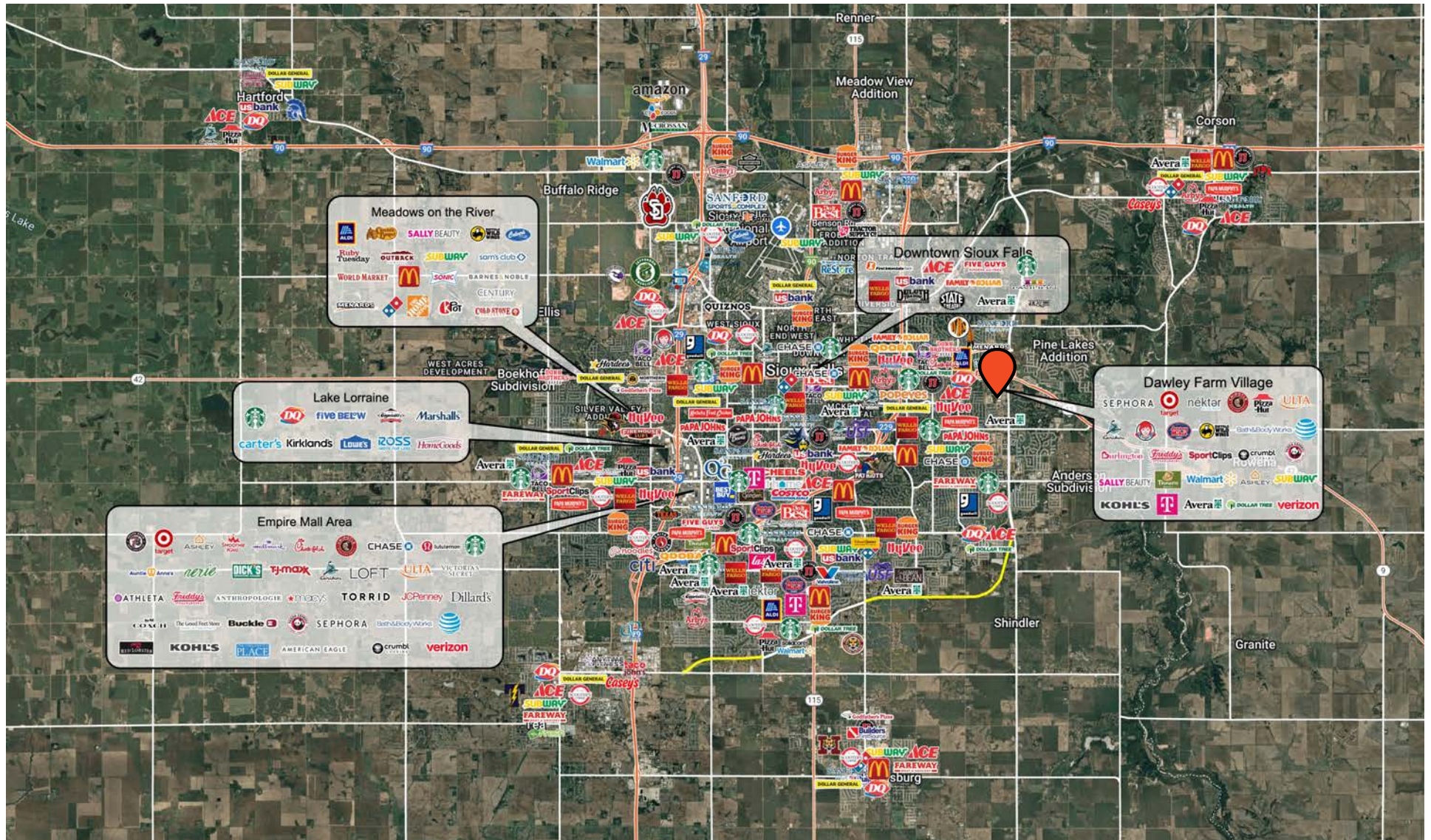


## 2025 AREA DEMOGRAPHICS

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

Experience   
It All

# Sioux Falls Map



# 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	224,676	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

**2.3%**

Sioux Falls MSA Unemployment Rate  
(February 2025)

## TOP EMPLOYERS

**SANFORD**  
HEALTH

10,929

**Smithfield**

3,239

**Avera**

8,200

**HuVee**  
EMPLOYEE OWNED

2,390



3,627

**amazon**

1,600

## RETAIL STRIP FOR LEASE

# PAWLEY FARM VILLAGE

5712 E. 18th Street,  
Sioux Falls, South Dakota 57110



**RAQUEL BLOUNT, SIOR**

VP OF COMMERCIAL REAL ESTATE

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