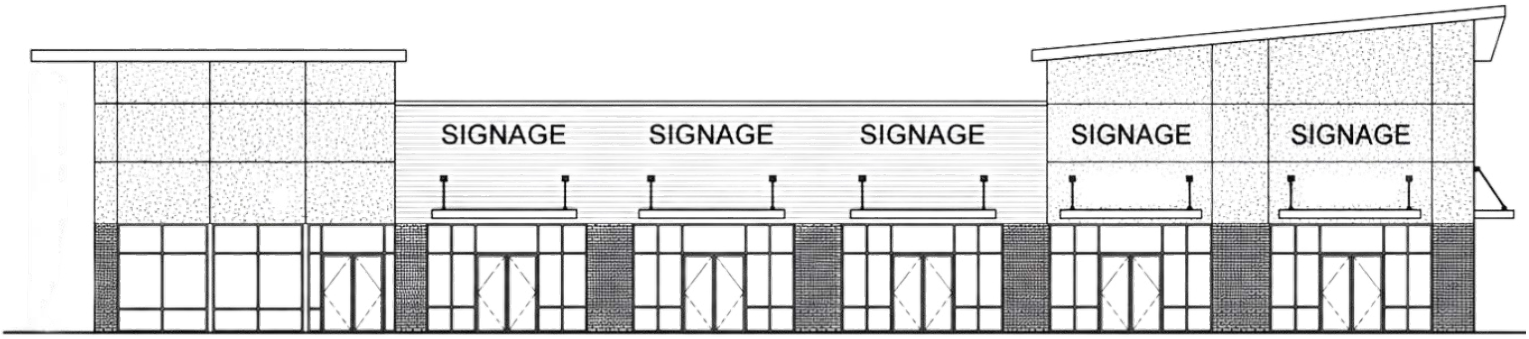


GREEN MEADOWS STRIP MALL

RETAIL SUITES FOR LEASE

LLOYD

Harrisburg, SD 57032

9,878 SF +/-
(subdividable)

Endcap: $28.00 / SF
In-line: $22.00 / SF
Est. NNN: $6.85 / SF
TIA: $30.00 / SF

LOCATION

Green Meadows Strip Mall is located along W. Willow Street, just west of Cliff Avenue in central Harrisburg, SD. As a growing Sioux Falls suburb in Lincoln County, Harrisburg continues to experience significant residential and commercial development, supported by its established school district and convenient access to the Sioux Falls market.

DESCRIPTION

- New construction multi-tenant commercial building delivered in shell condition with a $30.00/SF tenant improvement (TI) allowance
- Spring 2027 construction groundbreaking with anticipated completion in Fall 2027
- Contemporary exterior design featuring brick veneer
- Proposed 2,800 SF suite with a double-lane drive-thru
- Designated loading zone
- 55 proposed parking stalls, including 3 ADA-accessible stalls
- Prime frontage along W. Willow Street with traffic counts of 5,000 VPD
- Neighboring tenants include Kwik Star, Breaking Burrito, Sanford Health, Lewis Drug, Scooter's Coffee, Circle K, Dairy Queen, Fareway Foods, Dollar Fresh Market, Subway, McDonald's, and more
- Supportive demographics with a MHHI of $113,220 and 2,628 housing units within a 1-mile radius
- Nearby Air Madness and Union Social serve as a destination with 192,000+ annual visits

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GREEN MEADOWS STRIP MALL

RETAIL FOR LEASE

LLOYD

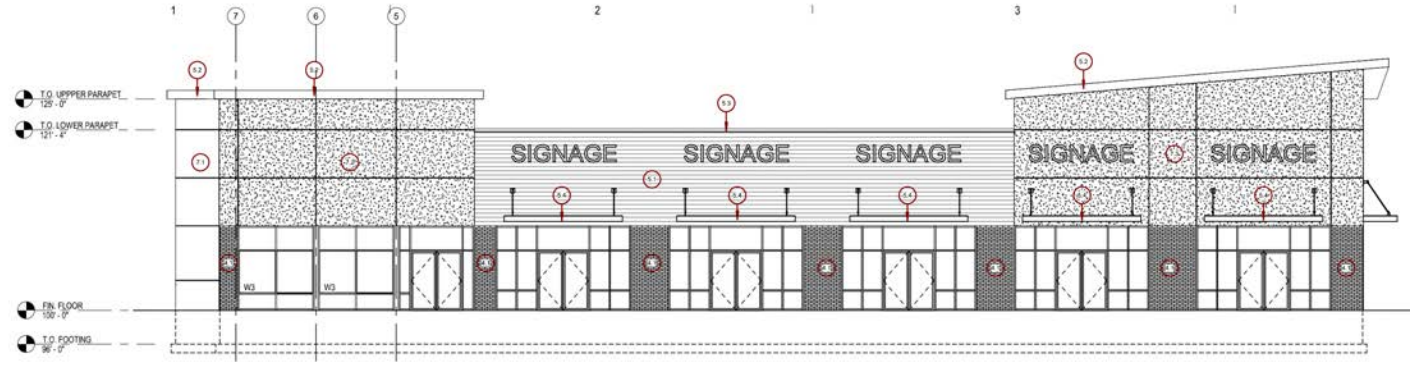
BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.
**Suite sizes are conceptual and subject to change

