

EMPIRE PLACE

retail capital of the dakotas



FOR LEASE

**RETAIL
STOREFRONT**

4125 W. 41st Street, Sioux Falls, SD

 **LLOYD**

QUICK FACTS

EMPIRE PLACE



- **Address:**
4125 W. 41st Street, Sioux Falls, SD 57106
- **Lease Rate:**
\$26.00 / SF NNN
- **Est NNN:**
\$9.88 / SF
- **Suite Size:**
4,071 SF +/-
- **Floor Plan:**
Open retail showroom with a storage room and a single restroom
- **Shared Site Size:**
6.80 Acres +/-
- **Parking:**
157 shared surface parking stalls
- **Signage:**
Building, window, and monument
- **Zoning:**
C-4
- **Year Built:**
2022

HIGHLIGHTS

- **Development co-tenants:** Chipotle Mexican Grill, Chick-fil-A, Chase Bank, Face Foundrie, Smoothie King, Drybar, Nautical Bowls, Pizzashop, Hallmark, Flyboy Donuts, Rocket Fizz, & Taichi Bubble Tea
- **Area economic drivers:** The Empire Mall, Target, Barnes & Noble, Sam's Club, Walmart, 7 Brew Coffee, The District, Crunch Fitness
- **Supportive area demographics:** 105,788 daytime population and 42,538 housing units within a 3-mile radius
- **Traffic counts:** 49,100 VPD along Louise Avenue/27,400 VPD along 41st Street
- **Multiple access points** off 41st Street and Louise Avenue

ABOUT THE DEVELOPMENT

EMPIRE PLACE

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The Empire Place development broke ground in 2020 to build upon the high success and momentum of the Empire Mall, South Dakota's most visited (7.8M annual visits) and profitable shopping mall. Its positioning less than a mile off I-29, near the intersection of Louise Avenue and W. 41st Street, boasts the highest traffic count(s) in all of South Dakota. The strategic positioning off the interstate ensures that both local residents and travelers from outside the trade area can easily access Empire Place.


