



10TH STREET OFFICE BUILDING

1711 E. 10TH STREET | SIOUX FALLS, SD

 **LLOYD**

FOR SALE

Positioned along East 10th Street and South Highland Avenue, this highly visible office building occupies a prominent location along a major corridor with approximately 19,800 vehicles per day. The property offers 2,318 square feet on the main level, supported by an additional 2,002-square-foot lower level that includes ample storage, a restroom, and a kitchenette. Plumbing infrastructure is in place throughout the main level, providing flexibility for a variety of office configurations. The building's efficient layout and manageable size make it ideal for professional office users, including insurance, accounting, legal services, and other client-focused businesses. A comprehensive interior and exterior remodel were completed in 2021, and the property has been well-maintained, including updated landscaping in 2025. Located just minutes from downtown Sioux Falls, the site benefits from proximity to established national and regional retailers such as Lewis Drug, Taco John's, GreatLIFE, Subway, Little Caesars, and Burger King. A daytime population of 15,991 and 7,154 housing units within a one mile radius support a diverse range of office and service-based uses.

QUICK FACTS

- **Address:**
1711 E. 10th Street, Sioux Falls, SD 57103
- **Sale Price:** \$475,000
- **Price / SF:** \$109.95
- **Total Building Size (GBA/RSF):**
2,318 SF +/- main level
2,002 SF +/- lower level
4,320 SF +/-
- **Site Size:**
0.27 Acres +/- (11,616 SF +/-)
- **Real Estate Taxes:**
\$6,502.18 (2025 Taxes payable in 2026)
- **Year Built/Renovated:** 1973/2021
- **Zoning:** C-2
- **Parking:**
10 surface stalls & ample on-street parking
- **Signage:**
Monument signage with Daktronics digital display
- **Availability:**
Contact Broker

BUILDING NOTES

- **Upper Level - 2,318 SF +/-**
 - Floor plan includes a waiting room, reception desk, 8 offices with plumbing, 1 standard office, 2 single restrooms, and two storage or work rooms
 - Sliding glass doors in most offices
 - Windows in all offices
- **Lower Level - 2,002 SF +/-**
 - Floor plan includes a large open area, excellent storage space, a restroom, and kitchenette area
 - Multiple entrances to the lower level
- Professionally landscaped - 2025
- \$40,000 Daktronics digital display - included in sale
- Coleman furnace - 2021
- Roof - 2021
- New AC unit - 2 years old

