



MINNESOTA AVENUE RETAIL

RETAIL SPACE FOR LEASE



825 S Minnesota Ave,
Sioux Falls, SD 57104



1,145 SF +/-



\$2,800.00 / Month NNN
Est. NNN: \$5.60 / SF

LOCATION

Located blocks from Downtown Sioux Falls, along West 17th St and South Minnesota Ave. Minnesota Avenue continues to see significant public and private investment, including ongoing corridor reconstruction, infrastructure upgrades, improved lighting and streetscaping, and nearby development projects like the SDSU Metro Center and CorTrust Bank's new three-story branch.

DESCRIPTION

- Floor plan offers an open area, potential kitchen area, serving/bar area, and two single restrooms
- Availability is negotiable
- Surface parking lot
- Pylon signage available along Minnesota Avenue
- Area neighbors include Pita Pit, Advance Auto Parts, Sioux Falls Food Co-Op, Taco Bell, Subway, Gilberto's, and much more
- Near Sanford USD Medical Campus, which brings 2.1 million visits annually, featuring 545 beds and 4,000+ employees
- The City is reconstructing Minnesota Avenue from Russell Street to 18th Street South, transforming it into a vibrant corridor that better reflects the area's character
- Utilities: MidAmerican, City of Sioux Falls, & Excel Energy

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BUILDING COSTS

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

Size	Base Rent	2026 NNN Est.	Yearly Total Est.	Monthly Total Est.
1,145 SF	\$2,800 / Month NNN	\$5.60 / SF	\$40,017.60	\$3,334.80

PARCEL



Parcel boundaries are approximate and for visualization purposes only

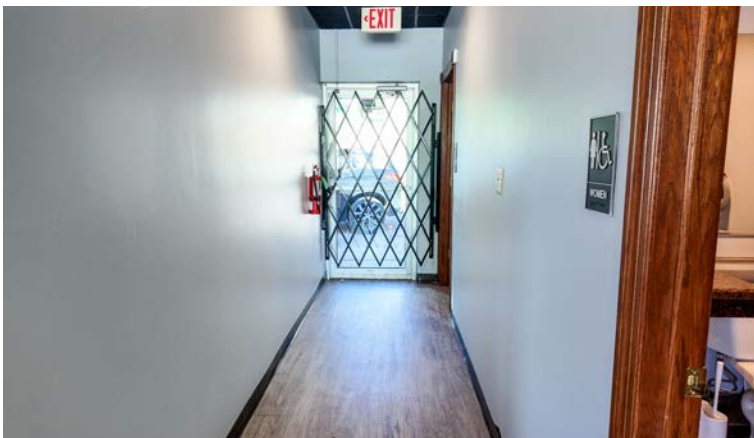
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



