



WEST 12TH STREET

FLEX BUILDING FOR LEASE



4201 W. 12th Street,
Sioux Falls, SD 57106



Building: 3,300 SF +/-
Lot: 0.85 Acres +/-



\$8,500 / Month NNN

LOCATION

Positioned at the lighted intersection of **West 12th Street** and **South Lyons Avenue** in Sioux Falls, the property offers excellent visibility and access to one of the primary east-west corridors. West 12th Street provides a direct connection between I-29 and downtown Sioux Falls, with downtown just 10 minutes east. The nearby I-29 and 12th Street interchange is one of the city's highest traffic areas, with 115,988 VPD.

DESCRIPTION

- Office/retail space offers a large open showroom, 4 private offices, single-user restrooms, a mechanical room, shelved storage closet, and a coat closet
- Shop space offers two 9'x12' OH doors, floor drainage, Reznor heater, private entrances, utility sink, exhaust ventilation, water heater, and a small storage room with built-in shelving; 9'07" clear height
- Available now
- Expansive paved lot offering flexible vehicle parking, maneuvering and circulation, with 360° parking lot lights
- Building, monument, and direction signage available
- Multiple access points
- Traffic counts of 53,200 VPD along West 12th Street and 6,000 VPD along Lyons Ave
- Neighboring businesses include Taco Bell, Wendy's, Wells Fargo, Starbucks, Subway, Luxury Auto Mall, ABRA Auto Body, and Billion Auto

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

BUILDING COSTS

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

SF (Rentable)	Base Rent	2026 NNN Monthly Est.	Monthly Total Est.	Yearly Total Est.
3,300 SF	\$8,500 / Month NNN	\$1,468.00 / Month	\$9,968.00 + Utilities	\$119,616.00 + Utilities

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost / Month
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$912.00*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$556.00*
Property Maintenance	Paid by Tenant Directly to Provider(s)	\$TBD - Tenant Maintained*
Total	-	\$1,468.00

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

UTILITY INFORMATION

Utility	Paid By	Provider	Notes
Gas	Paid by Tenant directly to Provider	Mid-American Energy	Average: \$133 / Month
Electricity	Paid by Tenant directly to Provider	Xcel Energy	Average: \$396 / Month
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	Average: \$65 / Month
Trash	Paid by Tenant directly to Provider	Tenant can select their preferred provider	
Phone/Cable/In- ternet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

WEST 12TH STREET

FLEX BUILDING FOR LEASE



OFFICE PHOTOS



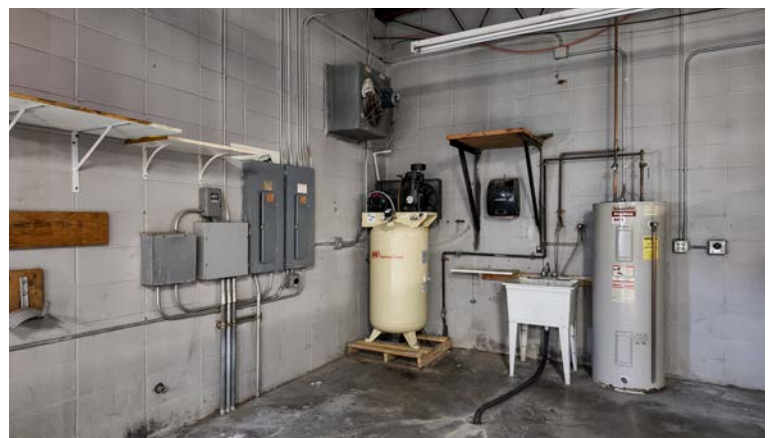
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

