



BECKER MALL

RETAIL SPACE FOR LEASE



720 S. Sycamore Ave,
Sioux Falls, SD 57110



Suite: 965 SF +/-
Outdoor Space: 6,032 SF +/-



\$2,500 / Month
Gross + Utilities
TIA: negotiable

LOCATION

Positioned at the highly visible northeast corner of South Sycamore Avenue and 15th Street in eastern Sioux Falls, this property offers exceptional accessibility and convenience. Veterans Parkway is just one mile away, with Interstate-229 approximately 1.3 miles from the site, offering seamless connectivity throughout the MSA. The surrounding area features a strong mix of national and local retailers, creating a vibrant commercial corridor with excellent traffic and customer draw.

DESCRIPTION

- Functional endcap layout featuring an open floorplan, 2 restrooms, and storage area
- Secure fenced outdoor space ideal for play areas, outdoor sales, or additional storage
- Prominent pylon and building signage opportunities for maximum visibility
- Convenient front and rear entrances for customer and employee access
- Ample parking, including 13 front-facing parking stalls for clients and dedicated rear parking for staff
- Available for occupancy June 1, 2026
- Established co-tenants include a hair salon and barber shop, driving consistent traffic
- Situated just a half mile west of popular Frank Olson Park
- Surrounded by strong neighboring businesses including Casey's, B&G Milkyway, Vern Eide Mitsubishi, Dairy Queen, Juice Stop, Aldi, Ace Hardware, and much more
- Ideal setting for a daycare/preschool, nail salon, professional services (accounting, legal, or similar uses)

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BUILDING COSTS

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

Suite Size	Outdoor Space Size	Base Rent	Yearly Total Est.	TIA
965 SF +/-	6,032 SF +/-	\$2,500 / Month Gross + Utilities	\$30,000 Gross + Utilities	Negotiable

UTILITY INFORMATION

Utility	Paid By	Provider	Separately Metered
Gas	Paid by LL directly to Provider	Mid-American Energy	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	No
Trash	Paid by Tenant directly to Provider	Novak	No
Phone/Cable/ Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	N/A

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INTERIOR PHOTOS



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AERIAL PHOTO



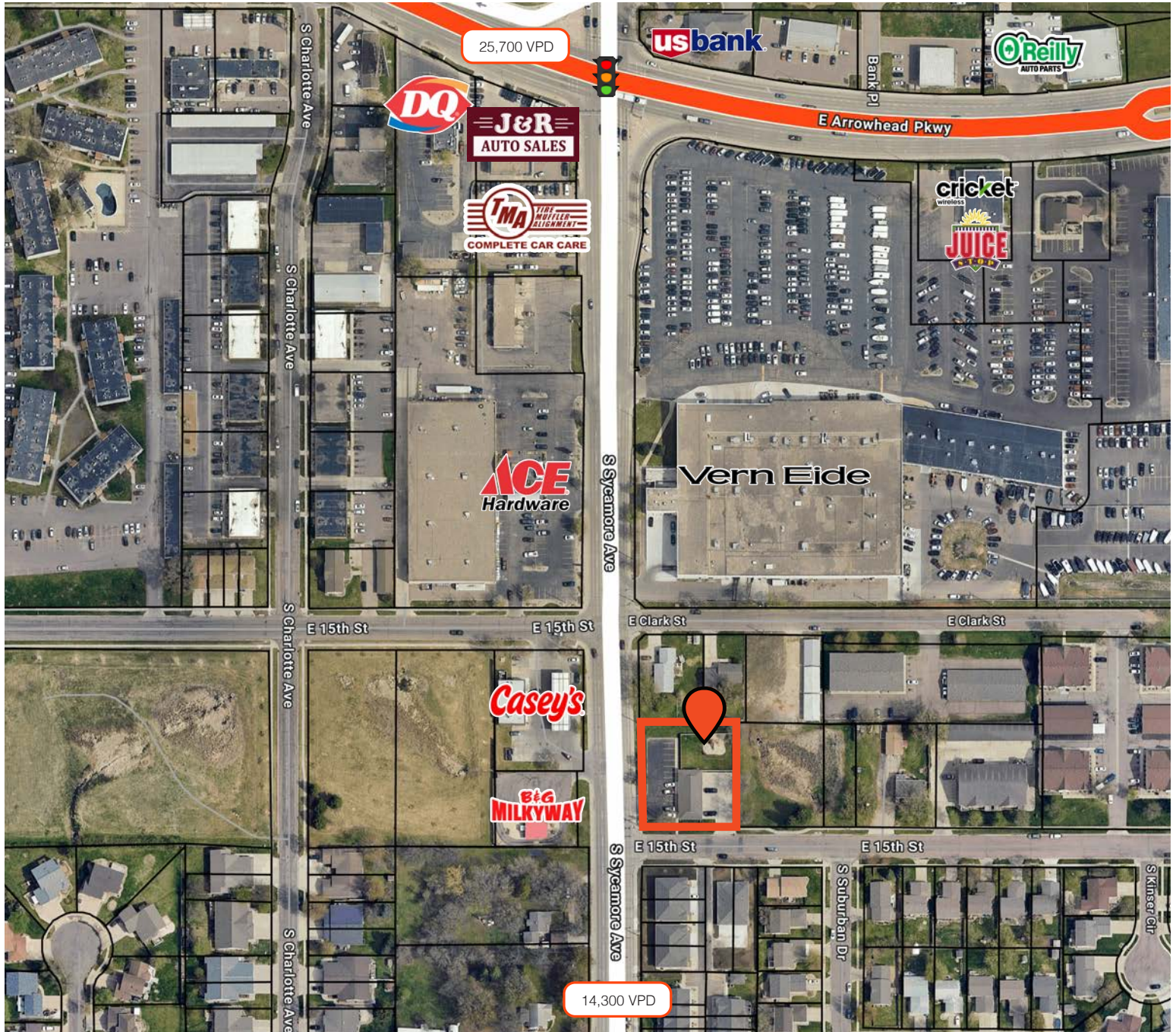
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EXTERIOR PHOTOS



