



81 GARDENS

OFFICE/RETAIL LAND FOR SALE



500 W. 81st Street,
Sioux Falls, SD 57108



0.73 Acres +/-
(31,979 SF +/-)



\$615,595.75
(\$19.25 / SF)

LOCATION

81 Gardens is a retail development in south-central Sioux Falls, positioned along 81st Street just west of Minnesota Avenue. The site offers convenient access to the 85th Street and Minnesota Avenue retail corridor, surrounding residential neighborhoods and the growing Harrisburg trade area. Nearby Veterans Parkway further strengthens regional connectivity, providing a direct connection between I-29 and I-90.

DESCRIPTION

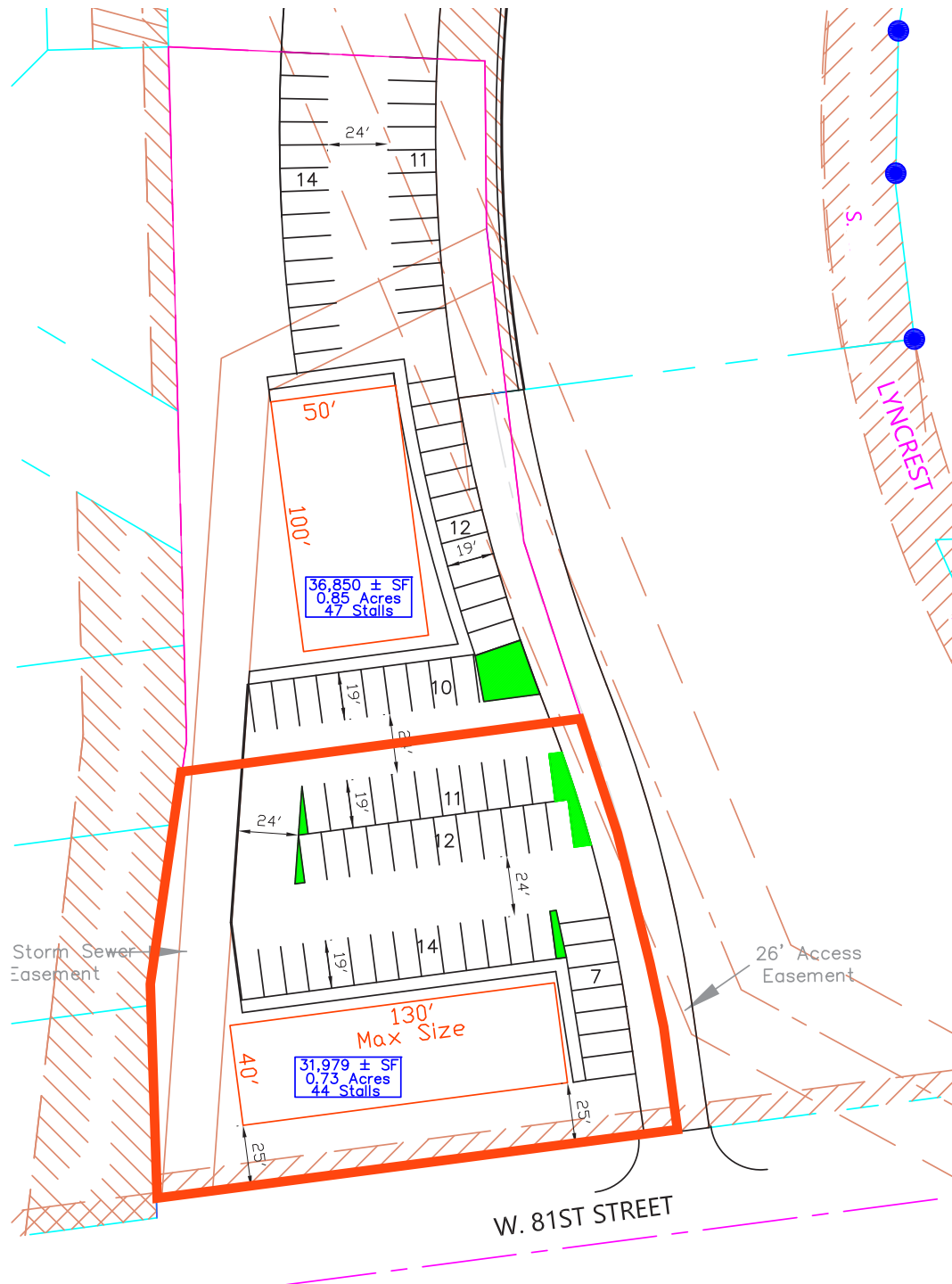
- Zoned: C-3
- Mutual access easement in place
- Current and future tenants at 81 Gardens include T-Mobile, Jersey Mike's, Nektar Juice Bar, Prime IV, QDOBA, Security Savings Bank, and Boen & Associates
- 85th & Minnesota retail corridor attracted 4.8M visits in 2025, with national retail anchors Walmart, Aldi, McDonald's, and Circle K
- Minnesota Avenue carries 21,600 vehicles per day
- Median household income of \$116,186 within a 1-mile radius
- Consumer spending within a 1-mile radius tracks approximately 50% above the national average across major categories
- Contact Broker for DD items and more information