WEST 12TH STREET

FLEX BUILDING FOR LEASE



SHOP PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

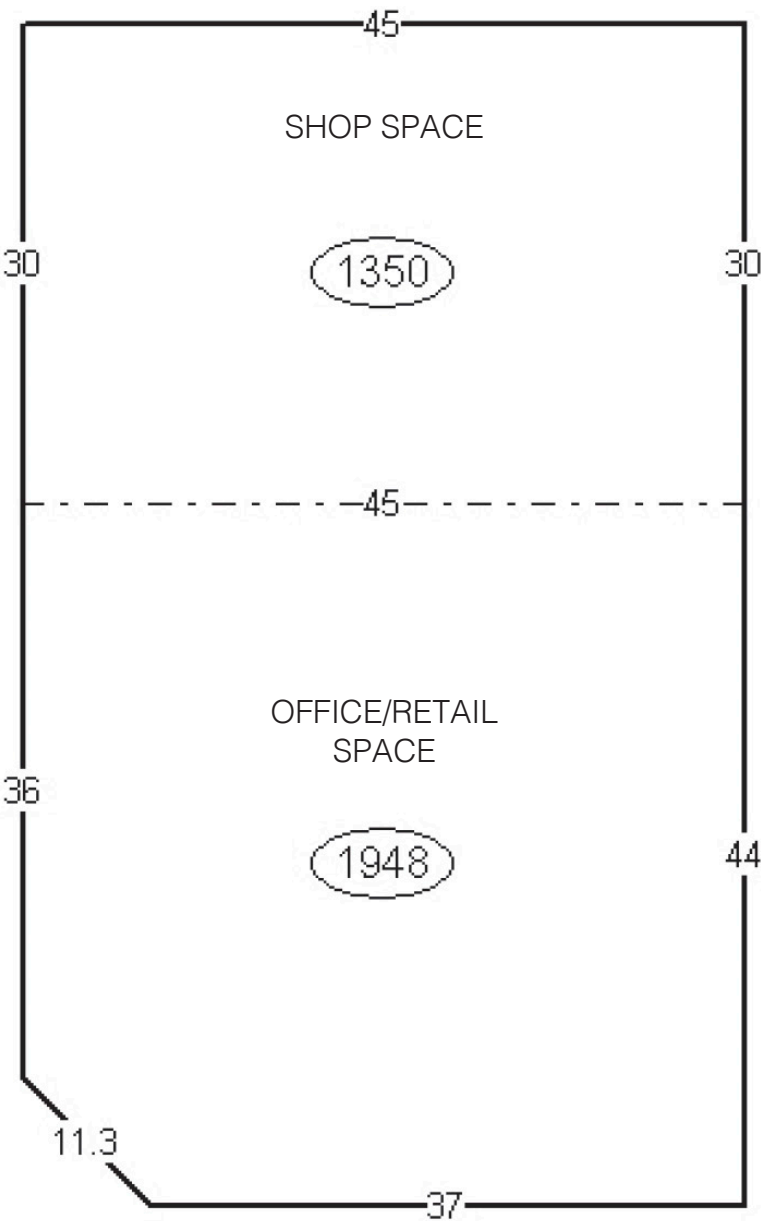
WEST 12TH STREET

FLEX BUILDING FOR LEASE



FLOOR PLAN

Beacon property sketch is provided for reference only to illustrate the general layout and separation of office and shop areas. Dimensions are approximate and should be independently verified.