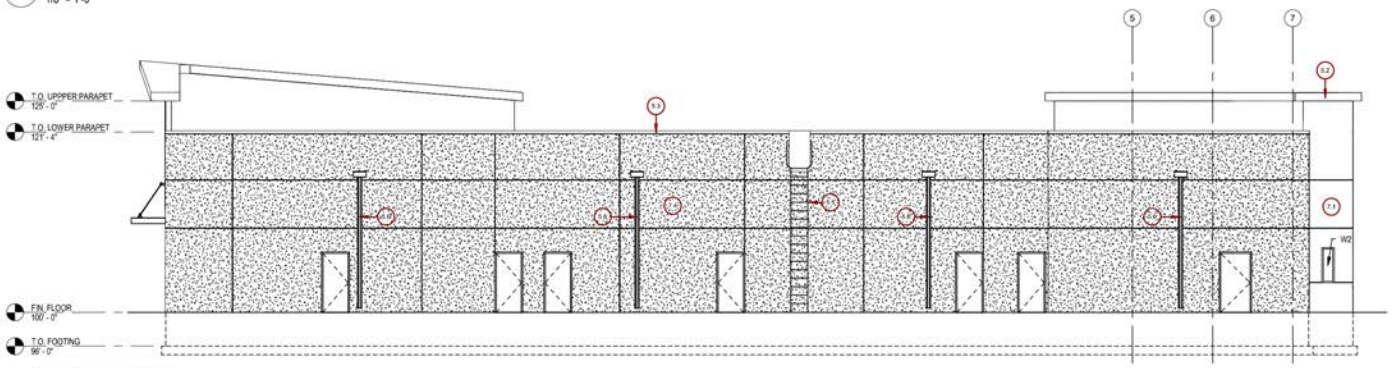
Space	SF** (Rentable)	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
Drive-Thru Endcap	2,800 SF +/-	$28.00/SF NNN	$6.85/SF	$34.85/SF	$97,580.00	$8,131.67	$30.00/SF
In-line	1,400 SF +/-	$22.00/SF NNN	$6.85/SF	$28.85/SF	$40,390.00	$3,365.83	$30.00/SF
In-line	1,400 SF +/-	$22.00/SF NNN	$6.85/SF	$28.85/SF	$40,390.00	$3,365.83	$30.00/SF
In-line	1,400 SF +/-	$22.00/SF NNN	$6.85/SF	$28.85/SF	$40,390.00	$3,365.83	$30.00/SF
In-line	1,400 SF +/-	$22.00/SF NNN	$6.85/SF	$28.85/SF	$40,390.00	$3,365.83	$30.00/SF
Endcap	1,478 SF +/-	$28.00/SF NNN	$6.85/SF	$34.85/SF	$51,508.30	$4,292.36	$30.00/SF

ELEVATIONS

Concept only; subject to change



D1 NORTH ELEVATION
1/8" = 1'-0"



C1 SOUTH ELEVATION
1/8" = 1'-0"