SUMMARY

Parcel ID

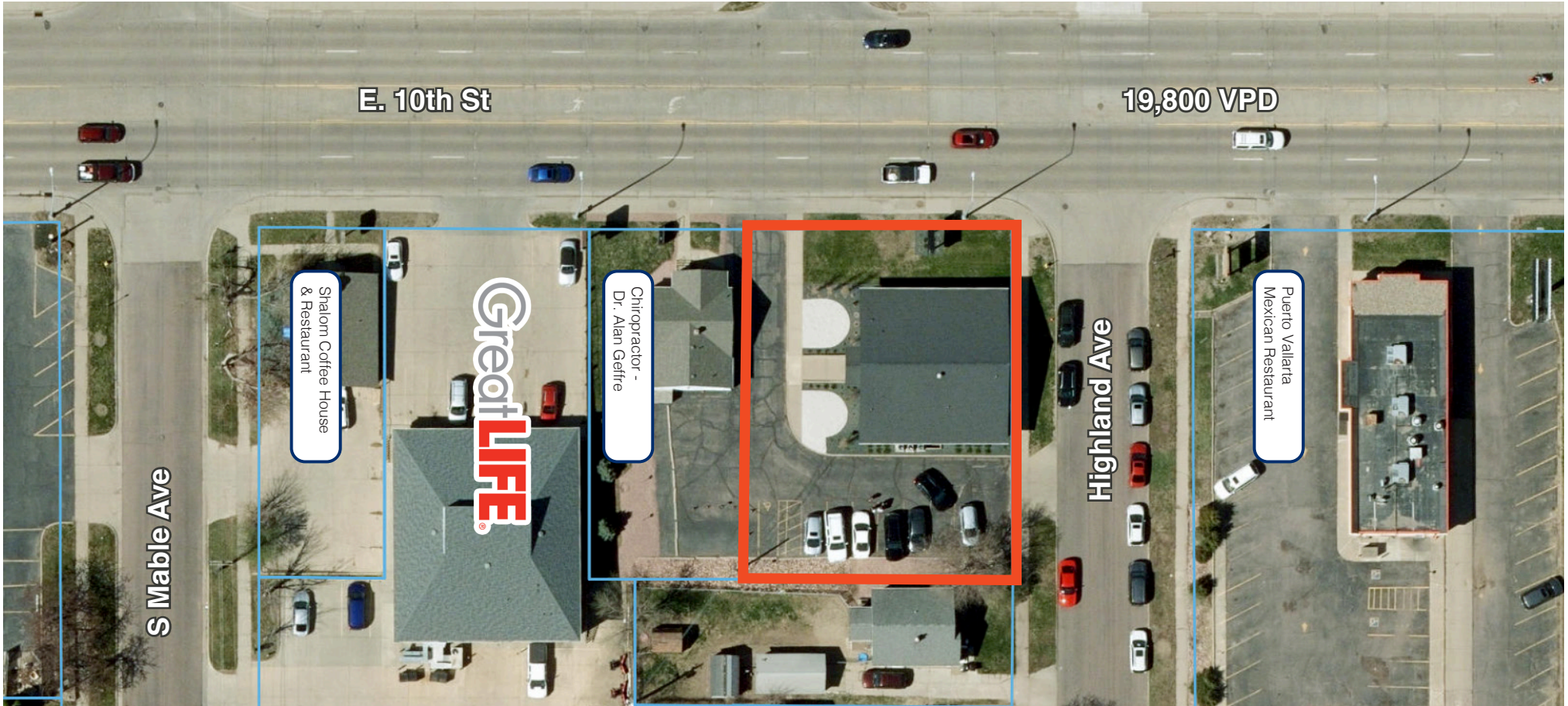
#030051

Size

0.27 Acres

**2025 Taxes
(Payable 2026)**

\$6,502.18





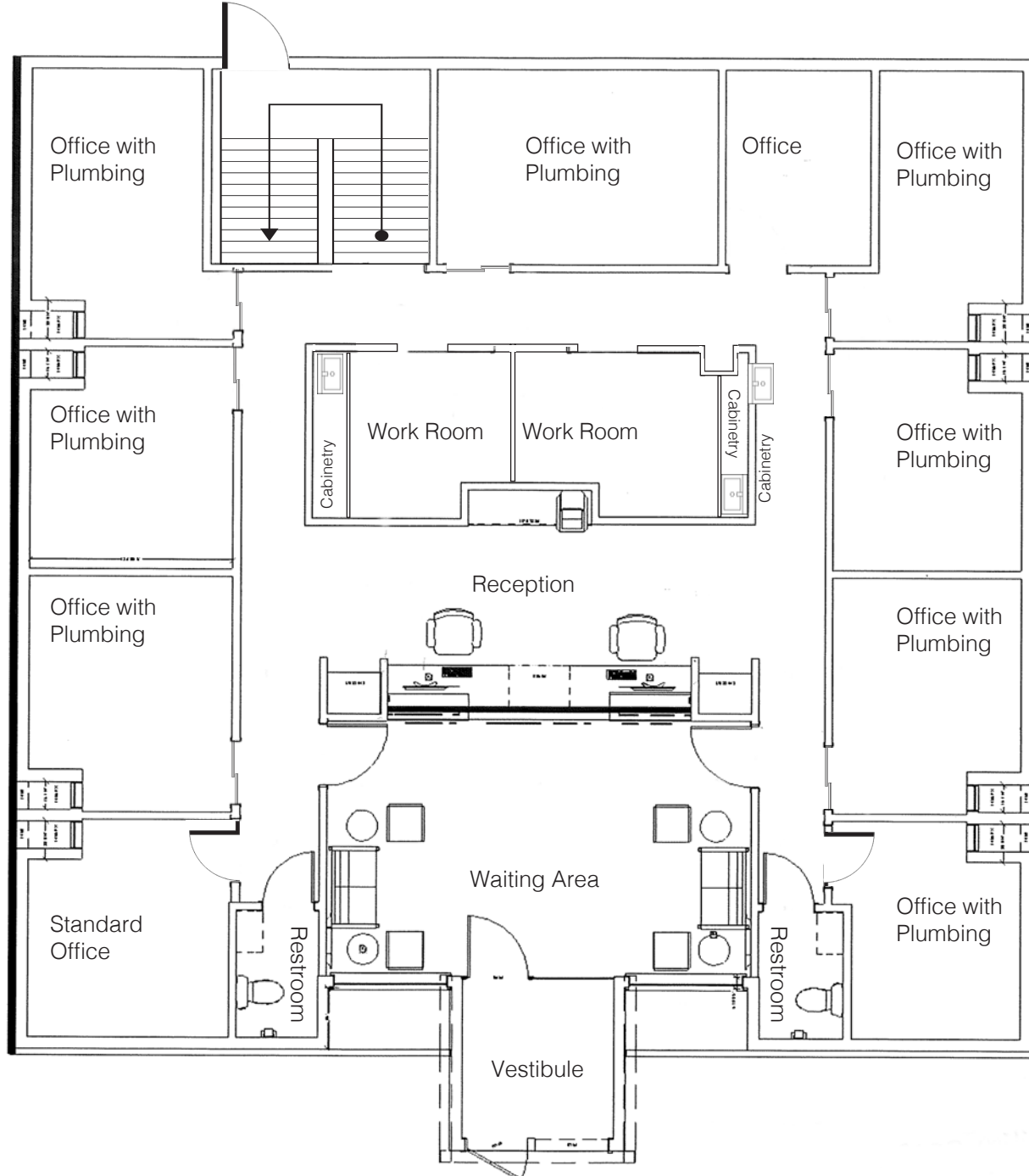
Parcel boundaries are approximate and for visualization purposes only.



