



4808 S WESTERN AVE

RETAIL FOR LEASE



4808 S. Western Ave,
Sioux Falls, SD 57108



1,814 SF +/-



\$34.00 / SF NNN
Est. NNN: \$10.78 / SF

LOCATION

Drive-thru retail suite available for lease near the 57th Street & Western Avenue intersection. The site is surrounded by established office tenants and is adjacent to The Bridges at 57th Street, home to Gunderson's Jewelers, Scooter's Coffee, Club Pilates, Flyboy Donuts, Egg on a Roll, 3 Degrees, and so much more.

DESCRIPTION

- Open floor plan featuring a defined customer seating area, restrooms, storage closet, and back-of-house support including storage, hand wash sink, and a triple-compartment sink
- Former prep and service line infrastructure in place, including display lighting, multiple electric drops, and existing plumbing connections
- Single lane wrap-around drive-thru with an estimated 12-14 car stacking capacity
- 17 shared parking stalls, plus 5 dedicated rear employee stalls
- Monument and building signage available
- Co-tenant includes Chase Bank
- Right in/Right out access point off Western Avenue
- Supportive demographics with a daytime population of 11,274 and a median household income of \$110,346 within a 1-mile radius
- Contact Broker for availability

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

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BUILDING COSTS

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

| Size | Base Rent | 2026 NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. |
|--------------|----------------|---------------|-------------------------|-------------------|--------------------|
| 1,814 SF +/- | \$34.00/SF NNN | \$10.78/SF | \$44.78/SF | \$81,230.92 | \$6,769.24 |

2026 ESTIMATED NNN INFORMATION

| NNN | Paid By: | Cost (\$/SF) |
|-------------------------|----------------------------------|----------------|
| Real Estate Taxes | Paid by LL, Reimbursed by Tenant | \$3.70* |
| Property Insurance | Paid by LL, Reimbursed by Tenant | \$0.95* |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$6.13* |
| Total | - | \$10.78 |

CAM includes the following utilities: Gas, Electric, Water & Sewer

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 LL, Reimbursed by Tenant through CAM | Mid-American Energy | Yes | Yes |
| In-Suite Electricity | Paid by LL, Reimbursed by Tenant through CAM | Xcel Energy | Yes | Yes |
| In-Suite Water & Sewer | Paid by LL, Reimbursed by Tenant through CAM | City of Sioux Falls | Yes | Yes |
| In-Suite Trash | Paid by Tenant directly to Provider | Novak | No | Yes |
| Common Area Utilities | Paid by LL, Reimbursed 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



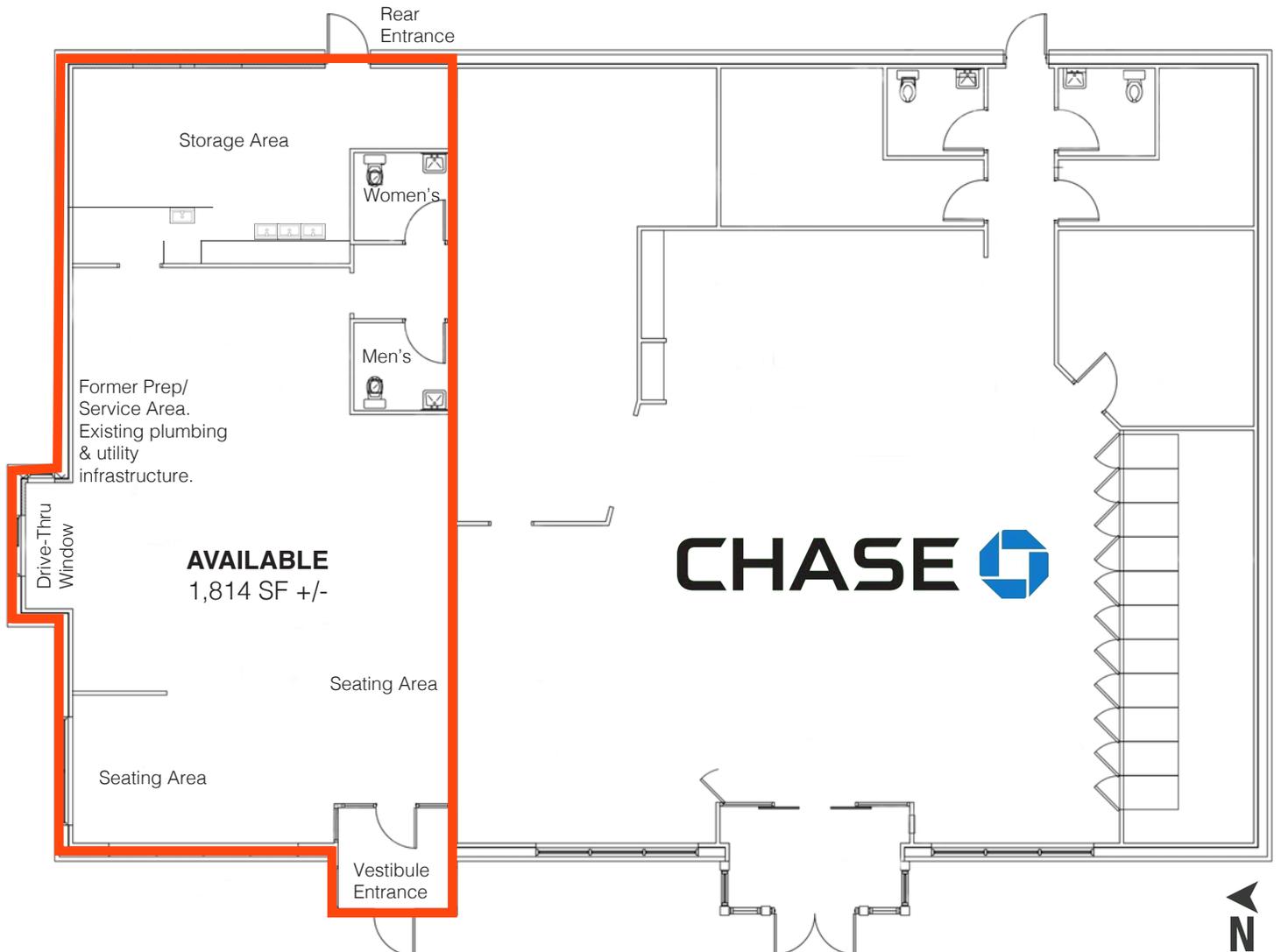
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FLOOR PLAN



