



PREMIER COMMERCIAL CORNER OPPORTUNITY

69TH & MINNESOTA



6017 S. Minnesota Avenue,
Sioux Falls, SD 57106



2.67 Acres +/-
(116,395 SF +/-)



\$2,900,000
(\$24.92 / SF)

RARE • VISIBLE • CONNECTED

PREMIER COMMERCIAL DEVELOPMENT OPPORTUNITY

Situated on one of Sioux Falls' most desirable commercial corners, this highly visible development parcel offers a rare opportunity to establish a presence within a thriving and affluent trade area. With outstanding frontage, exceptional traffic exposure, and limited remaining commercial corners available in the immediate market, the property is ideally positioned for a high-quality retail, professional office, medical, or service-oriented development. Restrictive covenants are in place to preserve the long-term quality and value of the corridor, requiring the commercial component to be developed as an upscale commercial center.

PROPERTY HIGHLIGHTS

- C-2 Commercial Zoning
- Prime hard corner location at South Minnesota Avenue and West 69th Street
- Approximately 735 SF +/- of combined frontage
- Located within an established commercial corridor featuring a strong mix of national, regional, and local businesses
- 4,256 housing units within a 1-mile radius
- Affluent consumer base with a median household income of \$122,072
- Daytime population exceeding 8,000 within a 1-mile radius
- Outstanding visibility with traffic counts exceeding 40,000 vehicles per day
- Development governed by restrictive covenants designed to promote a high-quality, upscale commercial center

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69TH & MINNESOTA

COMMERCIAL LAND FOR SALE



LAND COSTS

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

Size (Acres)	Size (SF)	Asking Price	Total Asking Price
2.67 Acres	116,395 SF	\$24.92 / SF	\$2,900,000