AERIAL & PARKING

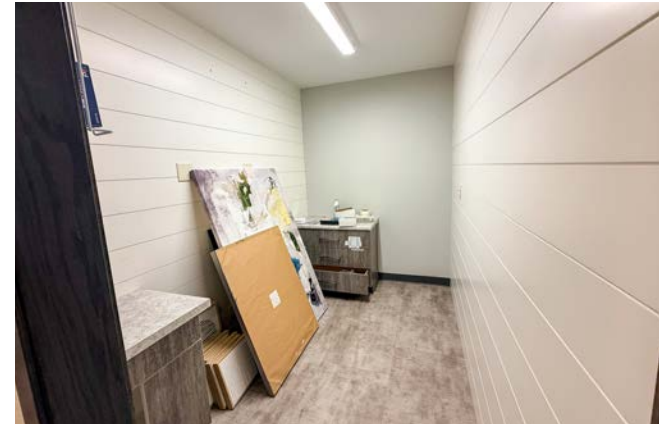
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MAIN LEVEL FLOOR PLAN

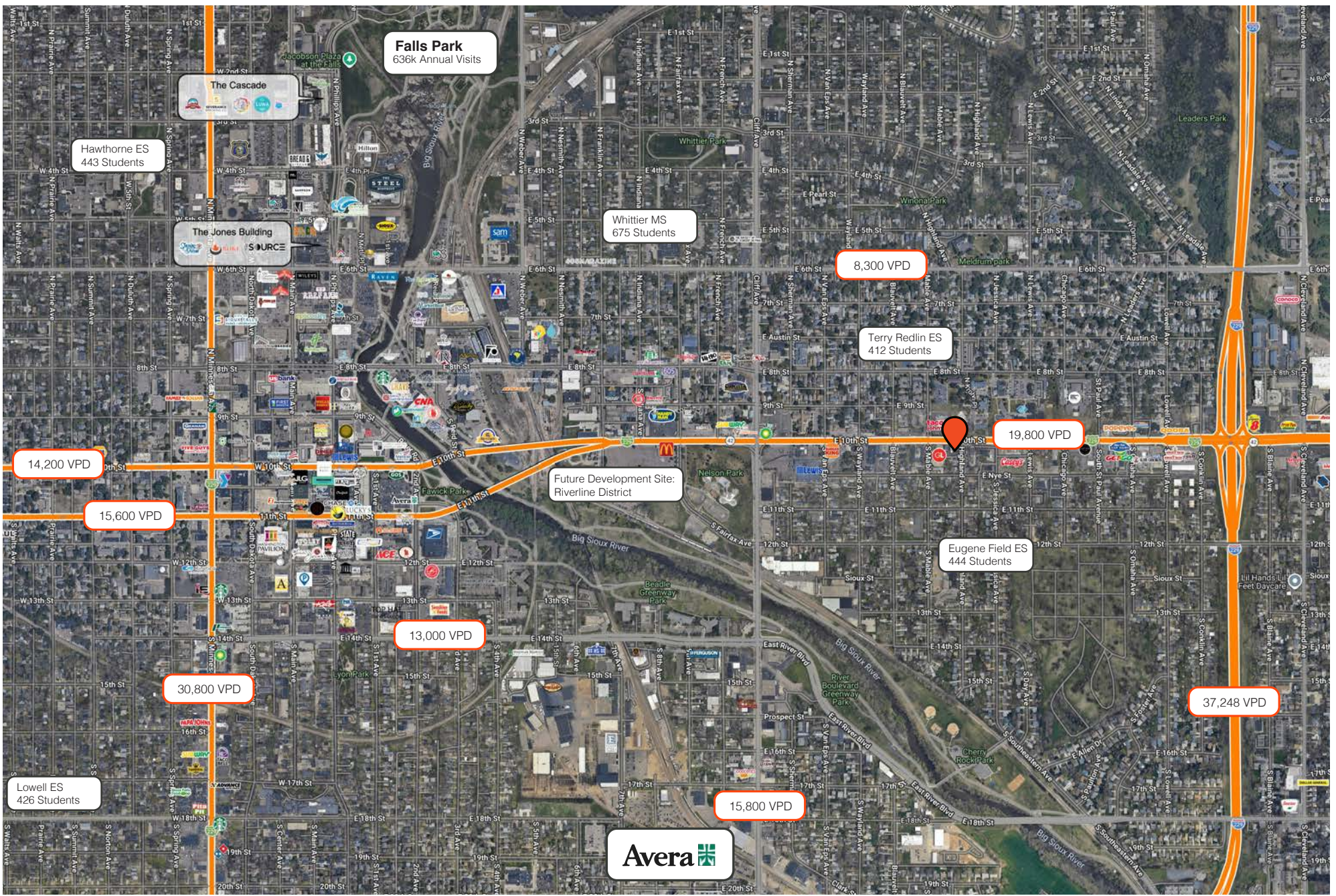
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MAIN LEVEL INTERIOR PHOTOS