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

WEST 12TH STREET

FLEX BUILDING FOR LEASE



PARCEL



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

WEST 12TH STREET

FLEX BUILDING FOR LEASE



EXTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

WEST 12TH STREET

FLEX BUILDING FOR LEASE



SITE MAP



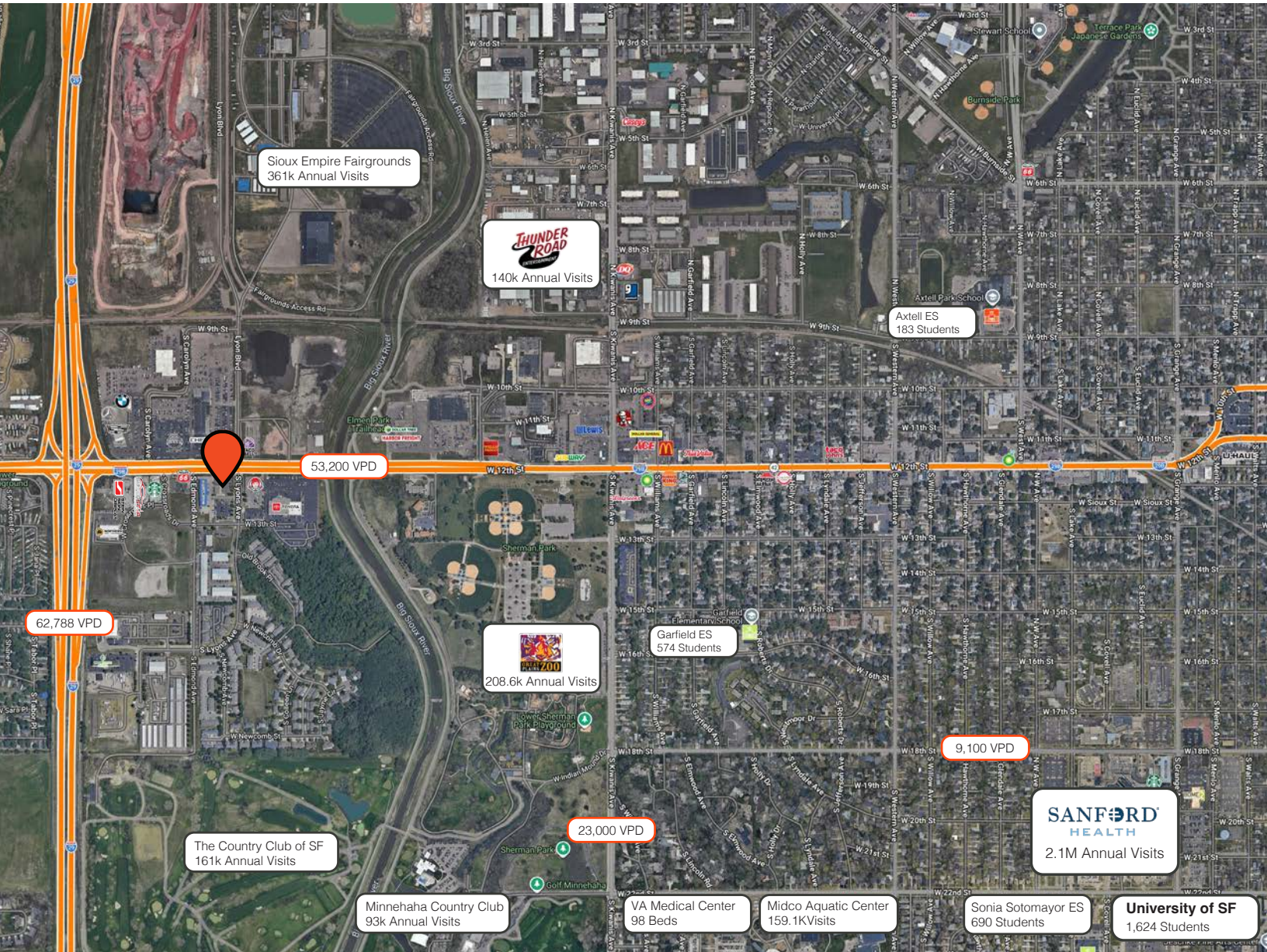
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

WEST 12TH STREET

FLEX BUILDING FOR LEASE



AREA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

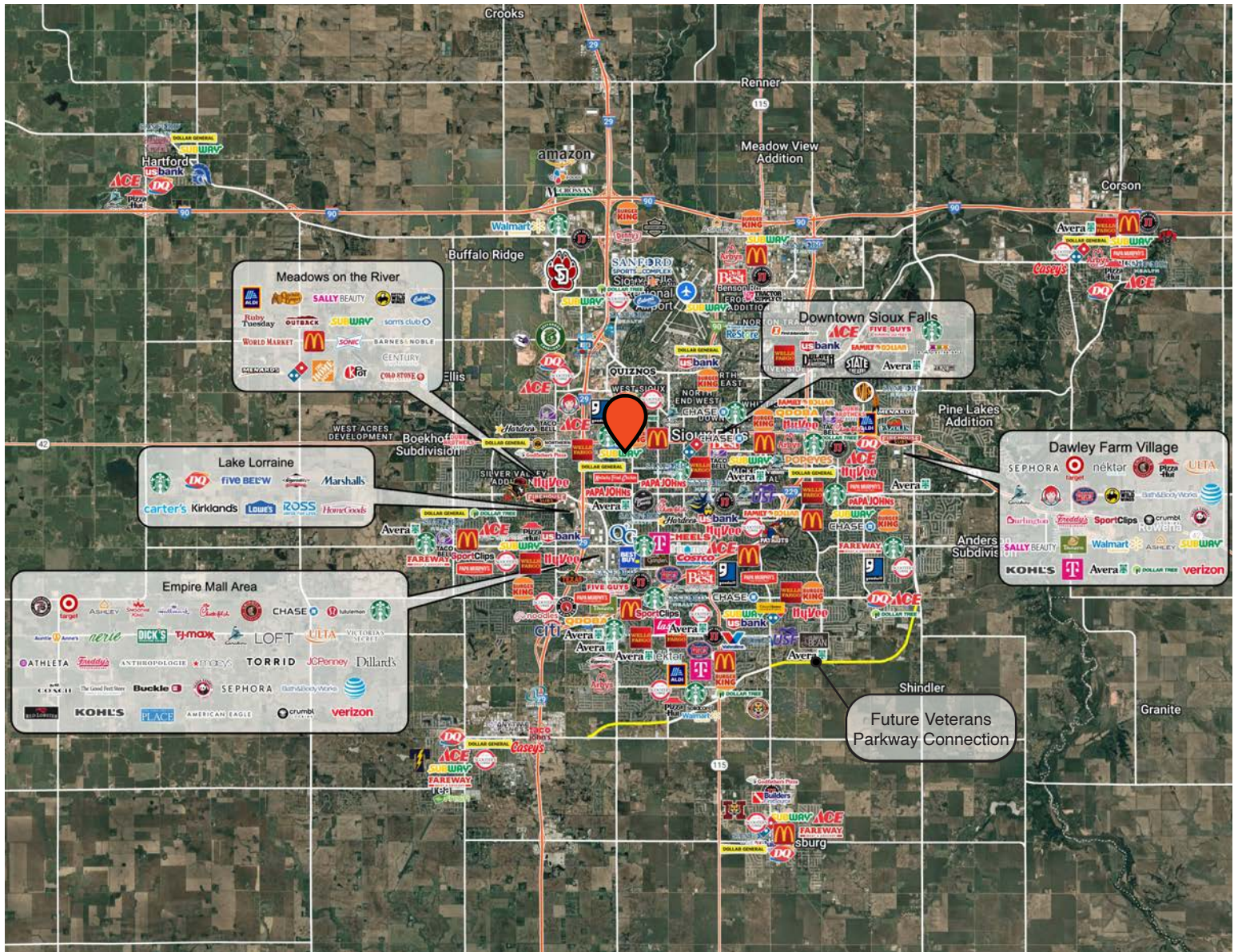
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