SITE MAP



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COMMERCIAL LAND FOR SALE



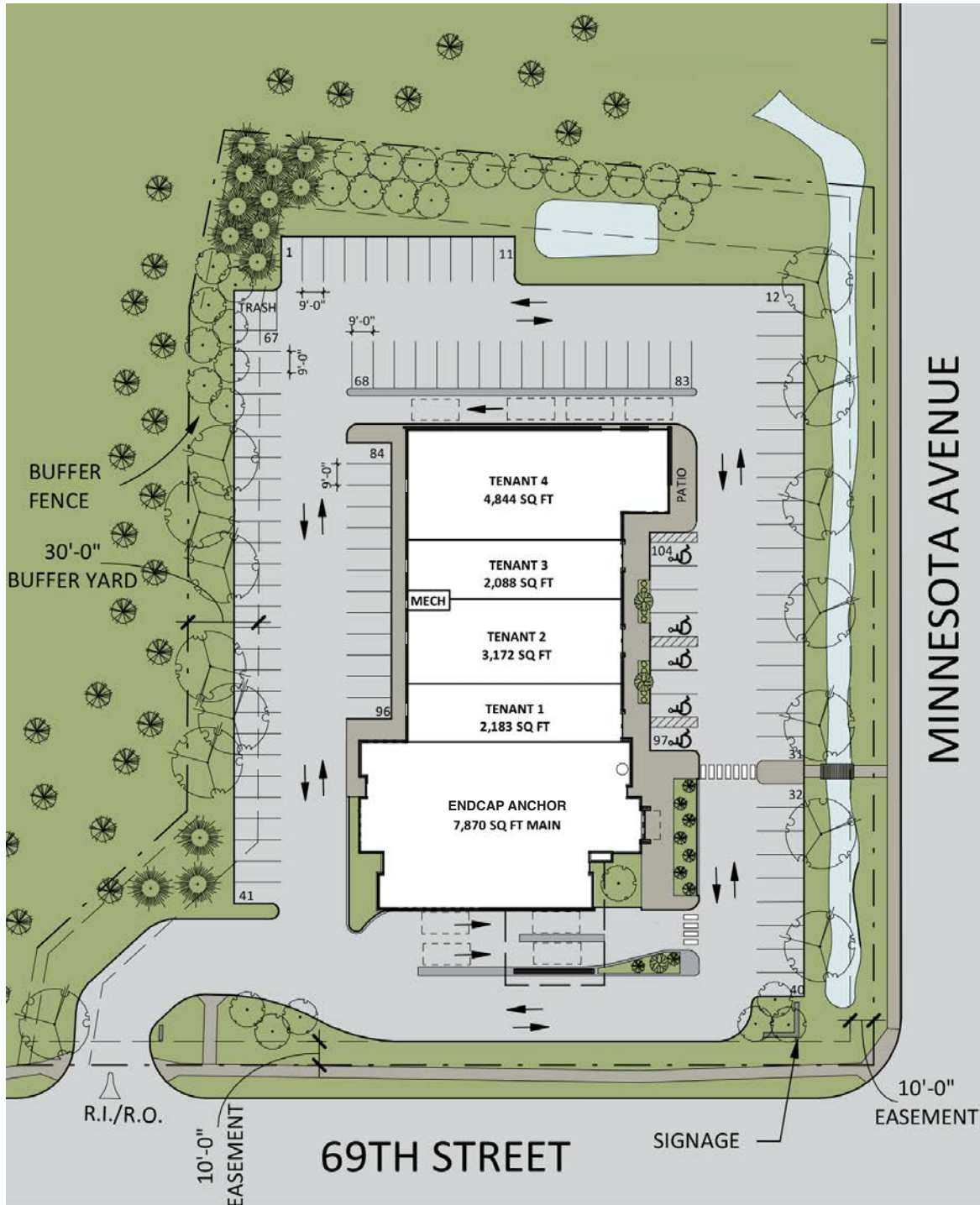
PHOTOS



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CONCEPTUAL SITE PLAN

Concept Only; Subject to Change



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COMMERCIAL LAND FOR SALE



CONCEPTUAL RENDERING

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

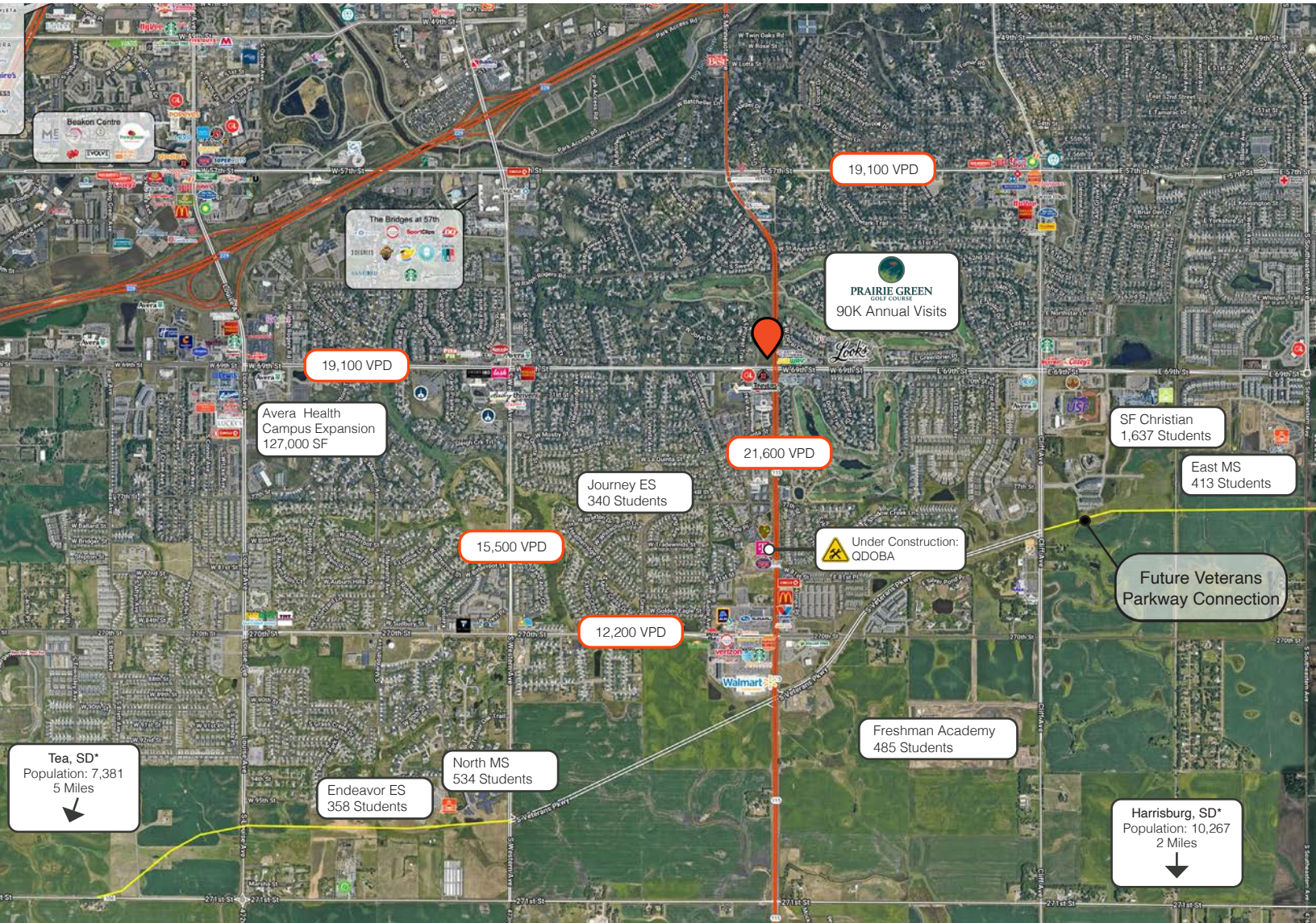
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COMMERCIAL LAND FOR SALE