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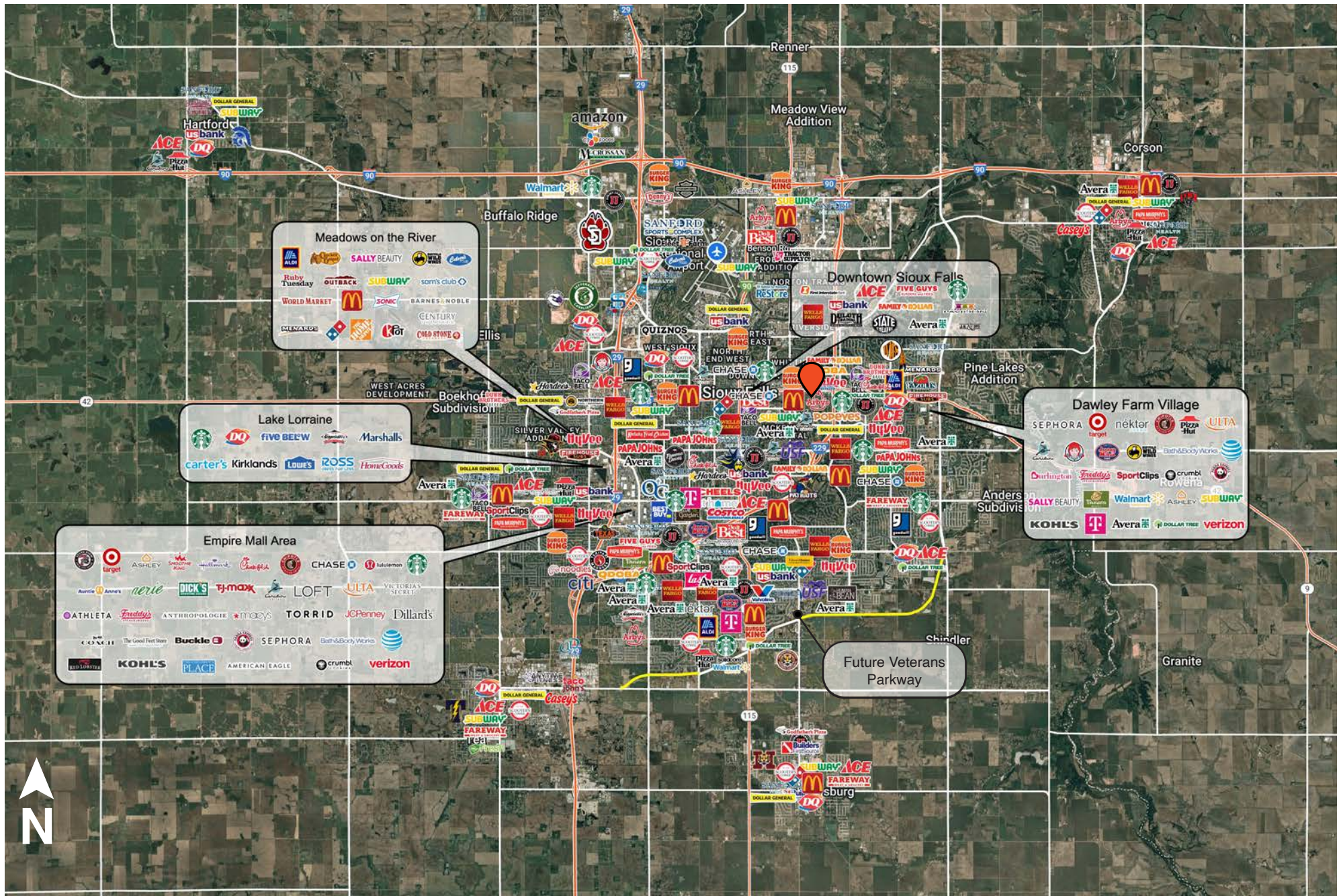