2.5M
Annual Visits*


3.81x
Frequency*

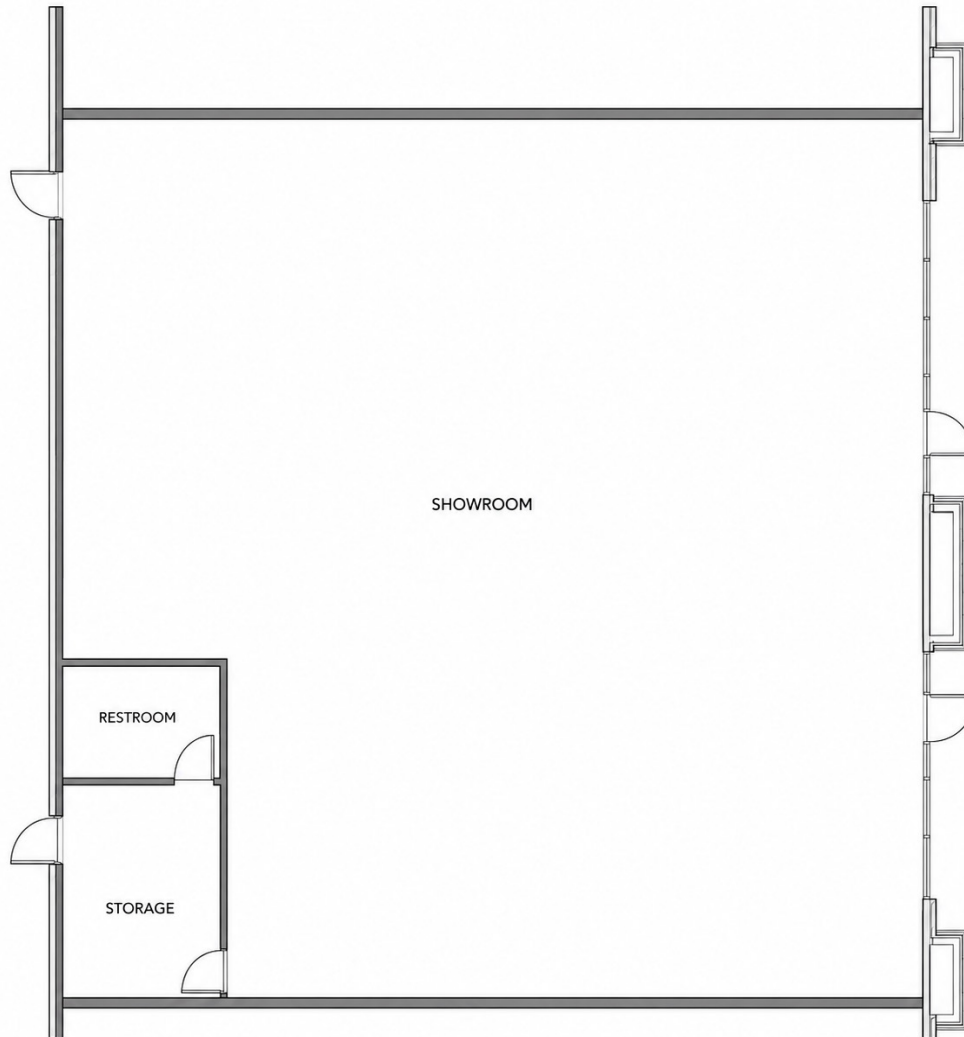

21 Min.
Avg. Dwell Time*



*based on data from 06/01/2025 - 06/01/2026

FLOOR PLAN & BUILDING COSTS

EMPIRE PLACE



Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4,071 SF +/-	\$26.00/SF NNN	\$9.88/SF	\$35.88/SF	\$146,067.48	\$12,172.29

