INVESTMENT OPPORTUNITY

C-STORE: I-29 & RUSSELL STREET



3308 W. RUSSELL STREET,
SIOUX FALLS, SD 57107

LLOYD

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PLEASE CONTACT LLOYD COMPANIES FOR MORE INFORMATION.

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MARISA FOSTER *605.690.9311* | marisa.foster@lloydcompanies.com

JORDAN RIEFFENBERGER CCIM, SIOR *605.275.4258* | jordan@lloydcompanies.com

INVESTMENT SUMMARY

THE OPPORTUNITY

Lloyd Commercial Real Estate is pleased to offer for sale an established BP gas station and convenience store, including the operating business and real estate, at 3308 W. Russell Street in Sioux Falls, South Dakota. Strategically positioned near the I-29 and Russell Street interchange, the property benefits from convenient interstate access and proximity to area hotels, event venues and employment destinations, serving both local and traveler-oriented demand. The 1.22-acre property features a 3,235 SF +/- convenience store with eight fueling positions (four dispensers), a walk-in cooler, office, ample storage and a former single-bay car wash currently utilized for storage. A new canopy over the fueling area is expected to be completed by January 2027. Additionally, the business has been approved as a U-Haul rental location, with equipment setup anticipated by the end of November 2026. Prominent pylon signage provides visibility from I-29, which carries approximately 58,500 vehicles per day. The offering includes the real estate, operating business, and furniture, fixtures and equipment (FF&E). Inventory will be assessed and sold separately, subject to the final purchase agreement.

OFFERING SUMMARY

Address	3308 W. Russell Street, Sioux Falls, SD 57107
Sale Price	$1,100,000
Building Size	3,235 SF +/-
Site Size	1.22 Acres +/-
Fuel Dispensers	4
Real Estate Taxes (2025 Taxes payable in 2026)	$8,187.58
FF&E	Included
Year Built	1970

The assets to be offered with the Business may include, as applicable, furniture, fixtures, equipment, inventory, supplies, trade names, telephone numbers, websites, domain names, social media accounts, customer and vendor information, assignable contracts, licenses and permits to the extent transferable, goodwill, intellectual property rights owned by Client, and other tangible and intangible assets identified by Client and included in a definitive purchase agreement (collectively, the "Business Assets").





PROPERTY OVERVIEW

HIGHLIGHTS

- 1.22-acre commercial property featuring an established BP-branded gas station and convenience store, offering the opportunity to acquire both the underlying real estate and operating business in Sioux Falls, South Dakota.
- Strategically located near the I-29 and Russell Street interchange, offering convenient interstate access, prominent pylon signage, and visibility along a corridor carrying approximately 58,500 vehicles per day.
- The property features an approximately 3,235 SF convenience store equipped with a walk-in cooler, office, and storage areas, along with four multiple-product dispensers (MPDs) providing eight fueling positions.
- Approved U-Haul rental location, with approximately 15–20 pieces of rental equipment anticipated onsite. The commission-based arrangement offers an additional revenue stream, with seller-projected gross revenue of $40,000–$60,000 based on a comparable local operation.
- Potential for additional revenue streams through the introduction of diesel fueling, subject to site feasibility, necessary infrastructure improvements, and applicable approvals.
- Existing single-bay car wash is currently utilized for storage, presenting an opportunity to reactivate the car wash operation or evaluate alternative uses, subject to equipment condition, feasibility, and applicable approvals.
- Surrounded by established hospitality, entertainment, and employment destinations, including the Ramkota Hotel, AmericInn, and Denny Sanford PREMIER Center, supporting traffic from area residents, employees, event attendees, and interstate travelers.
- The sale includes the real estate, operating business, and furniture, fixtures and equipment (FF&E). Merchandise inventory will be counted, valued, and sold separately near closing.





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MARISA FOSTER *605.690.9311* | marisa.foster@lloydcompanies.com

JORDAN RIEFFENBERGER CCIM, SIOR *605.275.4258* | jordan@lloydcompanies.com









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INTERSTATE PROXIMITY

LLOYD



MARISA FOSTER *605.690.9311* | marisa.foster@lloydcompanies.com

JORDAN RIEFFENBERGER CCIM, SIOR *605.275.4258* | jordan@lloydcompanies.com

AREA MAP

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MARISA FOSTER *605.690.9311* | marisa.foster@lloydcompanies.com

JORDAN RIEFFENBERGER CCIM, SIOR *605.275.4258* | jordan@lloydcompanies.com

BUSINESS OVERVIEW

Fuel Brand: BP
Operating Business: Freedom Dakota, LLC

BP is a globally recognized energy brand with an extensive U.S. retail presence, encompassing more than **8,500 locations** across **46 states** under its portfolio of fuel and convenience brands, including BP, Amoco, ARCO, Thorntons, and TravelCenters of America.