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LAND PLAT

Concept only; subject to change



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SITE PLAN

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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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PHOTOS

Parcel boundaries are for visualization purposes only



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SITE MAP



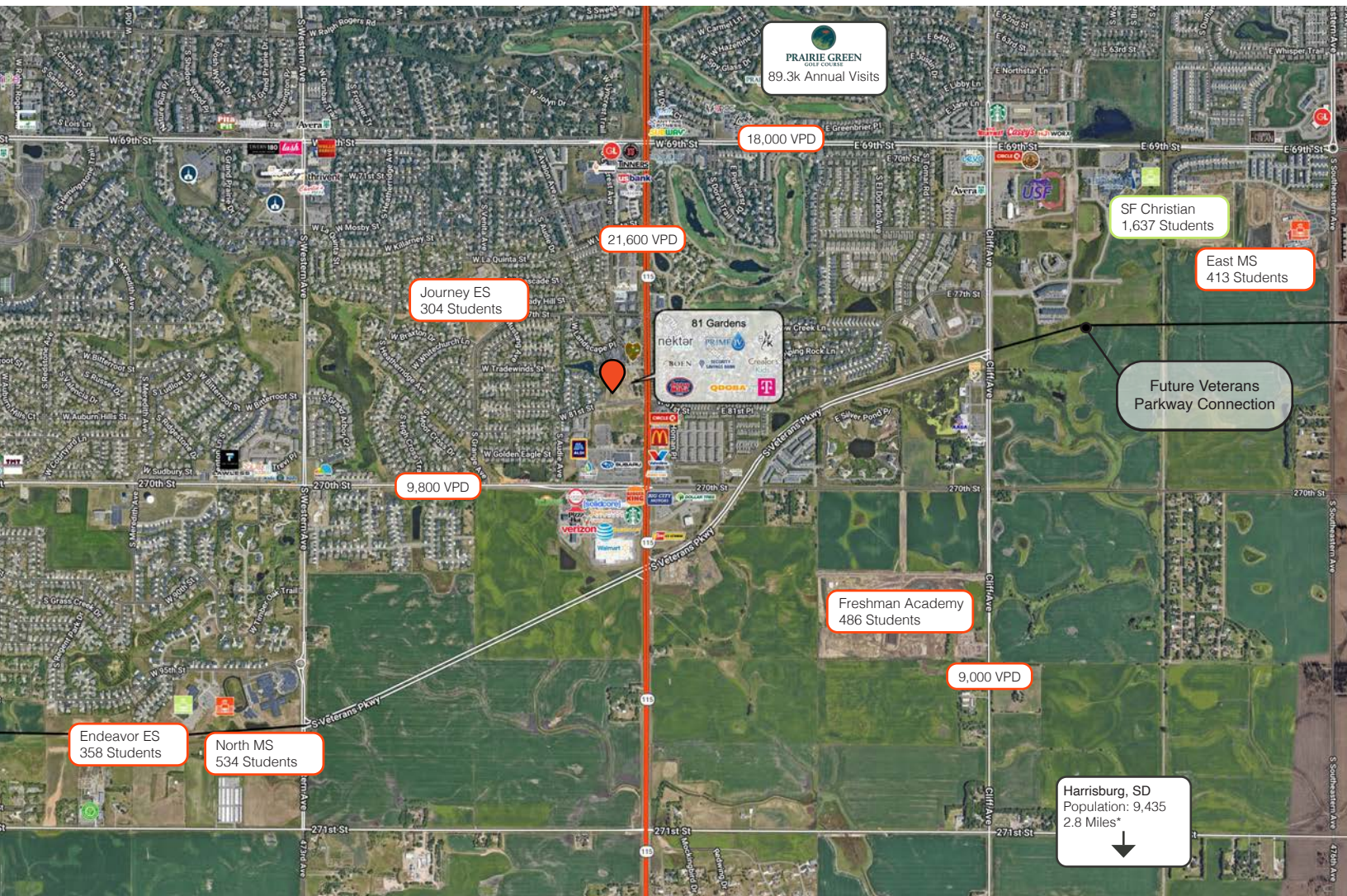
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AREA MAP