2026 ESTIMATED NNN INFORMATION

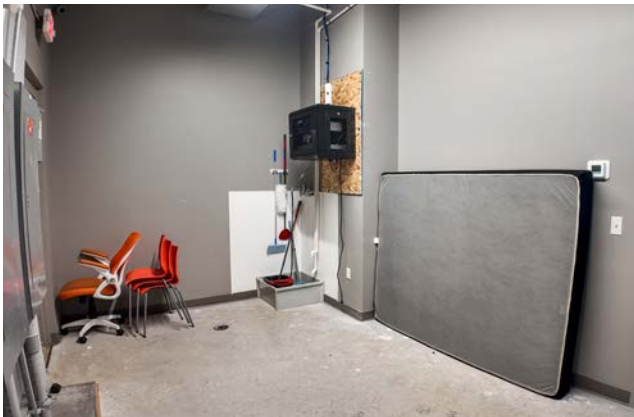
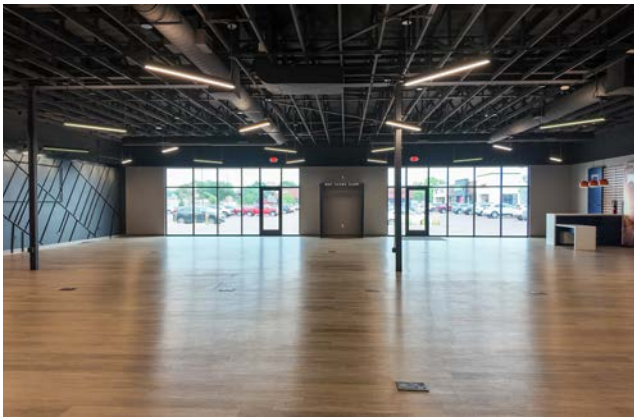
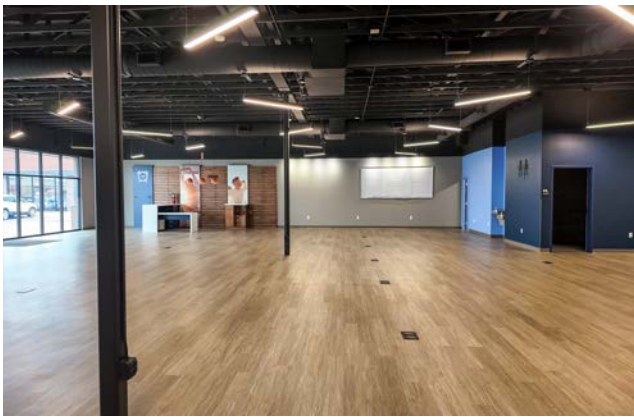
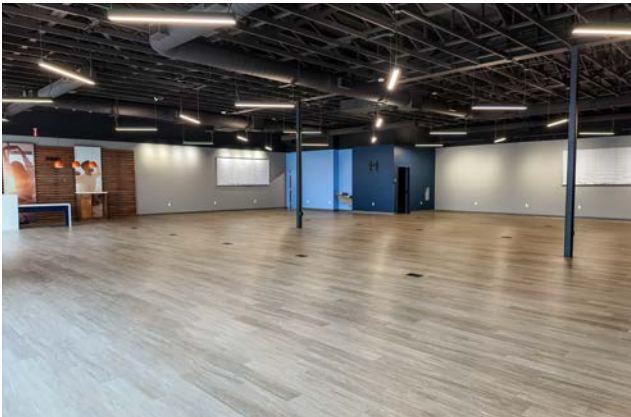
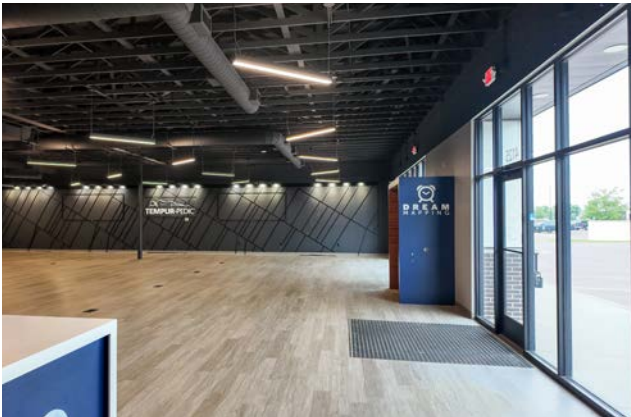
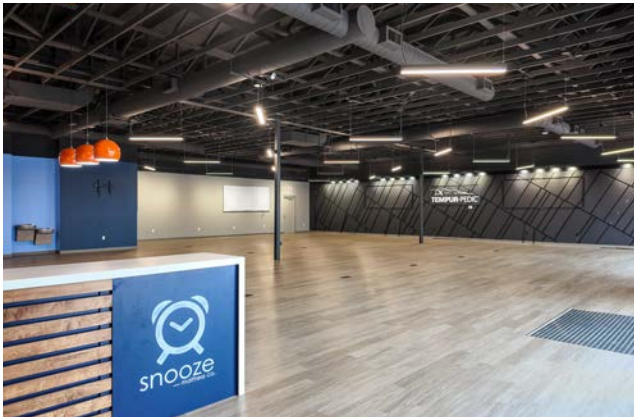
NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.66*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.72*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$6.50*
Total	-	\$9.88
CAM includes the following utilities: Water & Sewer, Trash		

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 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

