



41ST & SHIRLEY RETAIL

SUITE FOR LEASE



3211 S. Shirley Avenue,
Sioux Falls, SD 57106



12,295 SF +/-



\$14.00 / SF NNN
Est. NNN: \$4.25 / SF

LOCATION

Positioned along South Shirley Avenue just north of 41st Street, the property is adjacent to the Empire Mall area and offers convenient access to I-29 via the 41st Street interchange. The surrounding retail corridor is anchored by The Empire Mall, Walmart, Sam's Club, The Home Depot and Menards, along with high-traffic outlots including Raising Cane's and McDonald's. This established commercial area draws consistent daily traffic from shoppers, employees and visitors throughout the Sioux Falls market.

DESCRIPTION

- Floor plan offers a spacious lobby, large multipurpose room, multi-stall restrooms, meeting room, multipurpose room with private restroom, additional flexible-use rooms, executive office with storage, work room, and built-in storage
- Main entrance vestibule with multiple side entrances providing direct access to the large multipurpose room
- Tinted storefront windows offer added privacy while maintaining exterior views
- Maximum occupancy: 325; Zoned: C-4
- Existing fire alarm systems and emergency lighting throughout
- Available September 1, 2026
- Building and pylon signage available
- Co-tenants include Savers and 605 Antiques
- Large shared parking lot with 195 surface stalls
- Traffic counts of 11,000 VPD along South Shirley Avenue

RAQUEL BLOUNT SIO

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Professionally managed by:

CRESTEN

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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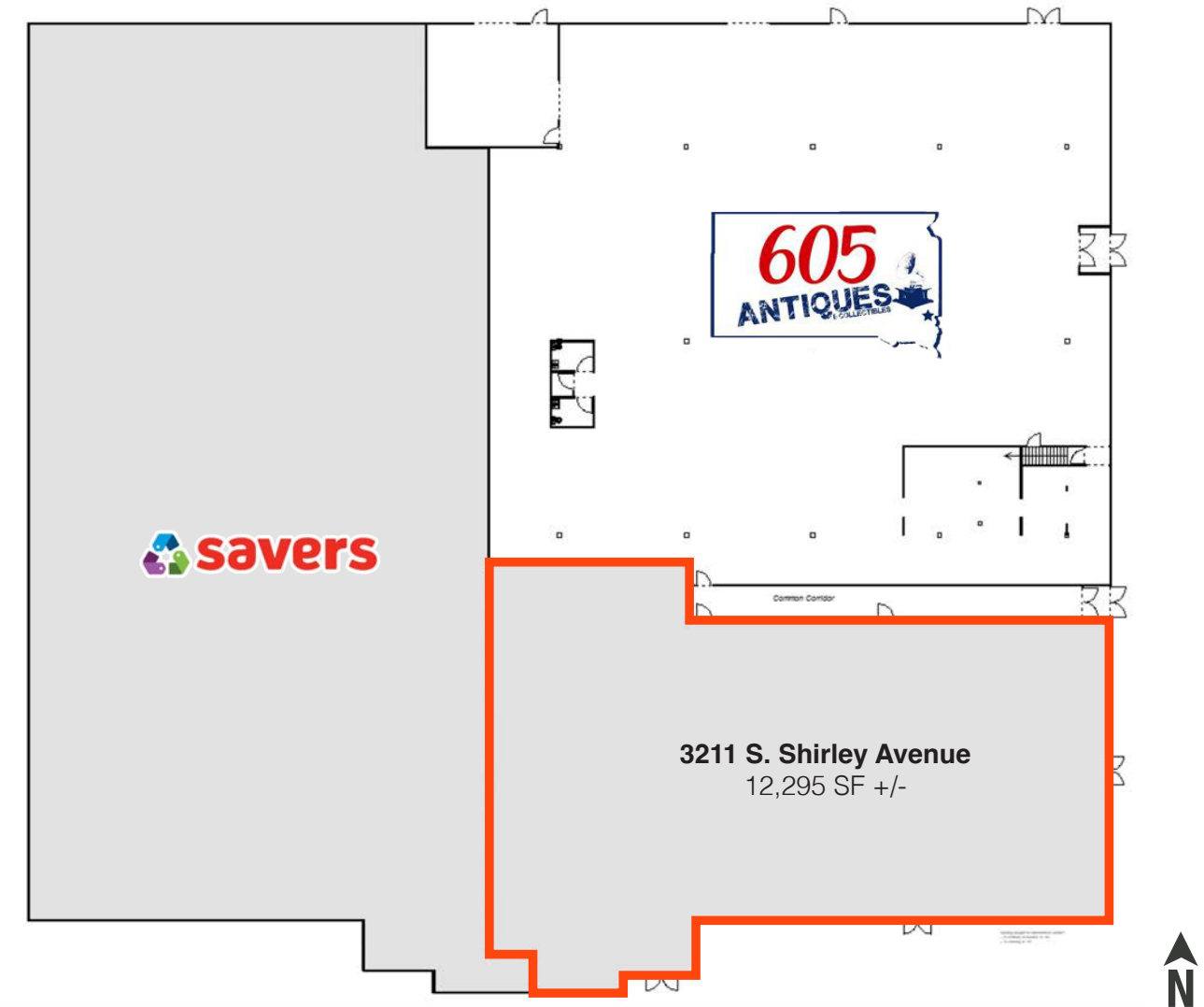
BUILDING COSTS