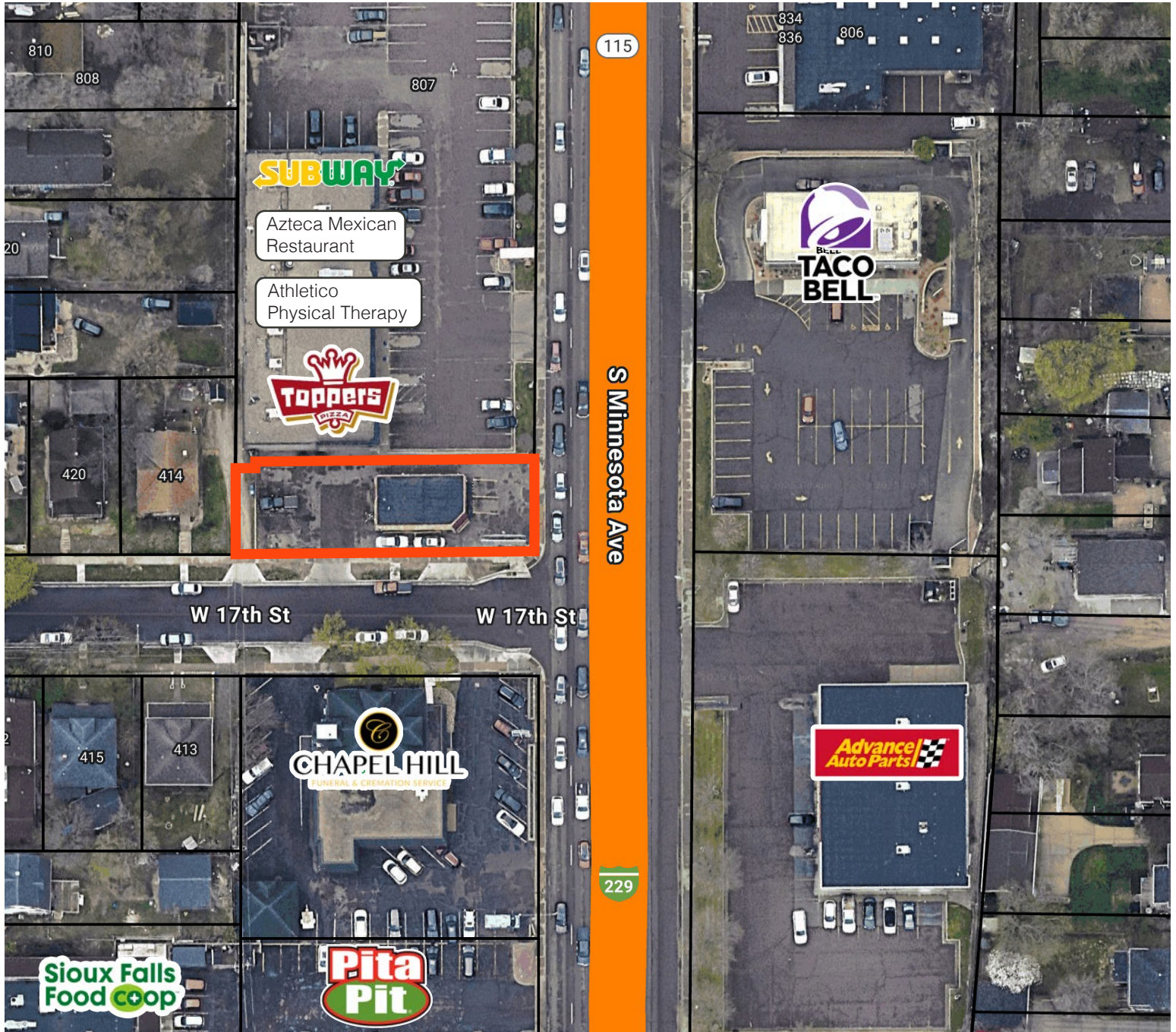
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SITE MAP



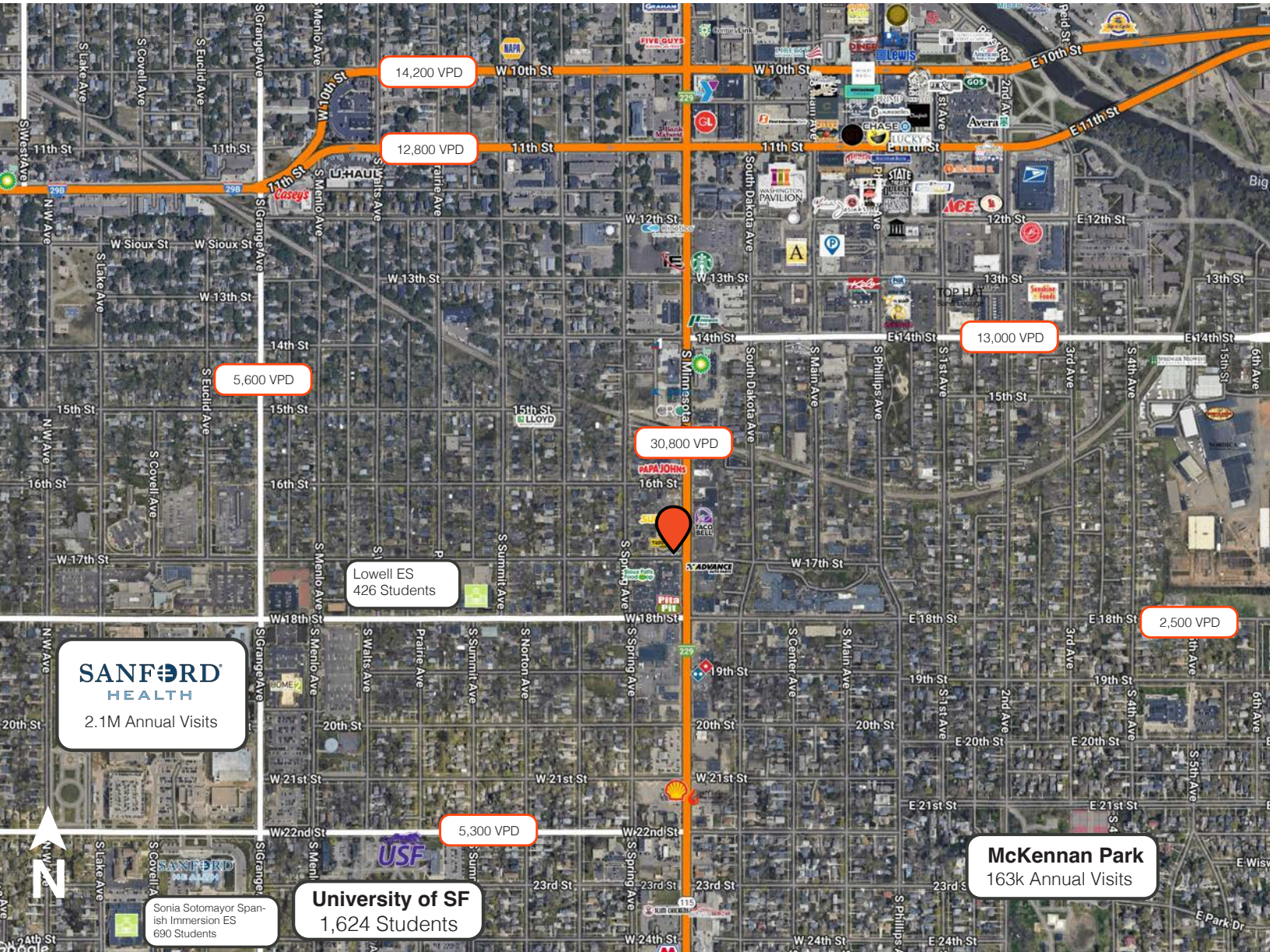
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AREA MAP