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SITE 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.

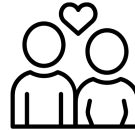
FAST FACTS



#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	12,783	57,671	105,451
2020 Total Population	14,469	69,414	124,300
2020 Group Quarters	170	1,011	4,125
2025 Total Population	15,548	76,990	137,275
2025 Group Quarters	171	994	4,134
2030 Total Population	16,431	82,520	148,602
2024-2029 Annual Rate	1.11%	1.40%	1.60%
2025 Total Daytime Population	12,694	80,152	160,351
Workers	5,899	46,006	99,702
Residents	6,795	34,146	60,649
Household Summary			
2010 Households	4,907	22,956	41,813
2010 Average Household Size	2.58	2.46	2.39
2020 Total Households	5,614	27,836	50,748
2020 Average Household Size	2.55	2.46	2.37
2025 Households	6,024	30,967	56,434
2025 Average Household Size	2.55	2.45	2.36
2030 Households	6,401	33,394	61,433
2030 Average Household Size	2.54	2.44	2.35
2024-2029 Annual Rate	1.22%	1.52%	1.71%
2010 Families	3,156	14,548	25,424
2010 Average Family Size	3.17	3.07	3.02
2025 Families	3,471	18,540	32,416
2025 Average Family Size	3.30	3.17	3.09
2030 Families	3,647	19,748	34,963
2030 Average Family Size	3.30	3.18	3.09
2024-2029 Annual Rate	0.99%	1.27%	1.52%
2025 Housing Units	6,437	33,751	61,151
Owner Occupied Housing Units	52.5%	55.3%	54.0%
Renter Occupied Housing Units	41.1%	36.4%	38.3%
Vacant Housing Units	6.4%	8.2%	7.7%
2025 Population 25+ by Educational Attainment			
Total	10,195	51,329	93,010
Less than 9th Grade	4.6%	3.0%	2.4%
9th - 12th Grade, No Diploma	3.7%	3.0%	3.3%
High School Graduate	29.7%	20.6%	20.1%
GED/Alternative Credential	3.7%	3.5%	4.0%
Some College, No Degree	22.2%	18.2%	18.7%
Associate Degree	12.5%	10.8%	10.6%
Bachelor's Degree	17.0%	28.3%	27.3%
Graduate/Professional Degree	6.6%	12.6%	13.7%
Median Household Income			
2025	\$64,495	\$77,509	\$75,364
2030	\$75,150	\$89,079	\$86,878
Median Age			
2010	33.9	36.4	35.3
2020	34.6	36.1	36.5
2025	35.4	36.9	37.3
2030	36.4	37.7	38.3
2025 Population by Sex			
Males	7,860	38,702	69,557
Females	7,688	38,288	67,718
2030 Population by Sex			
Males	8,310	41,354	74,898
Females	8,122	41,166	73,704
Data for all businesses in area			
Total Businesses:	429	2,884	6,423
Total Employees:	5,431	43,324	96,604