INTERIOR PHOTOS



EXTERIOR PHOTOS

EMPIRE PLACE

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W. EMPIRE PL

W. EMPIRE PL

34,000 VPD

41ST STREET

W. EMPIRE PL























Available

















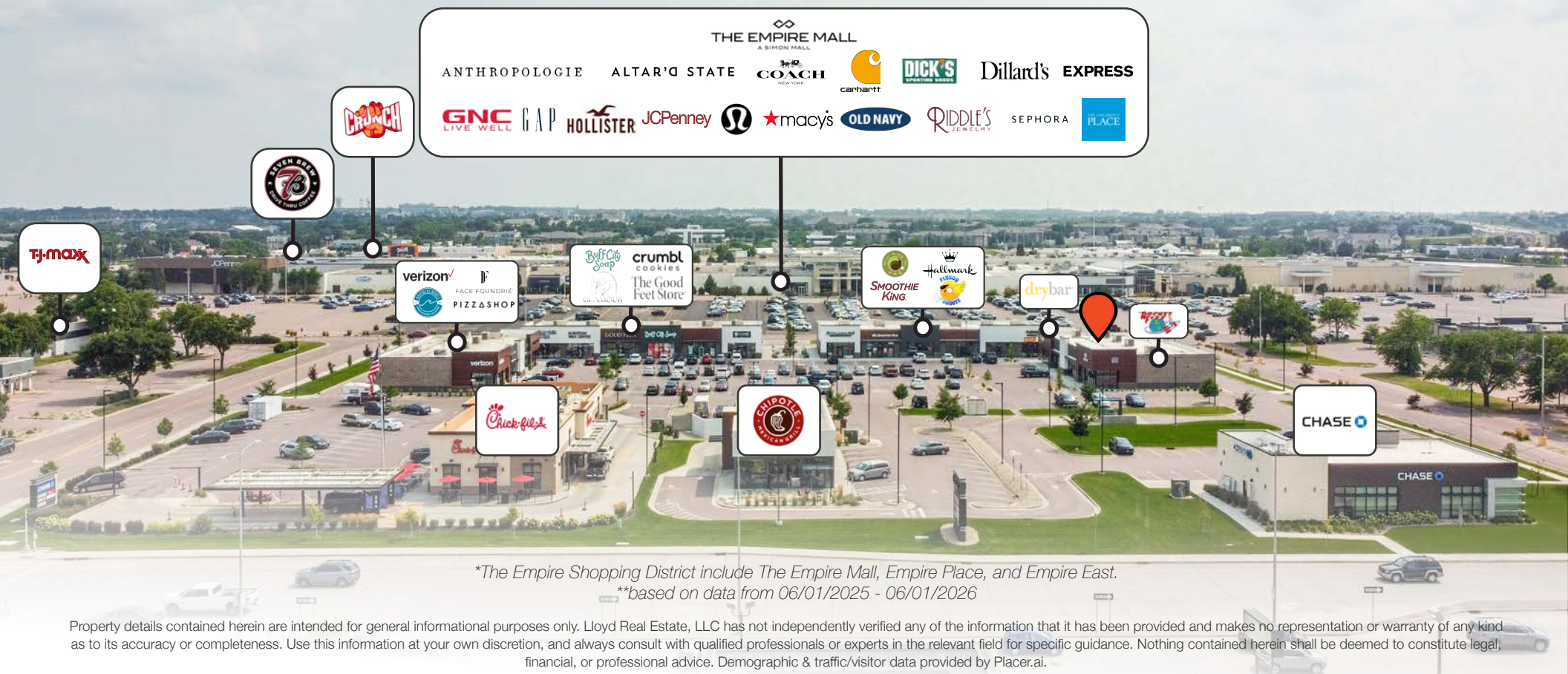
THE EMPIRE MALL SHOPPING DISTRICT*

Empire Place is positioned directly adjacent to The Empire Mall, South Dakota's only super-regional shopping destination and the largest retail center in the state. Located within the broader Empire Shopping District, the property benefits from a highly active retail environment that draws shoppers from Sioux Falls and across the region, including northwest Iowa and southwest Minnesota. The surrounding tenant mix includes major national traffic drivers such as Target, Kohl's, Sephora, Ulta Beauty, Chick-fil-A, TJ Maxx, Dillard's, Dick's Sporting Goods, Macy's, JCPenney, Crunch Fitness, 7 Brew, and more, with the new Raising Cane's location currently under construction directly across from the site. With continued investment, strong regional draw, and new-to-market additions reinforcing the area's momentum, Empire Place offers a premier location within Sioux Falls' most established and recognizable retail corridor.


14.8M
Annual Visits*


2.5M
Annual Visitors*


41 Min.
Average Dwell Time*



*The Empire Shopping District include The Empire Mall, Empire Place, and Empire East.

