



PHILLIPS AVENUE RETAIL

DOWNTOWN RETAIL SUITE FOR LEASE



222 S. Phillips Ave,
Sioux Falls, SD 57104



3,000 SF +/-



\$18.00 / SF NNN
Estimated NNN: \$6.50/ SF

LOCATION

Located on Phillips Avenue between 10th and 11th Streets in the heart of Downtown Sioux Falls, this prime retail site is positioned to capture the vibrant energy of the area. Boasting high foot traffic and visibility, the location offers seamless connection to popular retailers, dining options, coffee shops, and top attractions.

DESCRIPTION

- Floor plan offers an open retail showroom, dressing rooms, back-of-house storage space, a restroom, and breakroom
- Historical building with exposed brick, hardwood floors, decorative tin ceilings, and mixed wall finishes that reflect the property's authentic character
- Building signage opportunity
- Available August 1, 2026
- Rear alley provides convenient delivery and service access
- Parking garage located directly behind the rear entrance or metered street parking (parking is free on weekends & after 5pm)
- In-line neighbors include Lucky's, Chase Bank, Pho Thai, Terra Shepherd Boutique & Apothecary, J.H. & Sons, Crawford's, & much more
- Pedestrian-friendly downtown setting with a dense mix of dining, coffee shops, hospitality, and services just steps away

Professionally managed by:

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RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

SF (Rentable)	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,000	\$18.00/SF NNN	\$6.50/SF	\$24.50/SF	\$73,500.00	\$6,125.00

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.15*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.94*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.40*
Total	-	\$6.50

*Subject to change and will be further defined in the lease. Non-inclusive to administrative, security, fees, etc.

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	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



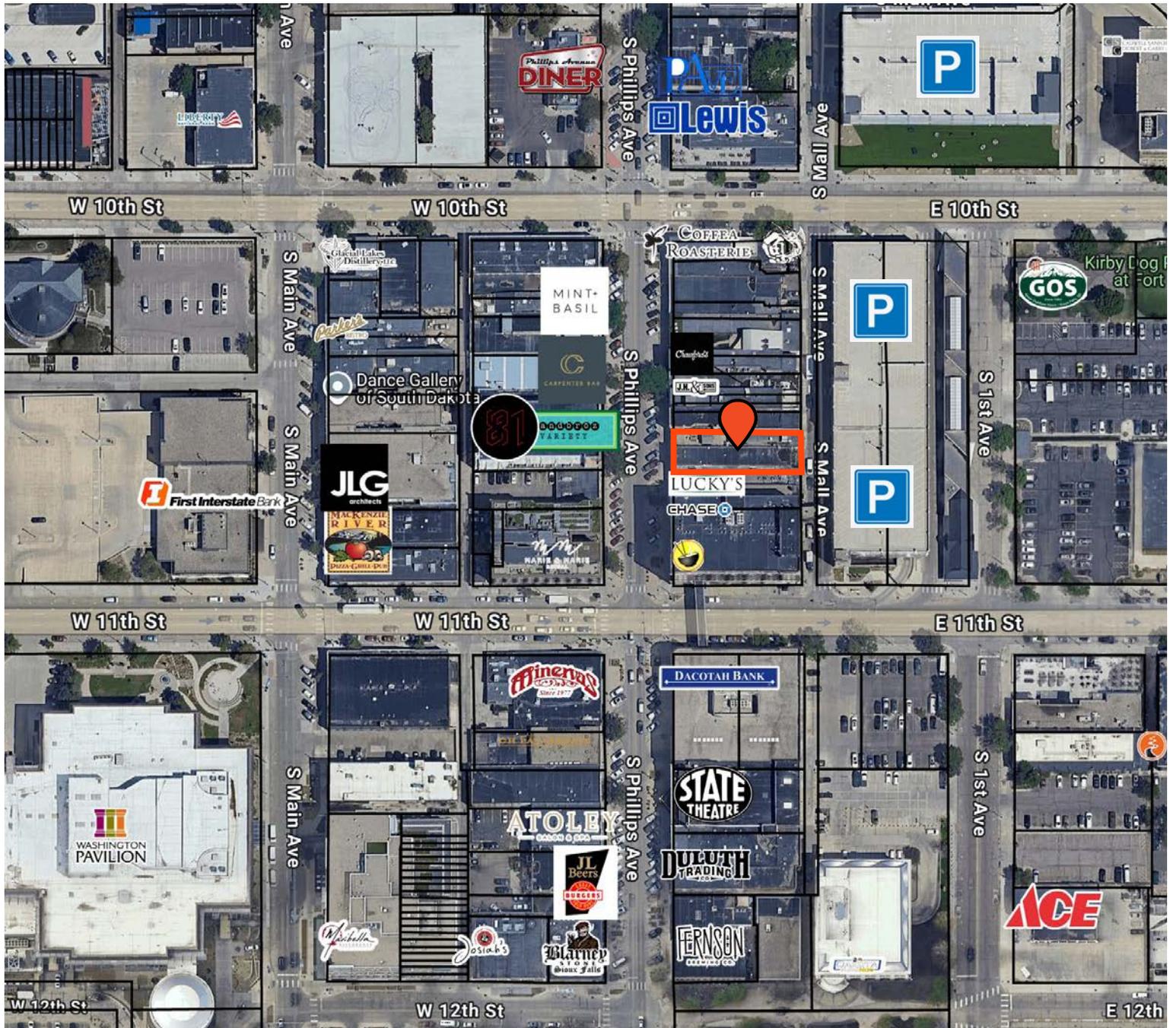
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PARKING



