

41ST & SHIRLEY RETAIL

SUITE FOR LEASE

LLOYD

3904 W. 41st Street,
Sioux Falls, SD 57106

891 SF +/-

$15.00 / SF NNN
Est. NNN: $5.01 / SF

LOCATION

Positioned at the lighted intersection of 41st Street & Shirley Avenue in central Sioux Falls, offering strong accessibility within an established commercial corridor. The property is located directly across from The Empire Mall and surrounded by a concentration of national retailers, restaurants and service businesses, including Walmart, Sam's Club, The Home Depot, Menards and Empire Place.

DESCRIPTION

- Endcap floor plan offers an open retail showroom, private restroom, storage room, and two storage closets
- Signage opportunities include pylon, building, and window
- 20 shared surface parking stalls
- Available now
- Co-tenants include Asian Therapeutic Massage and Holy Smokes
- Traffic counts of 34,000 along 41st Street, and 11,000 along Shirley Avenue
- Full access point from 41st Street and Shirley Avenue
- Convenient access to I-29 via the 41st Street interchange provides connectivity
- Daytime population of 18,000+ within a 1-mile radius

Professionally managed by:
CRESTEN

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BUILDING COSTS

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

SF (Rentable)	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
891 SF +/-	$15.00/SF NNN	$5.01/SF	$20.01/SF	$17,828.91	$1,485.74

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	$1.92*
Property Insurance	Paid by LL, Reimbursed by Tenant	$1.34*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	$1.75*
Total	-	**$5.01**

Additional fees and terms may apply as specified in the final lease agreement.

PARCEL



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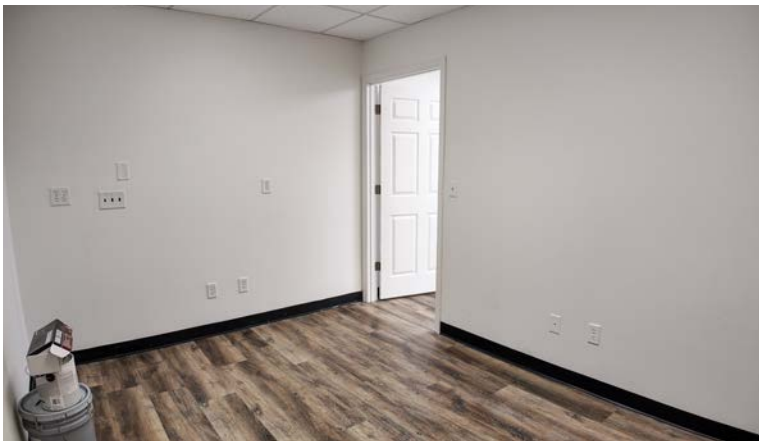
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INTERIOR PHOTOS