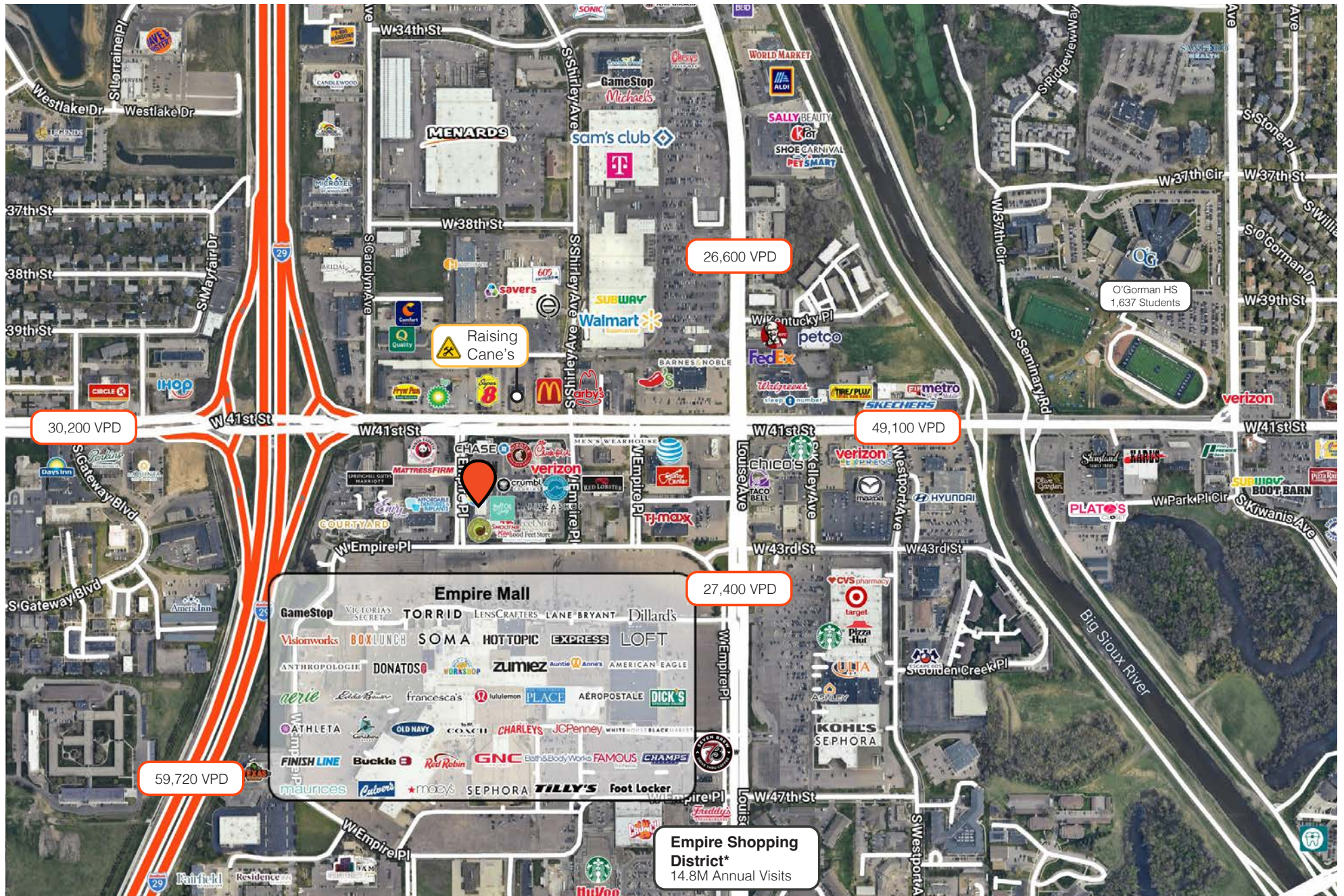
**based on data from 06/01/2025 - 06/01/2026

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2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,633	95,509	177,053	314,596
Projected Population (2030)	10,089	102,804	192,420	341,444
Daytime Population	20,078	105,788	199,404	314,319
Median Age	40.8	36.8	36.7	36.9
Area Households	5,308	39,987	72,916	124,541
Median Household Income	\$50.2k	\$76.3k	\$77.3k	\$83.1k
Median Home Value	\$240k	\$302k	\$317k	\$328k