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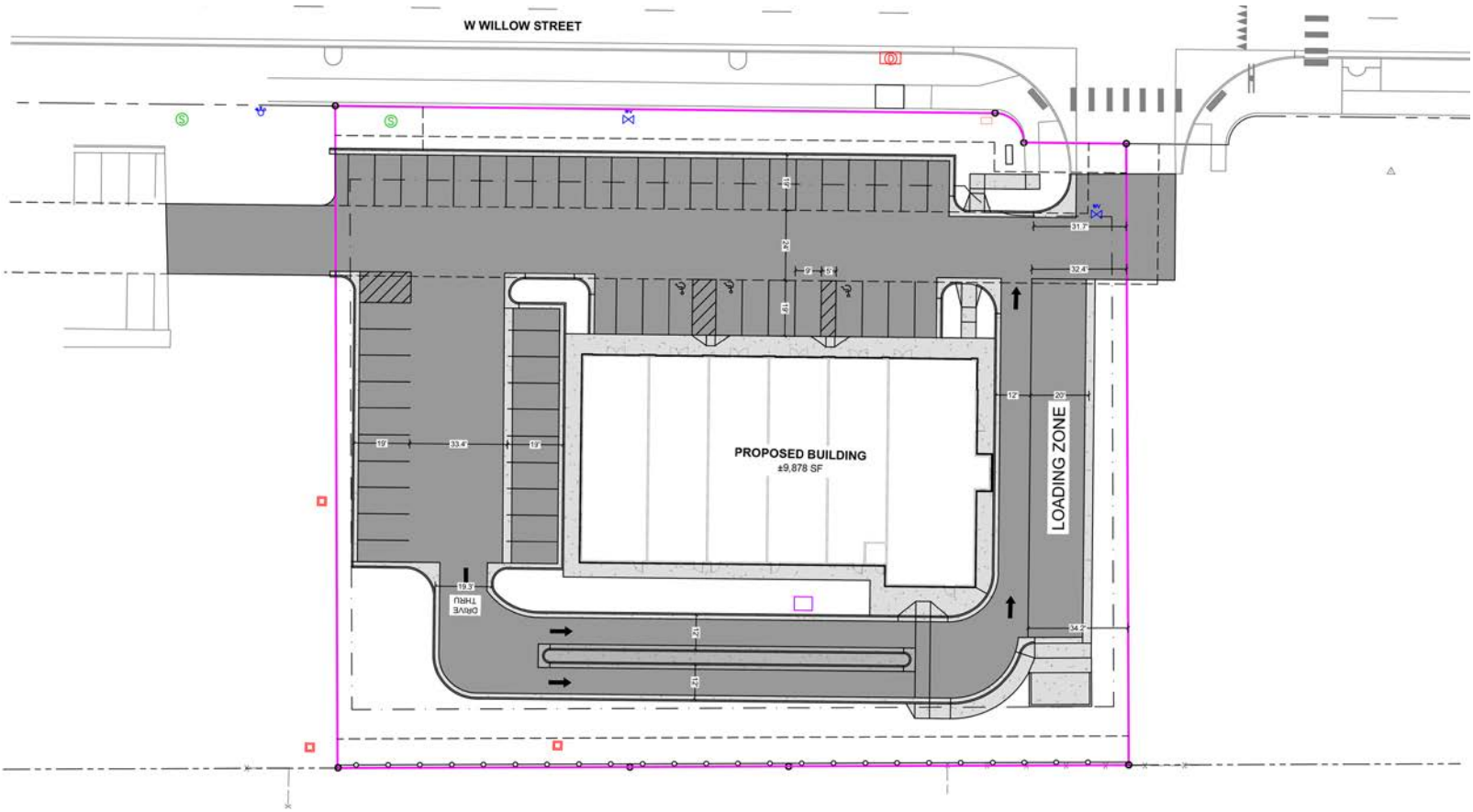
GREEN MEADOWS STRIP MALL

RETAIL SUITES FOR LEASE

LLOYD

SITE PLAN

Concept only; subject to change



N

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GREEN MEADOWS STRIP MALL

RETAIL SUITES FOR LEASE

LLOYD

AREA MAP



N

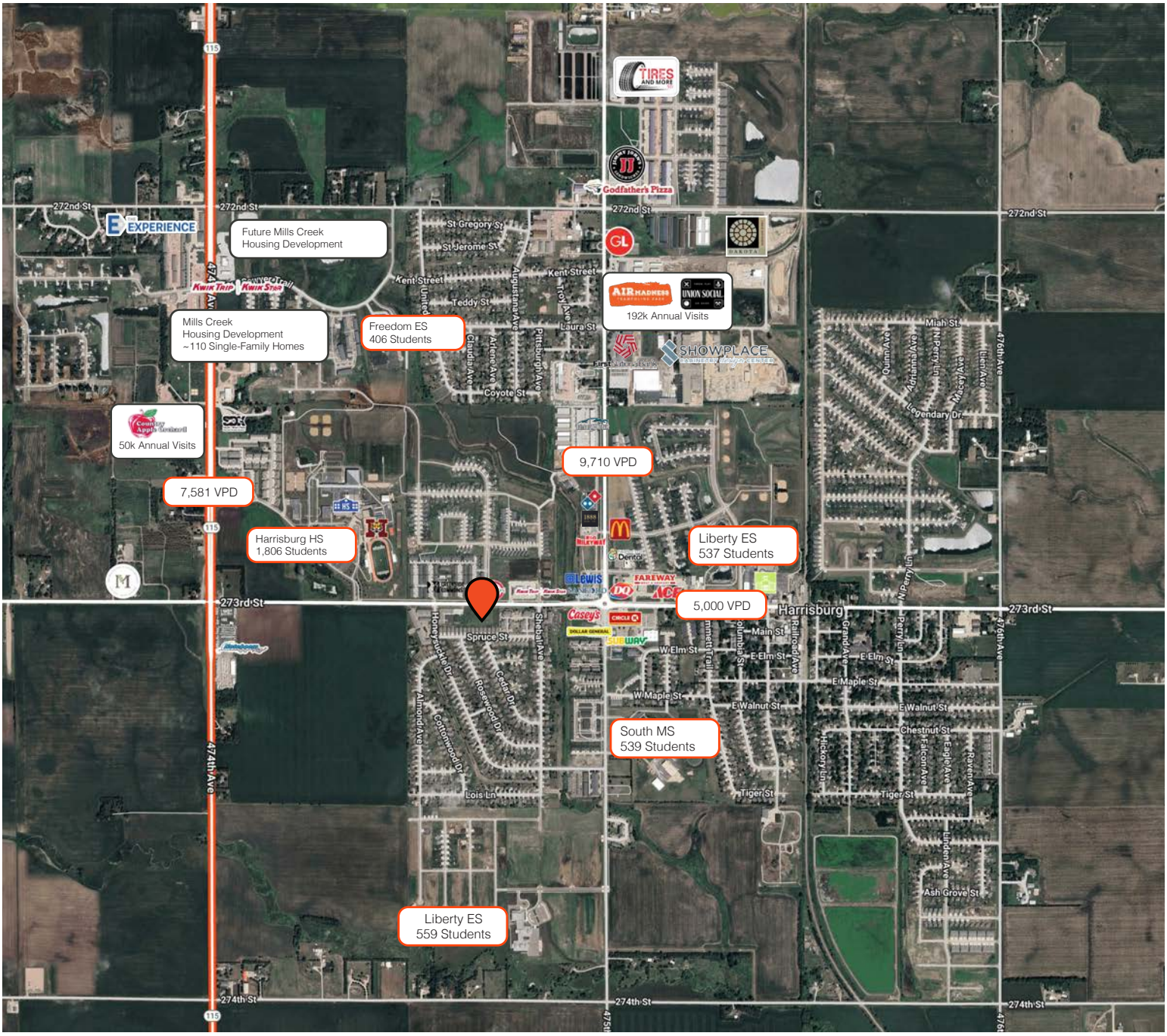
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GREEN MEADOWS STRIP MALL

