



206/208 N. FAIRFAX AVENUE

FLEX SPACE FOR LEASE



206/208 N. Fairfax Avenue,
Sioux Falls, SD 57103



5,394 SF +/-



\$6,000.00 / Month NNN
Estimated NNN: \$1.98 / SF

LOCATION

Located just east of downtown Sioux Falls, near the 8th & Fairfax corridor with direct access to nearby downtown amenities, Cliff Avenue, and 10th Street. The property is minutes from Falls Park, Jacobson Plaza, The Steel District, and Cherapa Place, placing it near the city's most active redevelopment sites. Its location offers strong connectivity across the Sioux Falls metro while keeping it close to downtown employers, restaurants, and services.

DESCRIPTION

- Floor plan offers large open flex space (subdividable)
- LL to deliver the space with flooring and restrooms installed
- Two glass overhead doors provide functional access and natural light, including one dock-height door and one drive-in door
- Historic building with an exposed barrel ceiling, wood roof decking, steel truss work, exposed brick, and original wood plank floors
- On-street parking available
- Available now
- Gas available on patio for firepits
- Neighboring amenities include Daylily Coffee, In Flower, Nikki's Burrito Express, Tortilleria Hernandez, Dakota Auto Parts, and just down the road from Roots of Brazil, R Wine Bar, Queen City Bakery, CRAVE, etc.
- Daytime population of 27,269 within a 1-mile radius

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BUILDING COSTS

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

Size	Base Rent	2026 NNN Est.	Monthly Total Est.	Yearly Total Est.
5,394 SF +/-	\$6,000.00 / Month NNN	\$1.98/SF	\$6,890.11	\$82,680.12

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$0.58*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.11*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$0.29*
Total	-	\$1.98

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

Subject to change and will be further defined in the lease.

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
In- Suite Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	Yes	No	New natural gas systems
In-Suite Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	Yes	No	800 AMP panel
In-Suite Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	
In-Suite Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No	
In-Suite Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A	

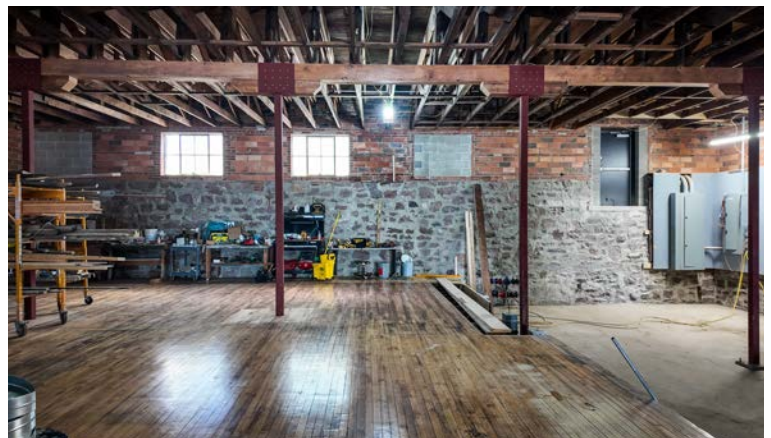
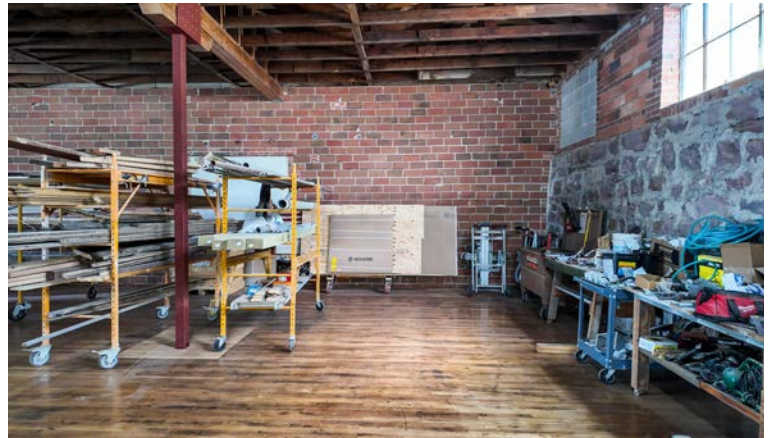
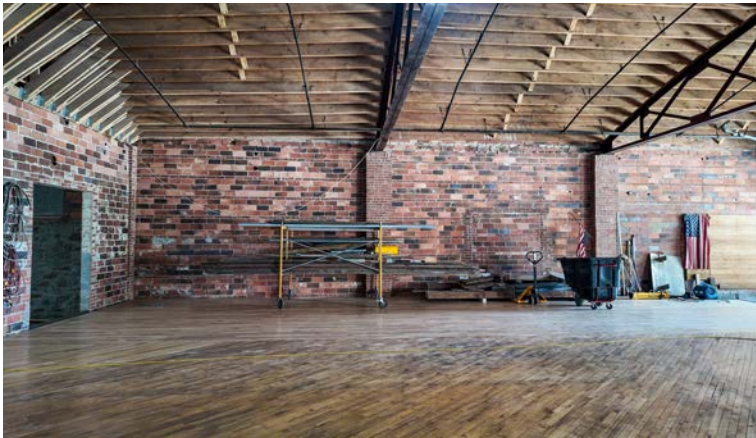
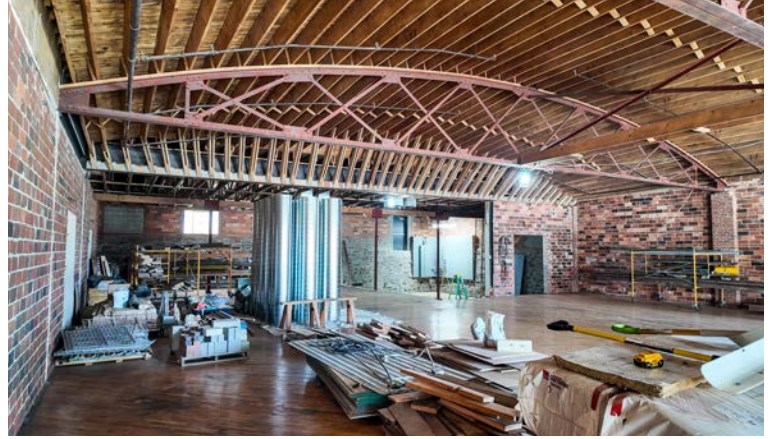
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