WEST 12TH STREET

FLEX BUILDING FOR LEASE



CITY MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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.

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)

1.9%

Sioux Falls MSA Unemployment Rate
(July 2026)



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	5,167	71,128	132,223
2020 Total Population	5,318	76,756	152,164
2020 Group Quarters	8	2,869	4,554
2026 Total Population	5,947	81,950	162,880
2026 Group Quarters	9	2,843	4,581
2031 Total Population	6,385	87,486	176,254
2024-2029 Annual Rate	1.43%	1.32%	1.59%
2026 Total Daytime Population	7,212	111,170	195,538
Workers	5,146	75,938	127,238
Residents	2,066	35,232	68,300
Household Summary			
2010 Households	2,581	30,182	53,595
2010 Average Household Size	2.00	2.23	2.36
2020 Total Households	2,725	33,101	62,415
2020 Average Household Size	1.95	2.23	2.36
2026 Households	3,002	36,211	68,169
2026 Average Household Size	1.98	2.18	2.32
2031 Households	3,240	39,079	74,441
2031 Average Household Size	1.97	2.17	2.31
2024-2029 Annual Rate	1.54%	1.54%	1.78%
2010 Families	1,078	15,937	31,571
2010 Average Family Size	2.84	2.95	3.00
2026 Families	1,183	18,334	38,195
2026 Average Family Size	3.34	3.04	3.07
2031 Families	1,267	19,624	41,435
2031 Average Family Size	3.34	3.03	3.06
2024-2029 Annual Rate	1.38%	1.37%	1.64%
2026 Housing Units	3,269	39,867	74,314
Owner Occupied Housing Units	27.7%	44.7%	51.5%
Renter Occupied Housing Units	64.1%	46.1%	40.3%
Vacant Housing Units	8.2%	9.2%	8.3%
2026 Population 25+ by Educational Attainment			
Total	4,032	55,793	109,552
Less than 9th Grade	4.0%	1.5%	1.5%
9th - 12th Grade, No Diploma	9.2%	4.5%	4.1%
High School Graduate	26.0%	20.4%	20.3%
GED/Alternative Credential	0.9%	3.6%	3.6%
Some College, No Degree	18.4%	17.2%	16.6%
Associate Degree	16.0%	16.0%	14.7%
Bachelor's Degree	18.8%	25.1%	26.3%
Graduate/Professional Degree	6.5%	11.7%	12.9%
Median Household Income			
2026	\$56,259	\$68,268	\$76,160
2031	\$61,251	\$77,027	\$88,524
Median Age			
2010	28.9	33.0	33.5
2020	31.9	35.5	35.4
2026	33.3	36.8	36.5
2031	34.3	38.1	37.6
2026 Population by Sex			
Males	3,019	41,117	82,325
Females	2,928	40,833	80,555
2031 Population by Sex			
Males	3,205	43,667	88,562
Females	3,180	43,819	87,691

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All interested parties are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice. Lloyd Companies and the logo are service marks of Lloyd Companies, all other marks displayed on this document are property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Lloyd Companies. Use of images without the express written consent of the owner.