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PARCEL & ACCESS



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AREA MAP



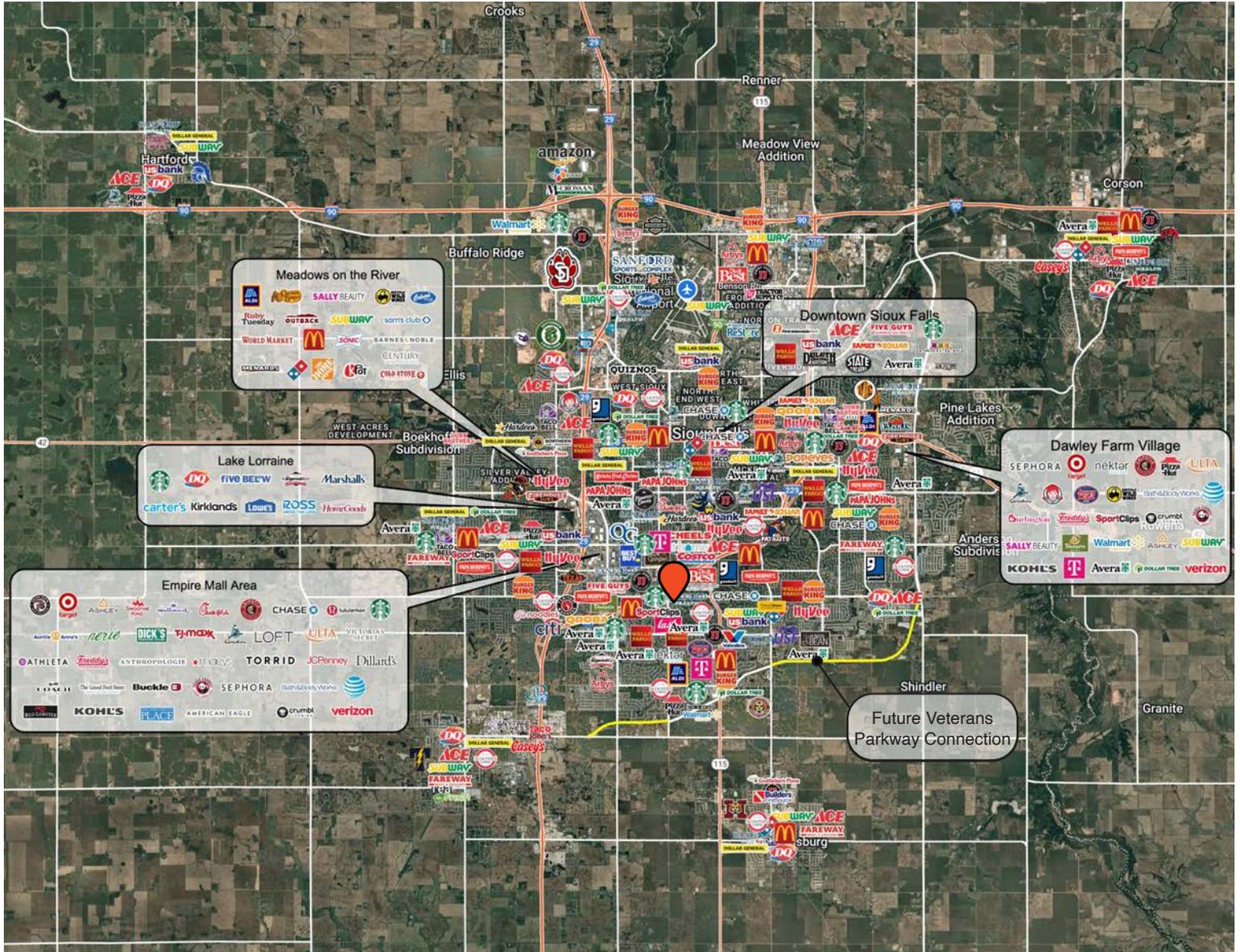
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