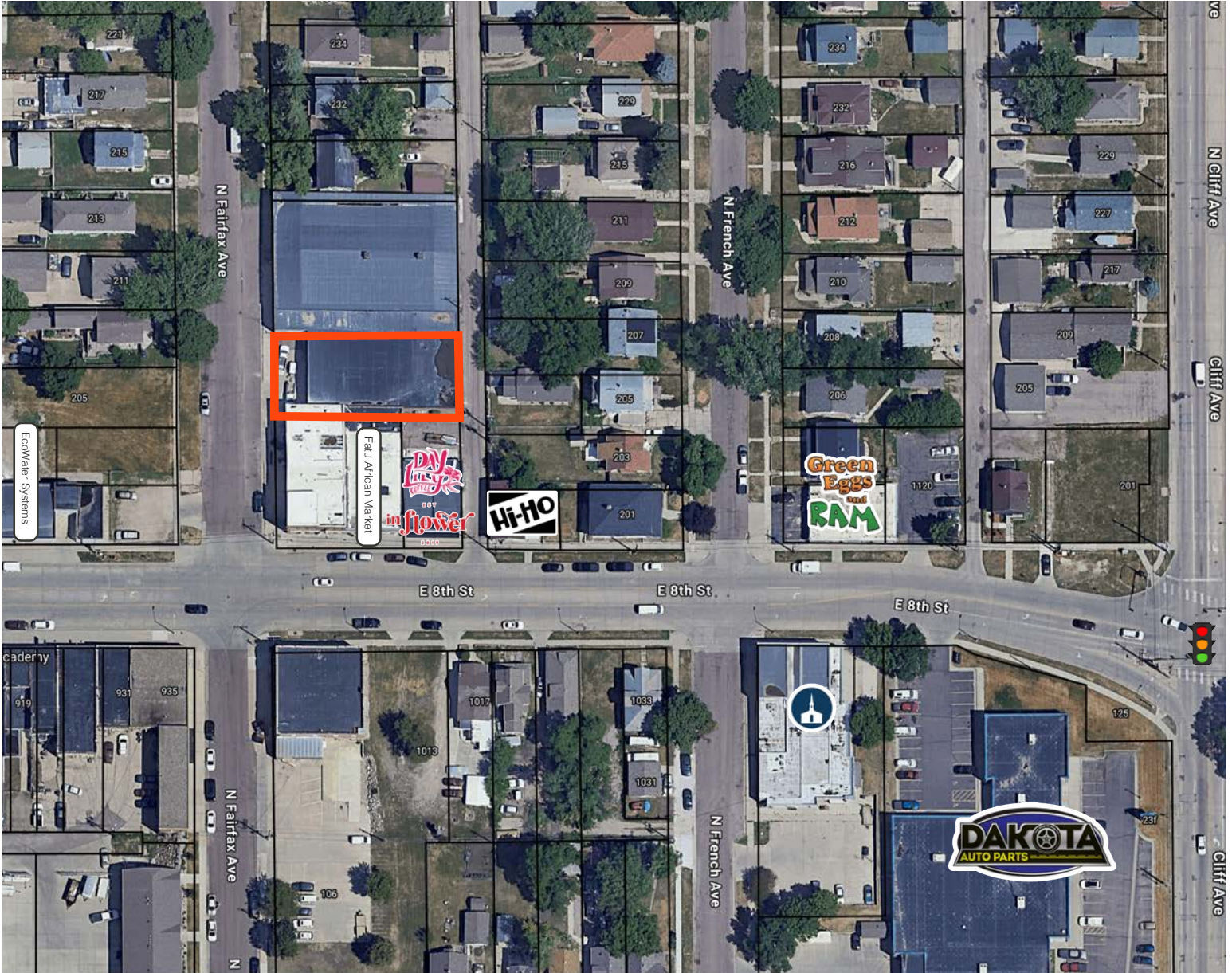
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SITE MAP