AREA MAP



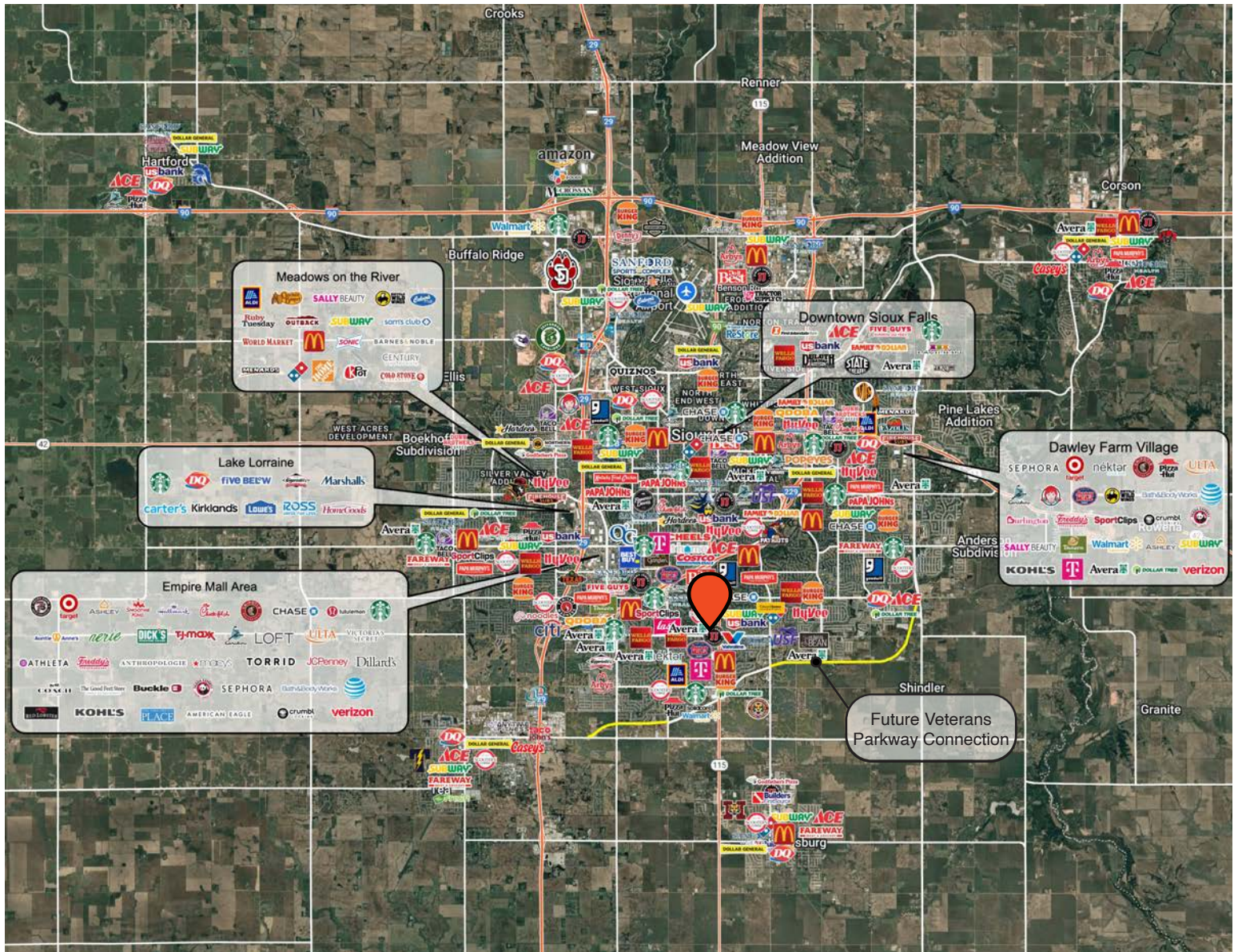
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COMMERCIAL LAND FOR SALE