| Year | Sioux Falls | MSA |
|------|-------------|---------|
| 2025 | 224,676* | 314,596 |
| 2030 | 235,786 | 341,444 |

*Source: The City of Sioux Falls

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

1.8%

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

MARKET PROFILE

| | 1 mile | 3 miles | 5 miles |
|--|-----------|----------|----------|
| Population Summary | | | |
| 2010 Total Population | 4,673 | 63,781 | 144,096 |
| 2020 Total Population | 5,556 | 74,736 | 172,014 |
| 2020 Group Quarters | 139 | 1,908 | 4,655 |
| 2025 Total Population | 5,839 | 80,837 | 188,801 |
| 2025 Group Quarters | 142 | 1,918 | 4,664 |
| 2030 Total Population | 6,413 | 88,849 | 205,464 |
| 2024-2029 Annual Rate | 1.89% | 1.91% | 1.71% |
| 2025 Total Daytime Population | 11,274 | 100,475 | 202,937 |
| Workers | 8,377 | 63,626 | 119,956 |
| Residents | 2,897 | 36,849 | 82,981 |
| Household Summary | | | |
| 2010 Households | 1,899 | 26,516 | 58,223 |
| 2010 Average Household Size | 2.41 | 2.30 | 2.38 |
| 2020 Total Households | 2,282 | 31,511 | 70,443 |
| 2020 Average Household Size | 2.37 | 2.31 | 2.38 |
| 2025 Households | 2,364 | 34,070 | 77,672 |
| 2025 Average Household Size | 2.41 | 2.32 | 2.37 |
| 2030 Households | 2,574 | 37,392 | 84,766 |
| 2030 Average Household Size | 2.44 | 2.32 | 2.37 |
| 2024-2029 Annual Rate | 1.72% | 1.88% | 1.76% |
| 2010 Families | 1,123 | 15,591 | 35,192 |
| 2010 Average Family Size | 3.15 | 2.93 | 3.00 |
| 2025 Families | 1,310 | 19,202 | 44,844 |
| 2025 Average Family Size | 3.26 | 3.05 | 3.09 |
| 2030 Families | 1,428 | 20,947 | 48,545 |
| 2030 Average Family Size | 3.30 | 3.08 | 3.10 |
| 2024-2029 Annual Rate | 1.74% | 1.75% | 1.60% |
| 2025 Housing Units | 2,474 | 36,389 | 83,172 |
| Owner Occupied Housing Units | 55.4% | 54.7% | 54.8% |
| Renter Occupied Housing Units | 40.1% | 39.0% | 38.6% |
| Vacant Housing Units | 4.4% | 6.4% | 6.6% |
| 2025 Population 25+ by Educational Attainment | | | |
| Total | 4,231 | 54,890 | 126,431 |
| Less than 9th Grade | 0.8% | 1.3% | 1.9% |
| 9th - 12th Grade, No Diploma | 2.6% | 2.0% | 3.2% |
| High School Graduate | 15.3% | 17.3% | 19.5% |
| GED/Alternative Credential | 2.6% | 2.7% | 3.5% |
| Some College, No Degree | 14.3% | 18.5% | 19.0% |
| Associate Degree | 8.7% | 11.0% | 12.1% |
| Bachelor's Degree | 33.5% | 30.1% | 27.5% |
| Graduate/Professional Degree | 22.4% | 17.1% | 13.3% |
| Median Household Income | | | |
| 2025 | \$100,346 | \$80,709 | \$77,053 |
| 2030 | \$114,581 | \$93,952 | \$88,487 |
| Median Age | | | |
| 2010 | 41.7 | 34.9 | 33.9 |
| 2020 | 44.3 | 36.9 | 35.7 |
| 2025 | 44.6 | 37.8 | 36.7 |
| 2030 | 45.6 | 38.9 | 37.7 |
| 2025 Population by Sex | | | |
| Males | 2,829 | 39,392 | 94,627 |
| Females | 3,010 | 41,445 | 94,174 |
| 2030 Population by Sex | | | |
| Males | 3,088 | 43,155 | 102,427 |
| Females | 3,325 | 45,694 | 103,037 |
| Data for all businesses in area | | | |
| Total Businesses: | 800 | 4,157 | 8,153 |
| Total Employees: | 9,204 | 56,355 | 113,522 |