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AREA MAP



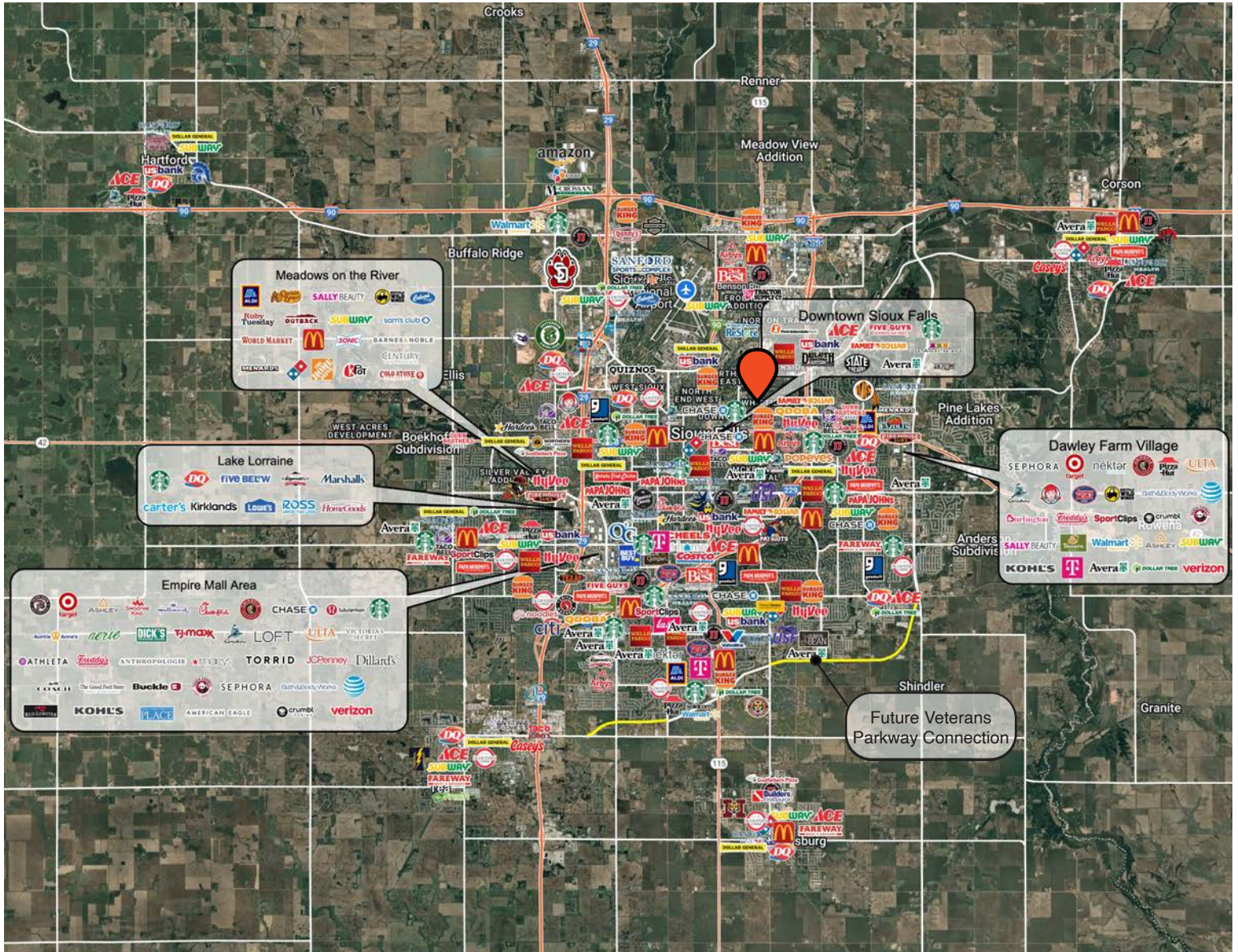
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CITY MAP