*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.
12,295 SF +/-	\$14.00/SF NNN	\$4.25/SF	\$18.25/SF	\$224,383.75	\$18,698.65

SITE PLAN

Concept only; subject to change



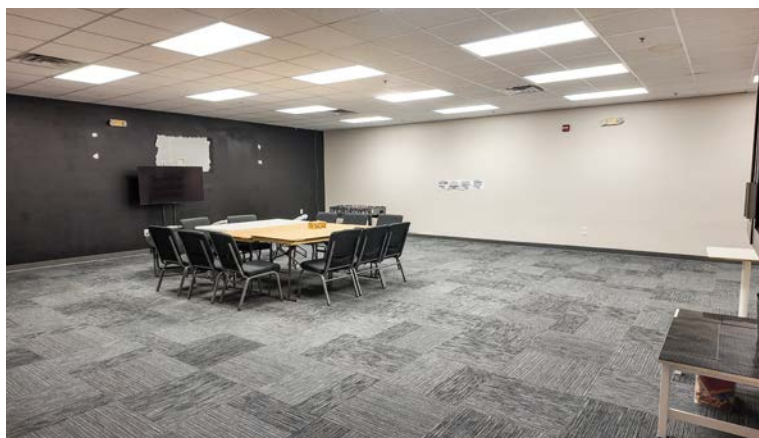
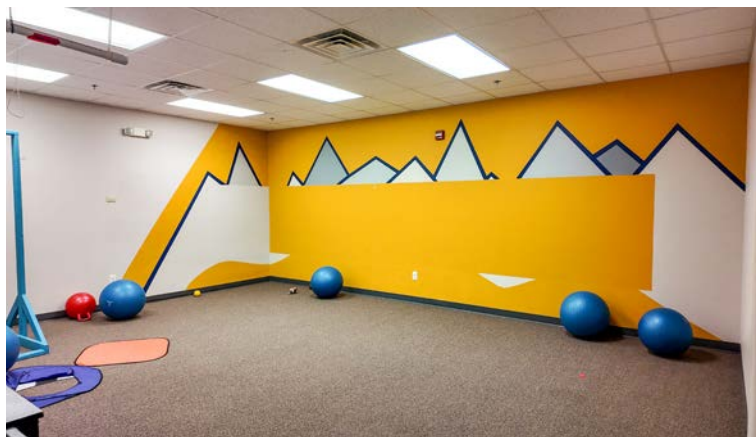
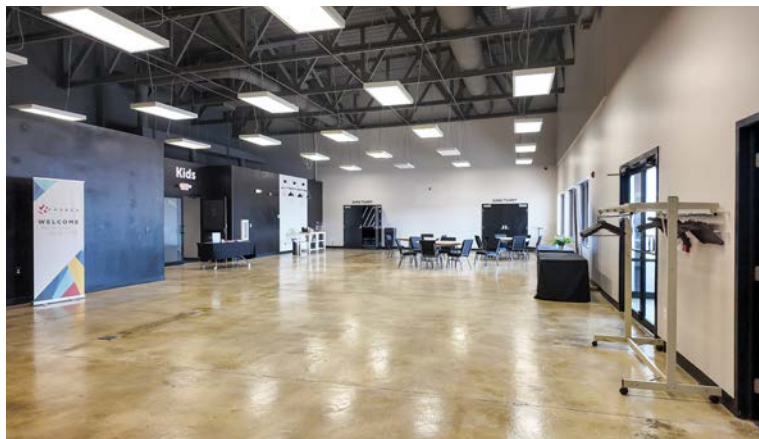
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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SITE MAP



