



1904 S MINNESOTA AVE

RETAIL SUITE FOR LEASE



1904 S. Minnesota Ave,
Sioux Falls, SD 57105



1,376 SF +/-



\$20.00 / SF NNN
Estimated NNN: \$6.56 / SF

LOCATION

Located just south of the high-traffic intersection of 26th Street and Minnesota Avenue, this retail suite sits in a well-established strip alongside national co-tenants. Minnesota Avenue is a key north-south corridor connecting Downtown Sioux Falls to major roads like 41st Street, Interstate-29, and Interstate-229.

DESCRIPTION

- Endcap floor plan offers an efficient QSR layout featuring a customer ordering/ service counter, open food-prep area, dining area, back-of-house space with a utility sink and dry storage, restrooms, plus a built-in freezer and cooler
- Available April 1, 2027
- Existing tenant branding to be removed
- Pylon and building signage opportunities
- 24 shared surface parking stalls
- Co-tenants include Wingstop and Loffler Companies
- Neighboring tenants include Wells Fargo, Walgreens, Pizza Cheeks, Caribou Coffee, Slim Chickens, O'Reilly Auto Parts, and more
- Traffic counts along Minnesota Avenue draw an impressive 30,800 VPD
- Near multiple elementary and middle schools, as well as Augustana University (1,624 students) and The University of Sioux Falls (2,390 students)

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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.
1,376 SF +/-	\$20.00/SF NNN	\$6.56/SF	\$26.56/SF	\$36,546.56	\$3,045.55



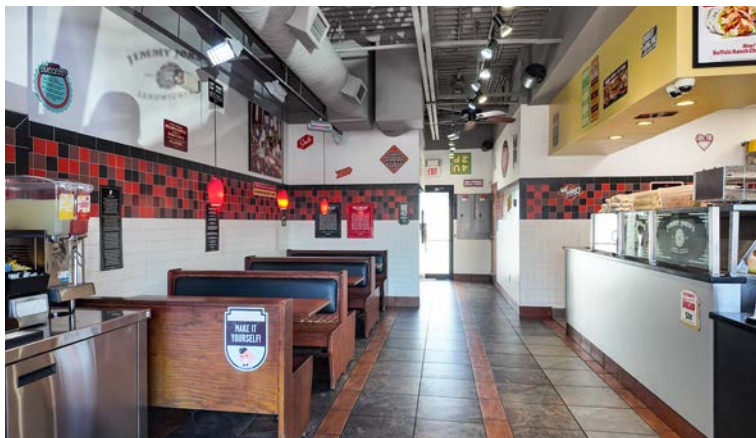
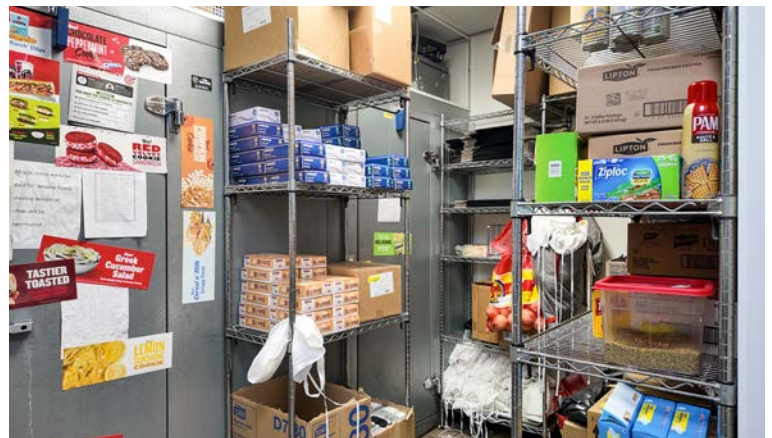
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INTERIOR PHOTOS