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	6,671	45,216	131,411
2020 Total Population	9,745	59,568	158,080
2020 Group Quarters	0	1,325	2,991
2026 Total Population	9,807	63,308	172,572
2026 Group Quarters	0	1,332	3,012
2031 Total Population	10,965	70,453	189,189
2024-2029 Annual Rate	2.26%	2.16%	1.86%
2026 Total Daytime Population	8,054	67,133	182,397
Workers	3,849	40,253	109,524
Residents	4,205	26,880	72,873
Household Summary			
2010 Households	2,476	18,244	53,918
2010 Average Household Size	2.69	2.37	2.36
2020 Total Households	3,964	24,704	65,827
2020 Average Household Size	2.46	2.36	2.36
2026 Households	4,095	26,733	72,858
2026 Average Household Size	2.39	2.32	2.33
2031 Households	4,616	29,999	80,418
2031 Average Household Size	2.38	2.30	2.32
2024-2029 Annual Rate	2.42%	2.33%	1.99%
2010 Families	1,891	11,472	32,417
2010 Average Family Size	3.10	2.94	2.99
2026 Families	2,609	15,751	41,742
2026 Average Family Size	3.04	3.00	3.04
2031 Families	2,909	17,539	45,880
2031 Average Family Size	3.04	2.99	3.03
2024-2029 Annual Rate	2.20%	2.17%	1.91%
2026 Housing Units	4,256	28,772	78,945
Owner Occupied Housing Units	63.6%	54.4%	51.5%
Renter Occupied Housing Units	32.6%	38.5%	40.8%
Vacant Housing Units	3.8%	7.1%	7.7%
2026 Population 25+ by Educational Attainment			
Total	6,959	42,892	115,745
Less than 9th Grade	0.1%	0.7%	1.2%
9th - 12th Grade, No Diploma	1.2%	1.7%	3.0%
High School Graduate	17.5%	16.1%	19.6%
GED/Alternative Credential	1.9%	1.9%	3.1%
Some College, No Degree	12.2%	14.6%	16.0%
Associate Degree	9.9%	10.7%	13.4%
Bachelor's Degree	36.1%	33.9%	29.5%
Graduate/Professional Degree	21.0%	20.5%	14.4%
Median Household Income			
2026	\$122,072	\$93,640	\$80,656
2031	\$144,263	\$107,762	\$93,568
Median Age			
2010	39.1	35.7	34.0
2020	42.0	36.9	35.5
2026	41.9	37.4	36.6
2031	42.4	38.4	37.7
2026 Population by Sex			
Males	4,733	30,695	85,771
Females	5,074	32,613	86,801
2031 Population by Sex			
Males	5,277	34,066	93,612
Females	5,688	36,387	95,577

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