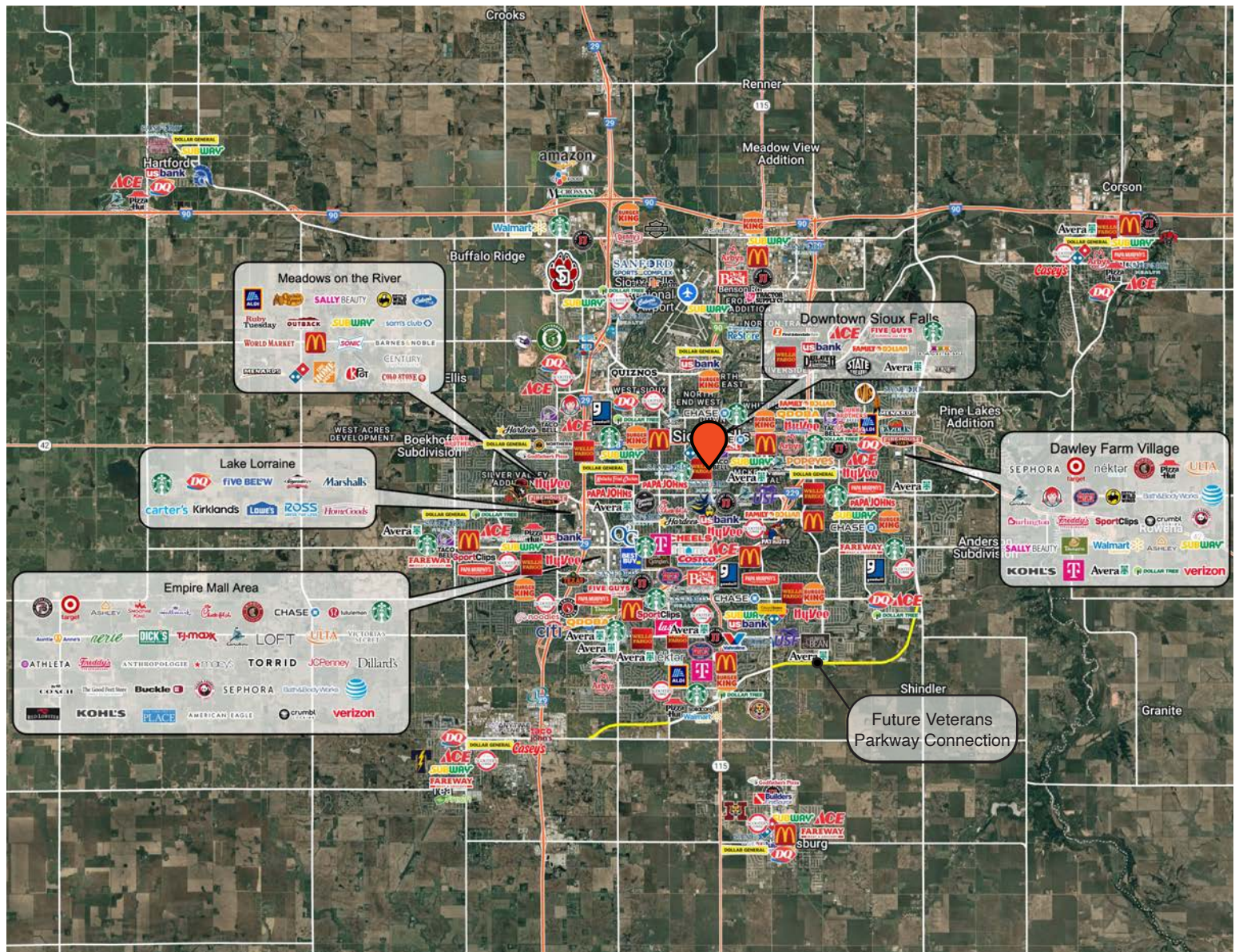
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CITY MAP