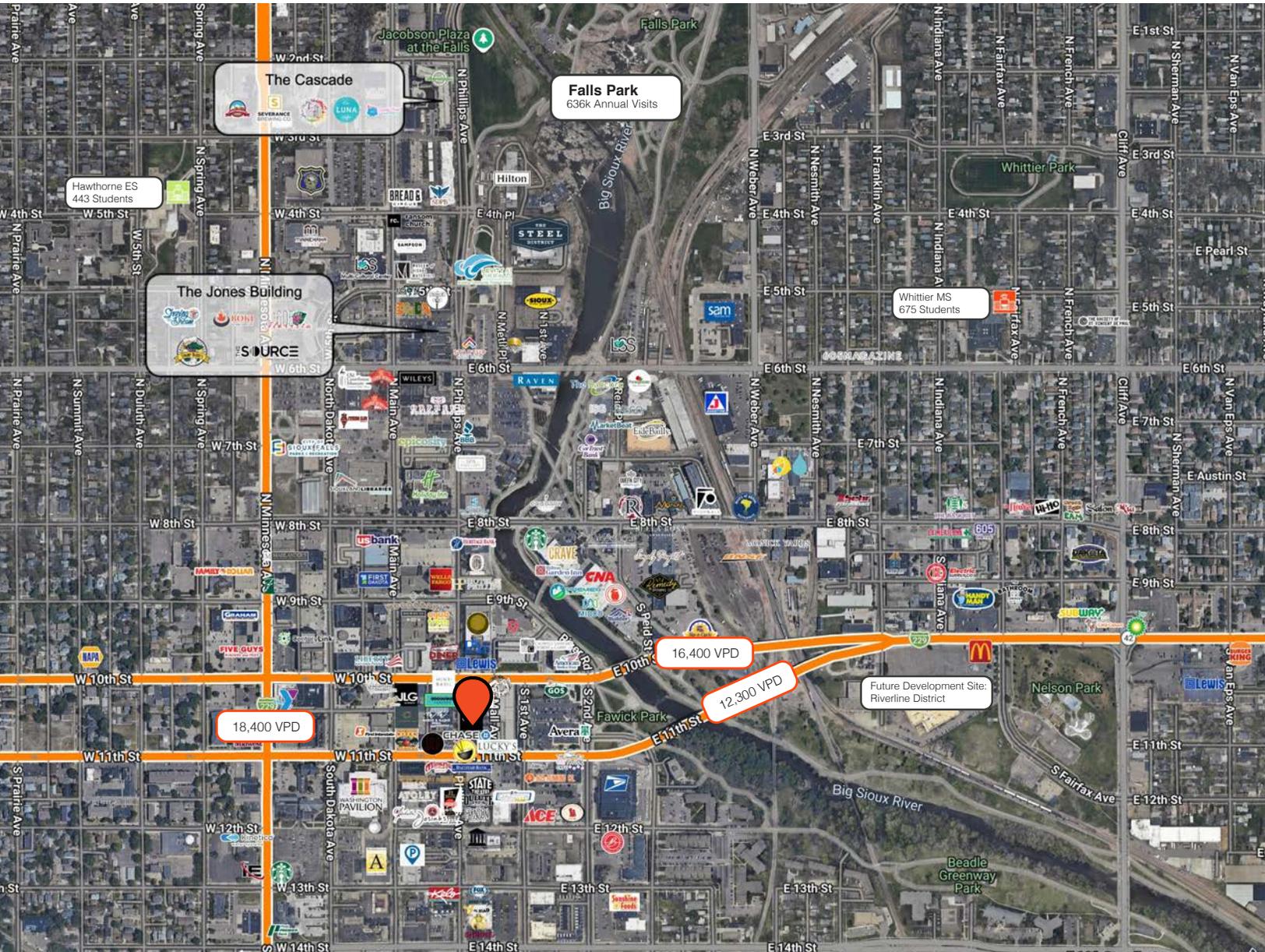
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DOWNTOWN MAP