*distance from subject site to city limits

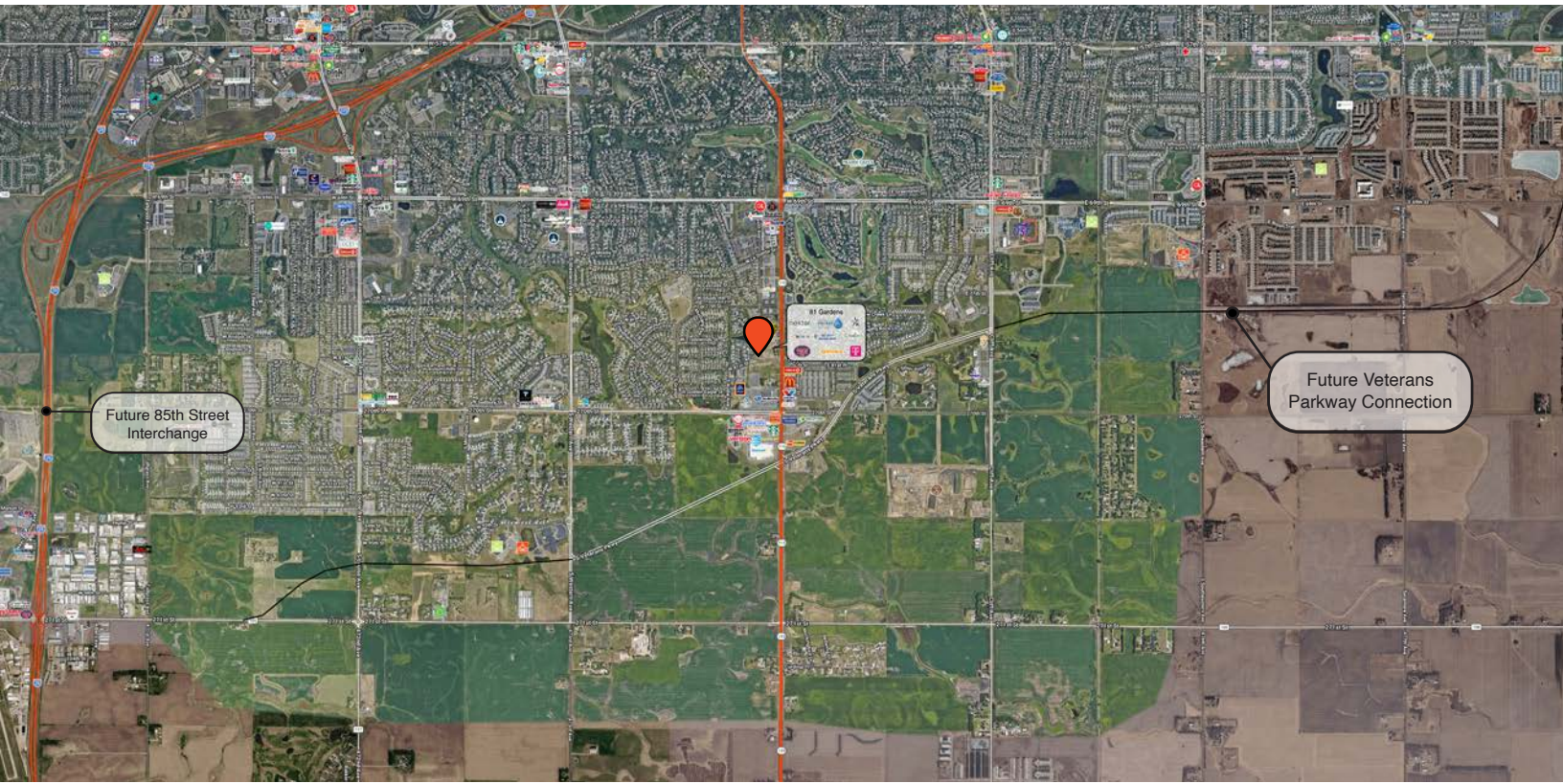
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TRANSPORTATION UPGRADES