AREA MAP



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SIoux FALLS 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)

4M

of Visitors to Sioux Falls in 2024

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Avera
8,200



3,627

Smithfield
3,239

HuVee
EMPLOYEE OWNED
2,390

amazon
1,600

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,247	82,655	122,407
2020 Total Population	13,560	85,969	145,085
2020 Group Quarters	135	3,815	4,677
2025 Total Population	14,717	92,113	160,637
2025 Group Quarters	135	3,820	4,692
2030 Total Population	15,751	97,017	174,293
2024-2029 Annual Rate	1.37%	1.04%	1.65%
2025 Total Daytime Population	15,991	113,829	199,175
Workers	9,350	73,989	127,722
Residents	6,641	39,840	71,453
Household Summary			
2010 Households	5,588	32,989	49,903
2010 Average Household Size	2.27	2.35	2.34
2020 Total Households	6,021	35,144	60,508
2020 Average Household Size	2.23	2.34	2.32
2025 Households	6,605	37,961	67,283
2025 Average Household Size	2.21	2.33	2.32
2030 Households	7,133	40,284	73,377
2030 Average Household Size	2.19	2.31	2.31
2024-2029 Annual Rate	1.55%	1.19%	1.75%
2010 Families	3,005	19,193	29,155
2010 Average Family Size	3.02	3.01	2.99
2025 Families	3,246	20,689	37,280
2025 Average Family Size	3.05	3.10	3.10
2030 Families	3,437	21,672	40,288
2030 Average Family Size	3.06	3.10	3.11
2024-2029 Annual Rate	1.15%	0.93%	1.56%
2025 Housing Units	7,154	40,932	72,727
Owner Occupied Housing Units	46.6%	52.5%	51.3%
Renter Occupied Housing Units	45.8%	40.3%	41.2%
Vacant Housing Units	7.7%	7.3%	7.5%
2025 Population 25+ by Educational Attainment			
Total	9,994	62,353	109,284
Less than 9th Grade	3.4%	3.0%	2.4%
9th - 12th Grade, No Diploma	5.3%	3.9%	3.7%
High School Graduate	28.6%	22.7%	20.5%
GED/Alternative Credential	6.5%	4.8%	4.0%
Some College, No Degree	19.4%	20.2%	18.9%
Associate Degree	10.1%	10.8%	10.7%
Bachelor's Degree	18.6%	23.6%	26.9%
Graduate/Professional Degree	8.0%	11.0%	12.9%
Median Household Income			
2025	\$60,780	\$67,627	\$72,188
2030	\$66,804	\$75,505	\$82,115
Median Age			
2010	34.8	34.3	35.0
2020	35.6	36.0	36.3
2025	36.9	37.1	37.2
2030	38.3	38.2	38.2
2025 Population by Sex			
Males	7,662	47,472	80,922
Females	7,055	44,641	79,715
2030 Population by Sex			
Males	8,139	49,715	87,355
Females	7,612	47,302	86,937
Data for all businesses in area			
Total Businesses:	747	4,516	8,256
Total Employees:	14,161	71,270	123,165



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CONTACT INFO



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