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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)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	17,069	80,378	149,644
2020 Total Population	16,897	81,897	179,694
2020 Group Quarters	956	3,962	4,863
2025 Total Population	17,804	86,069	198,890
2025 Group Quarters	964	3,972	4,875
2030 Total Population	18,816	90,240	216,493
2024-2029 Annual Rate	1.11%	0.95%	1.71%
2025 Total Daytime Population	41,883	124,496	226,587
Workers	34,769	87,421	138,794
Residents	7,114	37,075	87,793
Household Summary			
2010 Households	7,573	33,382	60,043
2010 Average Household Size	2.12	2.25	2.39
2020 Total Households	7,611	34,696	73,563
2020 Average Household Size	2.09	2.25	2.38
2025 Households	8,130	36,946	81,685
2025 Average Household Size	2.07	2.22	2.38
2030 Households	8,664	39,029	89,272
2030 Average Household Size	2.06	2.21	2.37
2024-2029 Annual Rate	1.28%	1.10%	1.79%
2010 Families	3,424	18,169	36,381
2010 Average Family Size	3.00	2.95	3.02
2025 Families	3,473	18,707	46,897
2025 Average Family Size	3.01	3.06	3.12
2030 Families	3,620	19,476	50,797
2030 Average Family Size	3.02	3.07	3.13
2024-2029 Annual Rate	0.83%	0.81%	1.61%
2025 Housing Units	9,121	39,778	87,572
Owner Occupied Housing Units	37.2%	48.5%	53.5%
Renter Occupied Housing Units	51.9%	44.4%	39.8%
Vacant Housing Units	10.9%	7.1%	6.7%
2025 Population 25+ by Educational Attainment			
Total	12,121	58,843	133,701
Less than 9th Grade	2.3%	2.7%	2.1%
9th - 12th Grade, No Diploma	2.8%	4.4%	3.5%
High School Graduate	20.1%	22.0%	19.8%
GED/Alternative Credential	4.2%	5.0%	3.7%
Some College, No Degree	18.4%	20.5%	19.0%
Associate Degree	11.1%	10.9%	11.6%
Bachelor's Degree	27.2%	23.0%	27.5%
Graduate/Professional Degree	14.0%	11.6%	12.8%
Median Household Income			
2025	\$61,713	\$64,348	\$76,061
2030	\$66,291	\$70,480	\$87,417
Median Age			
2010	31.9	34.6	34.2
2020	34.5	35.9	35.9
2025	36.4	37.1	36.7
2030	37.9	38.3	37.8
2025 Population by Sex			
Males	9,020	44,409	99,794
Females	8,784	41,660	99,096
2030 Population by Sex			
Males	9,474	46,264	108,089
Females	9,342	43,976	108,404
Data for all businesses in area			
Total Businesses:	1,933	5,499	8,894
Total Employees:	31,482	83,972	130,894

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