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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	11,988	79,459	129,892
2020 Total Population	12,617	81,562	153,189
2020 Group Quarters	503	3,829	4,823
2026 Total Population	14,054	85,144	169,922
2026 Group Quarters	513	3,852	4,851
2031 Total Population	15,355	90,070	184,211
2024-2029 Annual Rate	1.79%	1.13%	1.63%
2026 Total Daytime Population	27,269	116,012	207,383
Workers	21,361	79,717	133,988
Residents	5,908	36,295	73,395
Household Summary			
2010 Households	5,325	31,863	52,812
2010 Average Household Size	2.08	2.33	2.35
2020 Total Households	5,968	33,412	63,757
2020 Average Household Size	2.03	2.33	2.33
2026 Households	6,729	35,679	71,910
2026 Average Household Size	2.01	2.28	2.30
2031 Households	7,458	38,170	78,869
2031 Average Household Size	1.99	2.26	2.27
2024-2029 Annual Rate	2.08%	1.36%	1.86%
2010 Families	2,463	18,132	31,037
2010 Average Family Size	2.97	3.00	2.99
2026 Families	2,853	18,996	40,154
2026 Average Family Size	2.98	3.07	3.06
2031 Families	3,128	20,137	43,714
2031 Average Family Size	2.96	3.06	3.04
2024-2029 Annual Rate	1.86%	1.17%	1.71%
2026 Housing Units	7,598	39,156	78,915
Owner Occupied Housing Units	34.7%	50.0%	49.6%
Renter Occupied Housing Units	53.8%	41.2%	41.5%
Vacant Housing Units	11.4%	8.9%	8.9%
2026 Population 25+ by Educational Attainment			
Total	10,007	57,719	115,709
Less than 9th Grade	2.0%	2.5%	1.8%
9th - 12th Grade, No Diploma	7.1%	5.0%	4.0%
High School Graduate	26.5%	23.6%	20.5%
GED/Alternative Credential	6.2%	4.6%	3.6%
Some College, No Degree	14.1%	16.6%	15.9%
Associate Degree	11.7%	13.0%	13.1%
Bachelor's Degree	23.6%	23.2%	27.7%
Graduate/Professional Degree	8.7%	11.5%	13.4%
Median Household Income			
2026	\$62,235	\$67,838	\$76,054
2031	\$68,322	\$76,963	\$88,854
Median Age			
2010	35.4	34.2	34.9
2020	36.6	35.8	36.3
2026	38.0	37.1	37.1
2031	39.5	38.2	38.3
2026 Population by Sex			
Males	7,383	44,095	85,615
Females	6,671	41,049	84,307
2031 Population by Sex			
Males	7,970	46,312	92,364
Females	7,385	43,758	91,847

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