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

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AREA MAP



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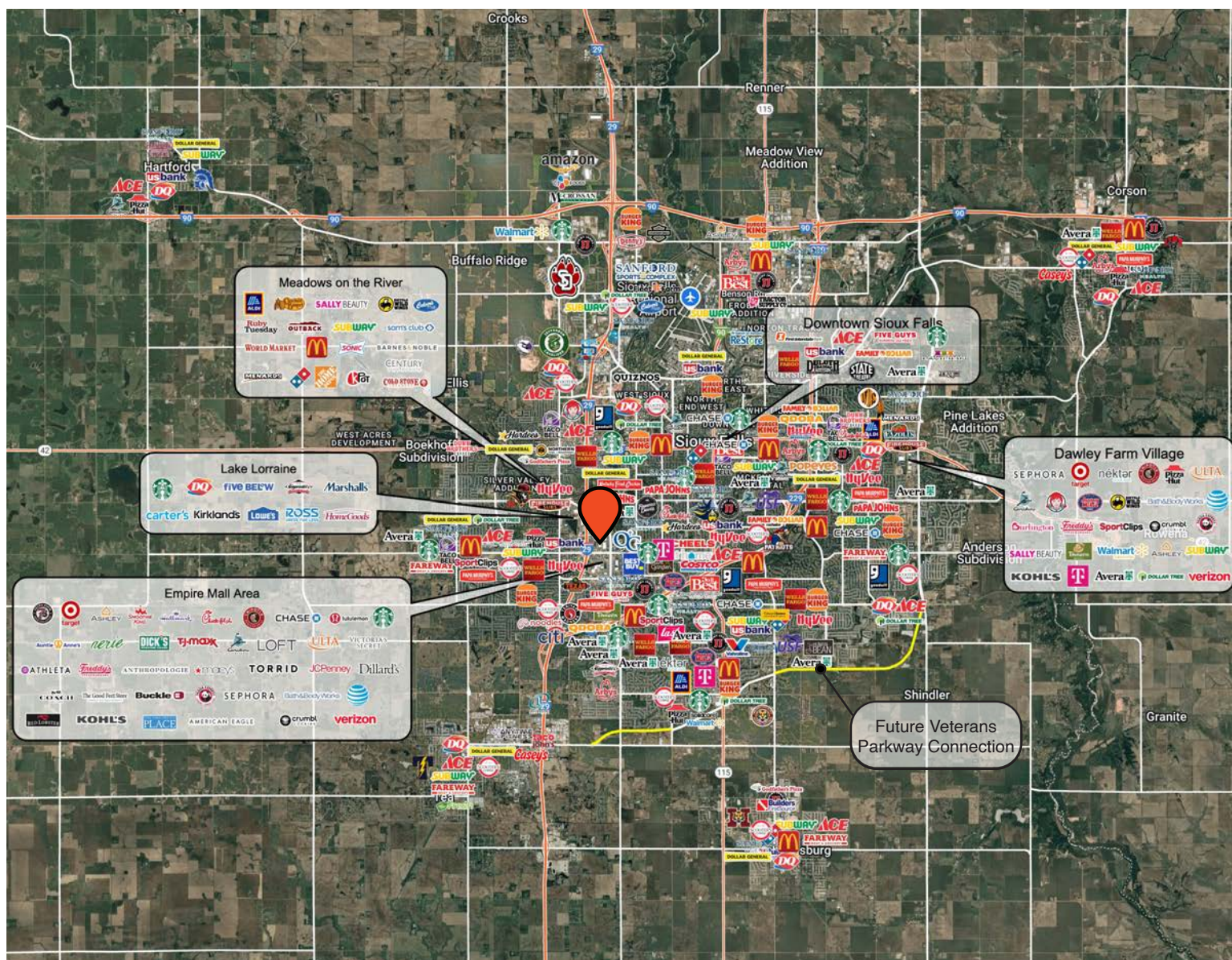
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CITY MAP