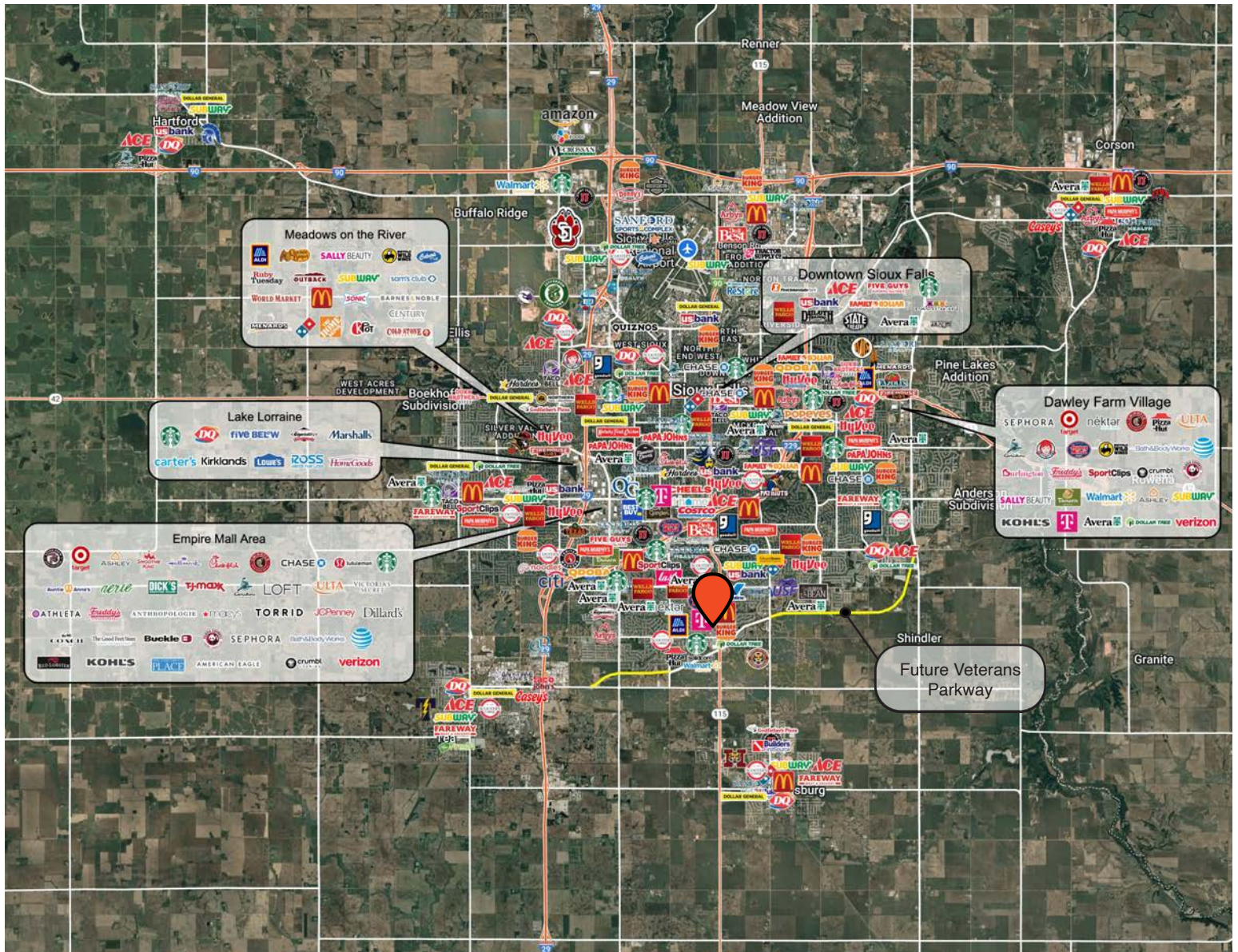
Veterans Parkway Connection

Veterans Parkway Expansion: The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The section from S Western Avenue to Cliff Avenue is operational.

Improved Traffic Flow & Infrastructure: The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.

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CITY MAP



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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)

1.8%

Sioux Falls MSA Unemployment Rate
(May 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	2,710	26,521	101,119
2020 Total Population	5,383	41,803	123,907
2020 Group Quarters	0	507	2,216
2026 Total Population	6,193	46,856	133,574
2026 Group Quarters	0	508	2,227
2031 Total Population	7,027	53,832	147,656
2024-2029 Annual Rate	2.56%	2.81%	2.02%
2026 Total Daytime Population	5,235	46,496	143,190
Workers	2,674	27,372	86,579
Residents	2,561	19,124	56,611
Household Summary			
2010 Households	971	10,638	41,340
2010 Average Household Size	2.79	2.47	2.38
2020 Total Households	2,150	16,931	51,071
2020 Average Household Size	2.50	2.44	2.38
2026 Households	2,566	19,243	55,955
2026 Average Household Size	2.41	2.41	2.35
2031 Households	2,927	22,240	62,215