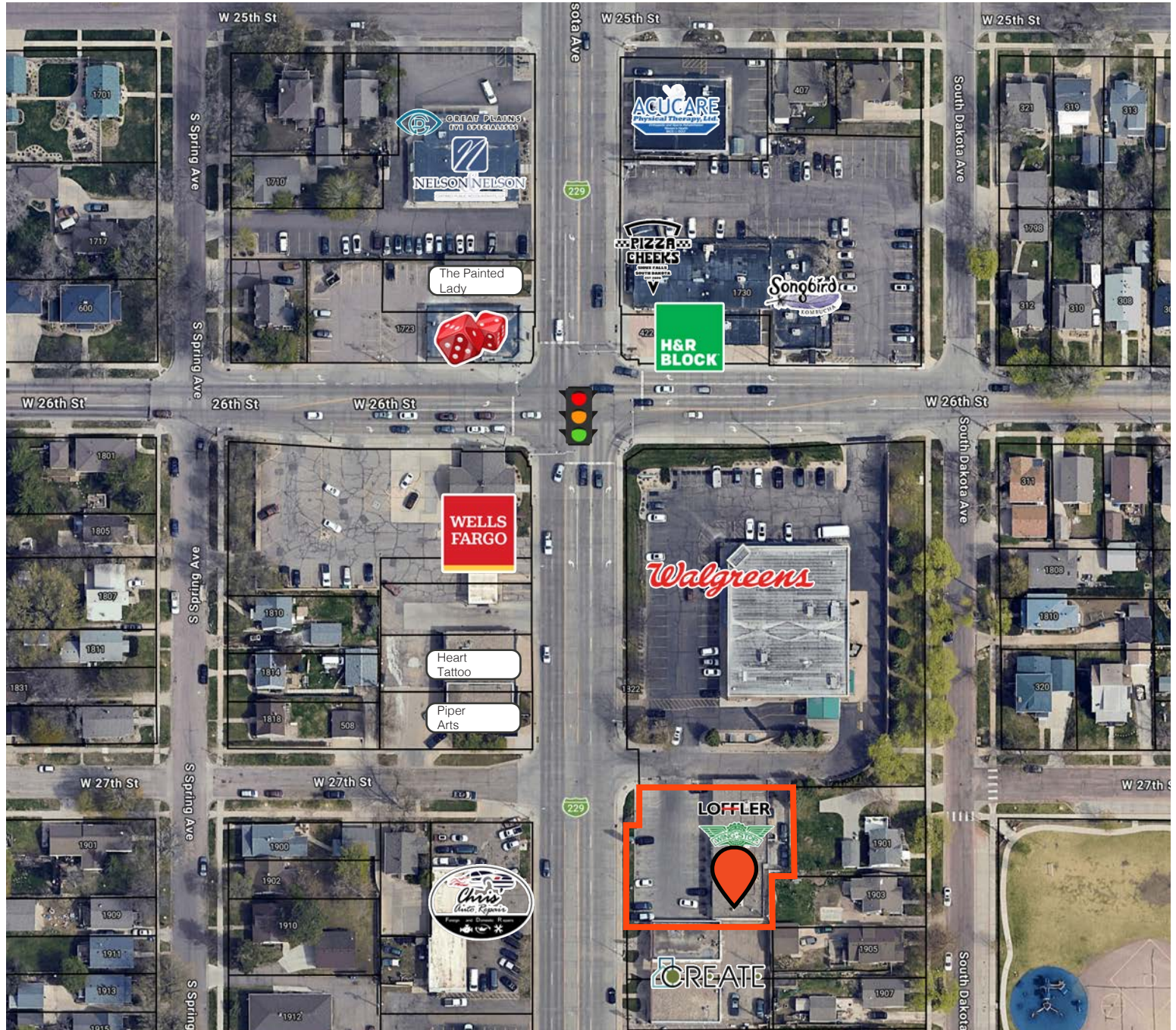
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SITE MAP