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AREA MAP



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

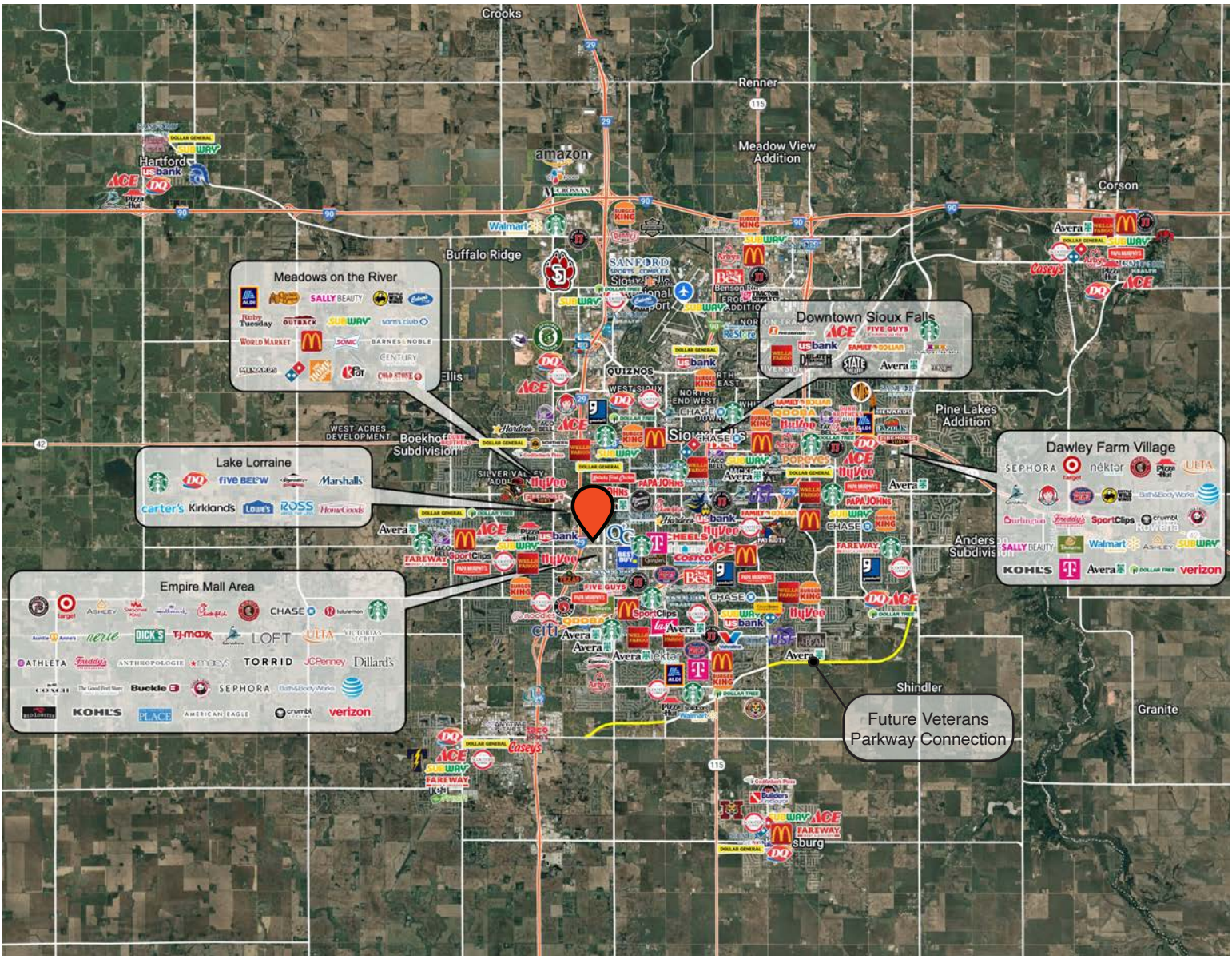
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CITY MAP



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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)

2.3%
Sioux Falls MSA Unemployment Rate
(December 2025)

No Corporate Income Tax

#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD HEALTH	Avera	Sioux Falls School District
10,929	8,200	3,627
Smithfield	HyVee Employee Owned	amazon
3,239	2,390	1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,078	80,830	137,027
2020 Total Population	8,542	89,886	162,516
2020 Group Quarters	237	2,011	4,631
2026 Total Population	8,880	93,636	173,987
2026 Group Quarters	228	2,022	4,657
2031 Total Population	9,515	100,942	189,146
2024-2029 Annual Rate	1.39%	1.51%	1.68%
2026 Total Daytime Population	18,083	106,098	195,844
Workers	13,963	66,976	122,733
Residents	4,120	39,122	73,111
Household Summary			
2010 Households	4,356	33,666	55,490
2010 Average Household Size	1.82	2.32	2.37
2020 Total Households	4,574	37,746	66,654
2020 Average Household Size	1.82	2.33	2.37
2026 Households	4,862	40,006	72,857
2026 Average Household Size	1.78	2.29	2.32
2031 Households	5,262	43,406	79,922
2031 Average Household Size	1.76	2.28	2.31
2024-2029 Annual Rate	1.59%	1.64%	1.87%
2010 Families	1,675	19,480	33,203
2010 Average Family Size	2.64	2.96	2.99
2026 Families	1,813	22,299	41,584
2026 Average Family Size	2.84	3.03	3.05
2031 Families	1,948	24,084	45,327
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	42,862	79,037
Owner Occupied Housing Units	25.5%	52.7%	53.0%
Renter Occupied Housing Units	67.2%	40.6%	39.1%
Vacant Housing Units	7.3%	6.7%	7.8%
2026 Population 25+ by Educational Attainment			
Total	6,661	63,075	117,204
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	$78,267	$80,095
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	46,450	87,238
Females	4,675	47,186	86,749
2031 Population by Sex			
Males	4,497	49,852	94,302
Females	5,018	51,089	94,845

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