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FLEX SUITE FOR LEASE



SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,078	80,850	137,016
2020 Total Population	8,542	89,906	162,503
2020 Group Quarters	237	2,011	4,631
2026 Total Population	8,880	93,655	173,974
2026 Group Quarters	228	2,022	4,657
2031 Total Population	9,515	100,961	189,131
2024-2029 Annual Rate	1.39%	1.51%	1.68%
2026 Total Daytime Population	18,083	106,156	195,836
Workers	13,963	67,027	122,730
Residents	4,120	39,129	73,106
Household Summary			
2010 Households	4,356	33,672	55,486
2010 Average Household Size	1.82	2.32	2.37
2020 Total Households	4,574	37,752	66,650
2020 Average Household Size	1.82	2.33	2.37
2026 Households	4,862	40,012	72,853
2026 Average Household Size	1.78	2.29	2.32
2031 Households	5,262	43,413	79,917
2031 Average Household Size	1.76	2.28	2.31
2024-2029 Annual Rate	1.59%	1.64%	1.87%
2010 Families	1,675	19,483	33,200
2010 Average Family Size	2.64	2.96	2.99
2026 Families	1,813	22,301	41,581
2026 Average Family Size	2.84	3.03	3.05
2031 Families	1,948	24,088	45,323
2031 Average Family Size	2.82	3.02	3.04
2024-2029 Annual Rate	1.45%	1.55%	1.74%
2026 Housing Units	5,243	42,868	79,033
Owner Occupied Housing Units	25.5%	52.7%	53.0%
Renter Occupied Housing Units	67.2%	40.6%	39.2%
Vacant Housing Units	7.3%	6.7%	7.8%
2026 Population 25+ by Educational Attainment			
Total	6,661	63,089	117,195
Less than 9th Grade	2.5%	1.1%	1.3%
9th - 12th Grade, No Diploma	4.0%	3.2%	3.6%
High School Graduate	20.9%	19.2%	19.5%
GED/Alternative Credential	4.2%	2.6%	3.2%
Some College, No Degree	19.1%	17.1%	16.2%
Associate Degree	16.6%	14.9%	14.2%
Bachelor's Degree	20.3%	27.6%	28.0%
Graduate/Professional Degree	12.4%	14.2%	13.9%
Median Household Income			
2026	\$51,310	\$78,265	\$80,090
2031	\$59,367	\$90,689	\$93,352
Median Age			
2010	39.4	33.1	33.7
2020	41.9	35.7	35.7
2026	41.7	36.8	36.7
2031	42.8	38.0	37.9
2026 Population by Sex			
Males	4,205	46,460	87,232
Females	4,675	47,195	86,742
2031 Population by Sex			
Males	4,497	49,863	94,294
Females	5,018	51,098	94,837

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