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

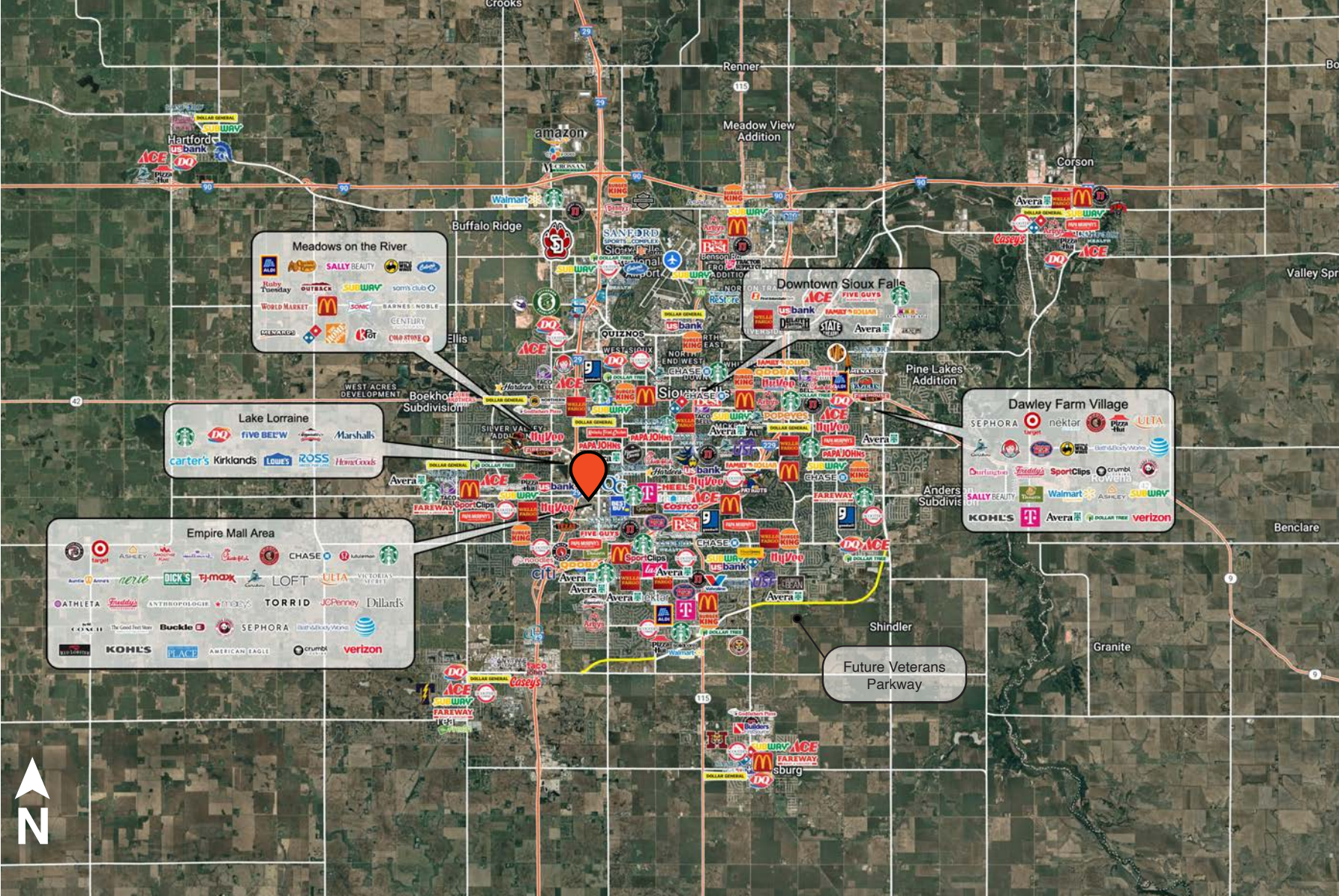


*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

SIOUX FALLS MAP

EMPIRE PLACE

LLOYD



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)



#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

FOR LEASE

EMPIRE PLACE

4125 W. 41st Street



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

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