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NEIGHBORING TENANTS



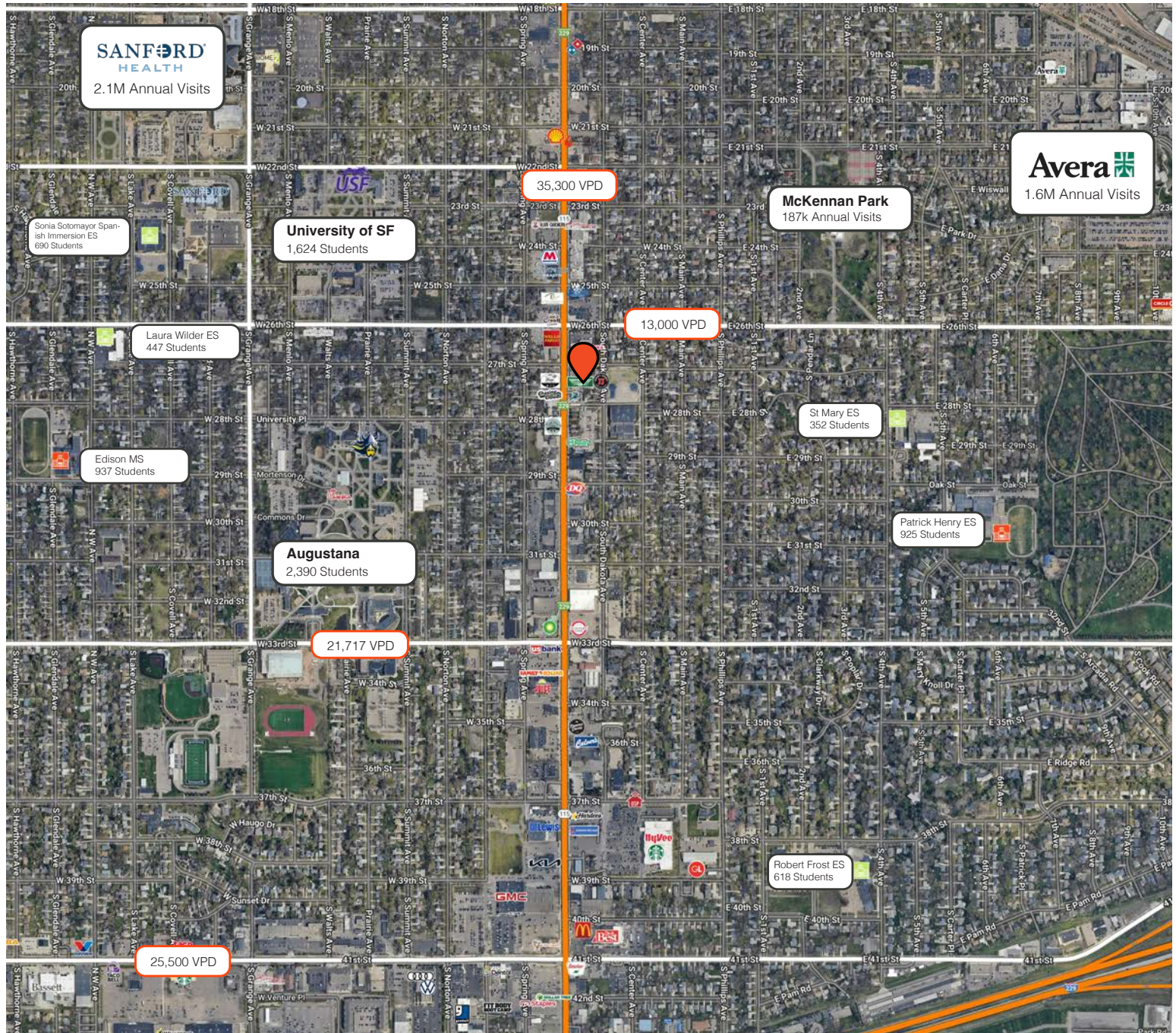
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AREA MAP



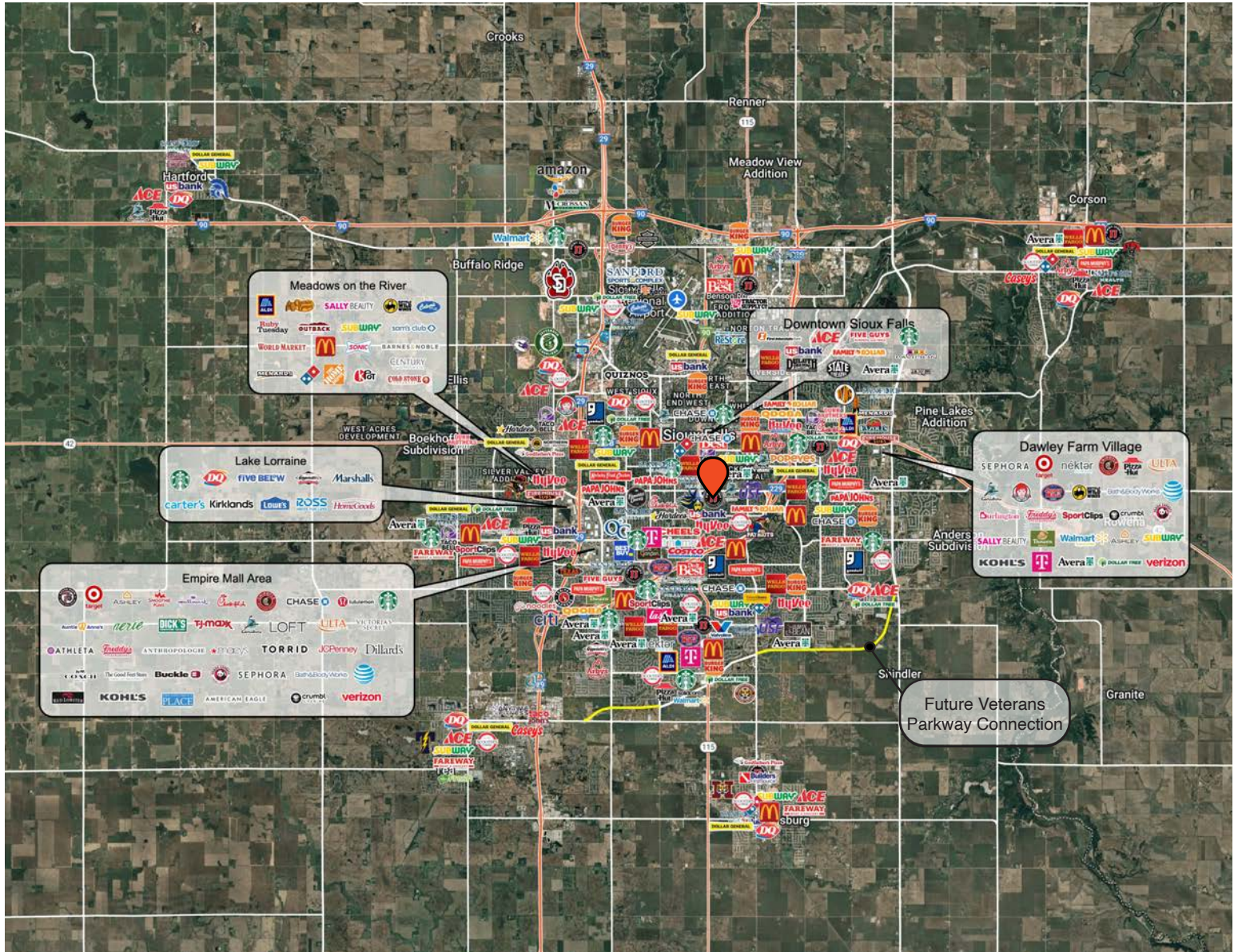
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CITY MAP