2031 Average Household Size	2.40	2.40	2.34
2024-2029 Annual Rate	2.67%	2.94%	2.14%
2010 Families	779	7,219	25,470
2010 Average Family Size	3.15	3.00	2.98
2026 Families	1,624	11,890	33,062
2026 Average Family Size	3.16	3.05	3.02
2031 Families	1,835	13,648	36,630
2031 Average Family Size	3.16	3.05	3.02
2024-2029 Annual Rate	2.47%	2.80%	2.07%
2026 Housing Units	2,663	20,644	60,332
Owner Occupied Housing Units	56.1%	54.5%	53.8%
Renter Occupied Housing Units	40.2%	38.7%	38.9%
Vacant Housing Units	3.6%	6.8%	7.3%
2026 Population 25+ by Educational Attainment			
Total	4,157	31,628	89,367
Less than 9th Grade	0.0%	0.7%	0.9%
9th - 12th Grade, No Diploma	1.3%	1.8%	2.2%
High School Graduate	15.6%	15.6%	17.4%
GED/Alternative Credential	1.2%	2.0%	2.8%
Some College, No Degree	13.7%	14.0%	15.7%
Associate Degree	10.2%	11.3%	13.6%
Bachelor's Degree	37.5%	34.7%	31.5%
Graduate/Professional Degree	20.5%	20.0%	15.9%
Median Household Income			
2026	\$116,186	\$102,887	\$85,004
2031	\$140,515	\$117,781	\$99,422
Median Age			
2010	33.3	36.3	34.1
2020	36.6	36.6	35.8
2026	36.2	37.0	36.8
2031	36.4	38.1	37.9
2026 Population by Sex			
Males	2,969	22,748	65,737
Females	3,224	24,108	67,837
2031 Population by Sex			
Males	3,351	26,060	72,406
Females	3,675	27,772	75,250