RETAIL SUITES FOR LEASE

LLOYD

CITY MAP



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GREEN MEADOWS STRIP MALL

RETAIL SUITES FOR LEASE

LLOYD

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,727	4,812	22,733
2020 Total Population	5,777	7,651	39,043
2020 Group Quarters	0	0	98
2026 Total Population	7,345	9,576	43,948
2026 Group Quarters	0	0	95
2031 Total Population	8,941	11,680	51,873
2024-2029 Annual Rate	4.01%	4.05%	3.37%
2026 Total Daytime Population	4,987	6,197	30,665
Workers	2,226	2,616	13,179
Residents	2,761	3,581	17,486
Household Summary			
2010 Households	1,304	1,668	8,305
2010 Average Household Size	2.86	2.88	2.74
2020 Total Households	1,962	2,571	14,931
2020 Average Household Size	2.94	2.98	2.61
2026 Households	2,516	3,217	17,177
2026 Average Household Size	2.92	2.98	2.55
2031 Households	3,063	3,923	20,402
2031 Average Household Size	2.92	2.98	2.54
2024-2029 Annual Rate	4.01%	4.05%	3.50%
2010 Families	1,044	1,345	6,335
2010 Average Family Size	3.16	3.18	3.14
2026 Families	1,922	2,463	11,489
2026 Average Family Size	3.30	3.35	3.10
2031 Families	2,331	2,993	13,548
2031 Average Family Size	3.30	3.36	3.10
2024-2029 Annual Rate	3.93%	3.97%	3.35%
2026 Housing Units	2,628	3,364	18,446
Owner Occupied Housing Units	65.3%	65.3%	58.1%
Renter Occupied Housing Units	30.4%	30.3%	35.0%
Vacant Housing Units	4.3%	4.4%	6.9%
2026 Population 25+ by Educational Attainment			
Total	4,180	5,474	28,687
Less than 9th Grade	1.1%	1.2%	0.7%
9th - 12th Grade, No Diploma	0.7%	0.8%	1.2%
High School Graduate	13.4%	13.6%	15.2%
GED/Alternative Credential	4.7%	4.6%	2.1%
Some College, No Degree	10.8%	10.7%	13.1%
Associate Degree	21.6%	21.5%	12.2%
Bachelor's Degree	38.7%	38.3%	36.1%
Graduate/Professional Degree	8.9%	9.2%	19.4%
Median Household Income			
2026	$113,220	$115,286	$111,532
2031	$129,550	$130,363	$127,708
Median Age			
2010	27.5	27.7	33.3
2020	29.5	29.7	35.0
2026	31.1	31.3	35.8
2031	31.0	31.3	36.9
2026 Population by Sex			
Males	3,705	4,835	21,453
Females	3,640	4,741	22,495
2031 Population by Sex			
Males	4,493	5,872	25,232
Females	4,448	5,809	26,640

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