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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	15,788	89,371	151,922
2020 Total Population	14,438	92,095	183,434
2020 Group Quarters	979	4,230	4,872
2026 Total Population	14,520	95,083	201,881
2026 Group Quarters	980	4,258	4,899
2031 Total Population	15,159	101,146	219,764
2024-2029 Annual Rate	0.87%	1.24%	1.71%
2026 Total Daytime Population	28,597	134,508	224,085
Workers	22,559	93,593	138,334
Residents	6,038	40,915	85,751
Household Summary			
2010 Households	6,242	37,356	60,935
2010 Average Household Size	2.25	2.25	2.39
2020 Total Households	5,982	39,385	74,871
2020 Average Household Size	2.25	2.23	2.38
2026 Households	6,242	41,623	83,720
2026 Average Household Size	2.17	2.18	2.35
2031 Households	6,578	44,774	92,039
2031 Average Household Size	2.16	2.16	2.33
2024-2029 Annual Rate	1.05%	1.47%	1.91%
2010 Families	3,210	20,503	37,006
2010 Average Family Size	2.96	2.94	3.02
2026 Families	3,030	21,293	48,402
2026 Average Family Size	2.91	3.00	3.07
2031 Families	3,161	22,702	52,865
2031 Average Family Size	2.90	2.99	3.06
2024-2029 Annual Rate	0.85%	1.29%	1.78%
2026 Housing Units	7,057	45,545	90,956
Owner Occupied Housing Units	46.7%	47.2%	52.2%
Renter Occupied Housing Units	41.7%	44.2%	39.8%
Vacant Housing Units	11.5%	8.6%	8.0%
2026 Population 25+ by Educational Attainment			
Total	9,477	65,687	135,788
Less than 9th Grade	0.9%	1.7%	1.6%
9th - 12th Grade, No Diploma	2.5%	4.4%	3.7%
High School Graduate	14.4%	21.3%	20.0%
GED/Alternative Credential	3.1%	4.2%	3.3%
Some College, No Degree	15.2%	16.8%	16.1%
Associate Degree	12.6%	12.6%	13.5%
Bachelor's Degree	30.6%	25.5%	28.0%
Graduate/Professional Degree	20.6%	13.5%	13.8%
Median Household Income			
2026	\$71,648	\$68,479	\$79,782
2031	\$82,181	\$77,002	\$93,555
Median Age			
2010	30.3	34.9	34.0
2020	33.7	36.7	35.8
2026	35.5	37.7	36.8
2031	36.4	39.0	37.8
2026 Population by Sex			
Males	7,217	48,610	101,277
Females	7,303	46,473	100,604
2031 Population by Sex			
Males	7,516	51,362	109,665
Females	7,644	49,783	110,098

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