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	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	155	\$3,785.73	\$12,420,982
Men's	153	\$738.63	\$2,423,445
Women's	153	\$1,279.83	\$4,199,134
Children's	160	\$537.20	\$1,762,543
Footwear	154	\$841.69	\$2,761,581
Watches & Jewelry	158	\$317.39	\$1,041,359
Apparel Products and Services (1)	152	\$70.99	\$232,920
Entertainment & Recreation	154	\$6,331.81	\$20,774,669
Fees and Admissions	161	\$1,504.07	\$4,934,858
Membership Fees for Clubs (2)	157	\$496.17	\$1,627,922
Fees for Participant Sports, excl. Trips	164	\$271.47	\$890,685
Tickets to Theatre/Operas/Concerts	158	\$178.85	\$586,811
Tickets to Movies	162	\$59.95	\$196,685
Tickets to Parks or Museums	160	\$68.19	\$223,742
Admission to Sporting Events, excl. Trips	163	\$148.84	\$488,345
Fees for Recreational Lessons	167	\$278.81	\$914,786
Dating Services	154	\$1.79	\$5,883
TV/Video/Audio	151	\$1,859.97	\$6,102,547
Pets	150	\$1,594.98	\$5,233,115
Toys/Games/Crafts/Hobbies (4)	156	\$278.47	\$913,672
Recreational Vehicles and Fees (5)	161	\$308.81	\$1,013,204
Sports/Recreation/Exercise Equipment (6)	158	\$408.97	\$1,341,841
Photo Equipment and Supplies (7)	156	\$108.32	\$355,395
Reading (8)	151	\$194.50	\$638,164
Catered Affairs (9)	243	\$73.72	\$241,874
Food	151	\$17,530.52	\$57,517,626
Food at Home	150	\$11,165.27	\$36,633,248
Bakery and Cereal Products	150	\$1,493.16	\$4,899,043
Meats, Poultry, Fish, and Eggs	149	\$2,271.35	\$7,452,288
Dairy Products	150	\$1,135.46	\$3,725,434
Fruits and Vegetables	150	\$1,918.74	\$6,295,395
Snacks and Other Food at Home (10)	215	\$4,346.57	\$14,261,088
Food Away from Home	154	\$6,365.25	\$20,884,379
Alcoholic Beverages	154	\$1,042.41	\$3,420,154
Health			
Nonprescription Drugs	151	\$302.68	\$993,104
Prescription Drugs	148	\$623.11	\$2,044,409
Eyeglasses and Contact Lenses	151	\$199.64	\$655,017
Transportation			
Payments on Vehicles excluding Leases	155	\$4,658.27	\$15,283,777
Gasoline and Motor Oil			
Vehicle Maintenance and Repairs	153	\$2,062.28	\$6,766,343
Travel			
Airline Fares	157	\$1,330.70	\$4,366,019
Lodging on Trips	155	\$1,711.01	\$5,613,838
Auto/Truck Rental on Trips	159	\$193.92	\$636,263
Food and Drink on Trips	156	\$1,314.07	\$4,311,451
Household Operations			
Child Care	164	\$963.64	\$3,161,714
Lawn and Garden (16)	150	\$1,017.95	\$3,339,885
Moving/Storage/Freight Express	150	\$191.73	\$629,071
Housekeeping Supplies (17)	150	\$1,297.70	\$4,257,743

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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