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SIoux FALLS DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	14,927	76,716	136,913
2020 Total Population	15,367	78,698	161,285
2020 Group Quarters	925	3,865	4,859
2025 Total Population	17,003	82,518	178,149
2025 Group Quarters	923	3,873	4,871
2030 Total Population	18,380	86,555	193,132
2024-2029 Annual Rate	1.57%	0.96%	1.63%
2025 Total Daytime Population	30,807	118,581	215,612
Workers	23,339	82,886	136,349
Residents	7,468	35,695	79,263
Household Summary			
2010 Households	6,501	31,179	55,551
2010 Average Household Size	2.09	2.29	2.36
2020 Total Households	7,204	32,658	66,968
2020 Average Household Size	2.00	2.29	2.34
2025 Households	8,044	34,756	74,424
2025 Average Household Size	2.00	2.26	2.33
2030 Households	8,789	36,757	81,132
2030 Average Household Size	1.99	2.25	2.32
2024-2029 Annual Rate	1.79%	1.13%	1.74%
2010 Families	2,807	17,359	33,098
2010 Average Family Size	3.07	2.97	2.99
2025 Families	3,163	18,024	41,875
2025 Average Family Size	3.08	3.08	3.09
2030 Families	3,395	18,790	45,213
2030 Average Family Size	3.08	3.08	3.09
2024-2029 Annual Rate	1.43%	0.84%	1.55%
2025 Housing Units	9,122	37,508	80,123
Owner Occupied Housing Units	29.1%	50.3%	52.1%
Renter Occupied Housing Units	59.1%	42.4%	40.8%
Vacant Housing Units	11.8%	7.3%	7.1%
2025 Population 25+ by Educational Attainment			
Total	12,333	56,079	120,864
Less than 9th Grade	2.6%	2.9%	2.3%
9th - 12th Grade, No Diploma	5.3%	4.3%	3.7%
High School Graduate	23.9%	23.3%	20.3%
GED/Alternative Credential	7.0%	5.2%	3.9%
Some College, No Degree	19.3%	20.6%	19.1%
Associate Degree	10.3%	11.0%	11.2%
Bachelor's Degree	22.4%	22.2%	27.0%
Graduate/Professional Degree	9.1%	10.5%	12.5%
Median Household Income			
2025	\$55,643	\$64,465	\$73,643
2030	\$62,550	\$70,994	\$84,011
Median Age			
2010	34.5	34.1	34.8
2020	36.9	35.7	36.3
2025	38.4	36.9	37.1
2030	39.9	38.1	38.1
2025 Population by Sex			
Males	8,916	42,790	89,672
Females	8,087	39,728	88,477
2030 Population by Sex			
Males	9,539	44,591	96,764
Females	8,841	41,964	96,368
Data for all businesses in area			
Total Businesses:	1,746	4,882	8,650
Total Employees:	28,351	78,836	130,555