The subject property at 3308 W. Russell Street in Sioux Falls operates under the BP fuel brand, while Freedom Dakota LLC is the retail business entity identified at the same address in public licensing and lottery records.

7 min
Avg . Dwell Time

43K
Annual Visits
in the past 12 months

23.2K
Annual Visitors



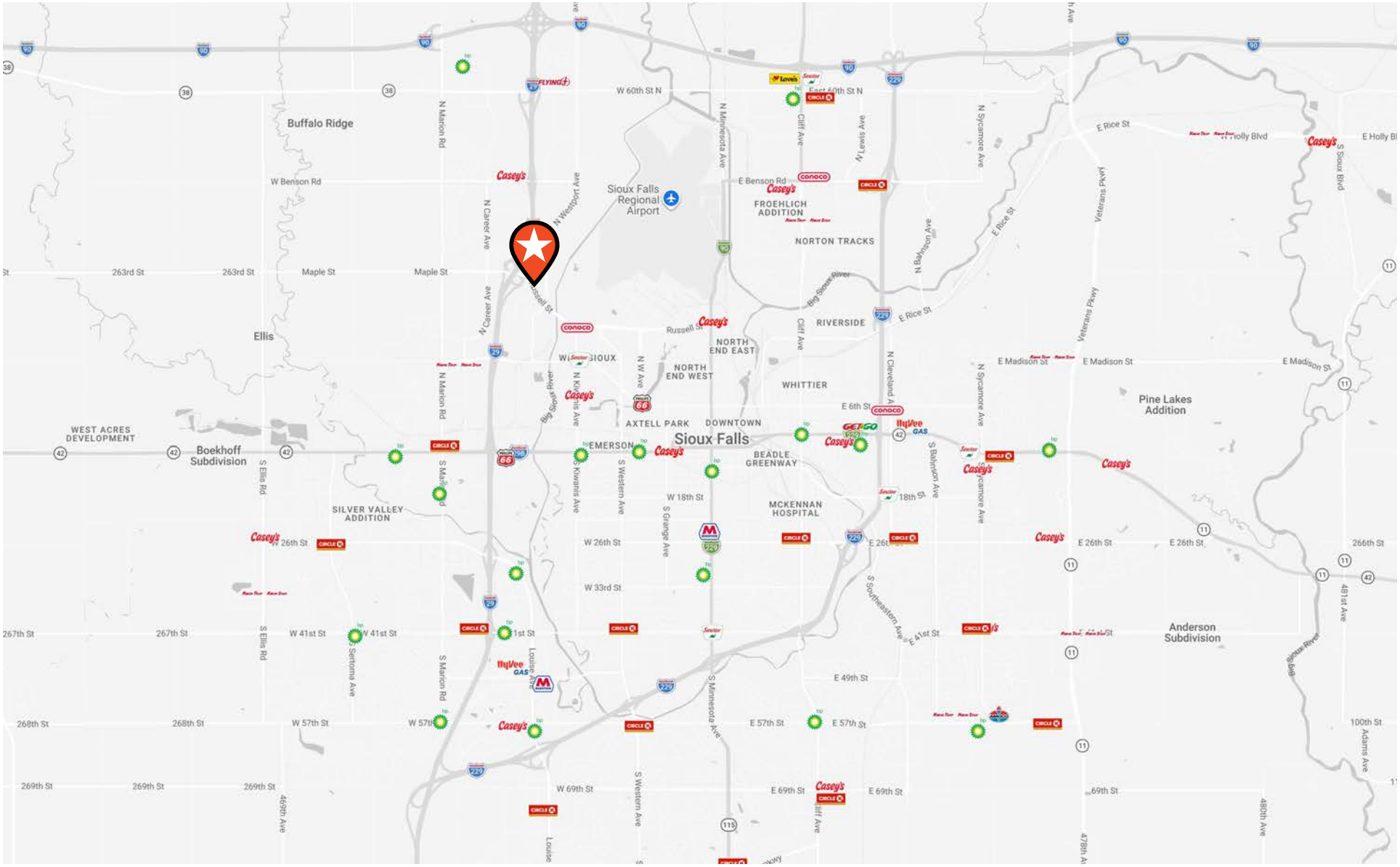


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COMPETITOR MAP

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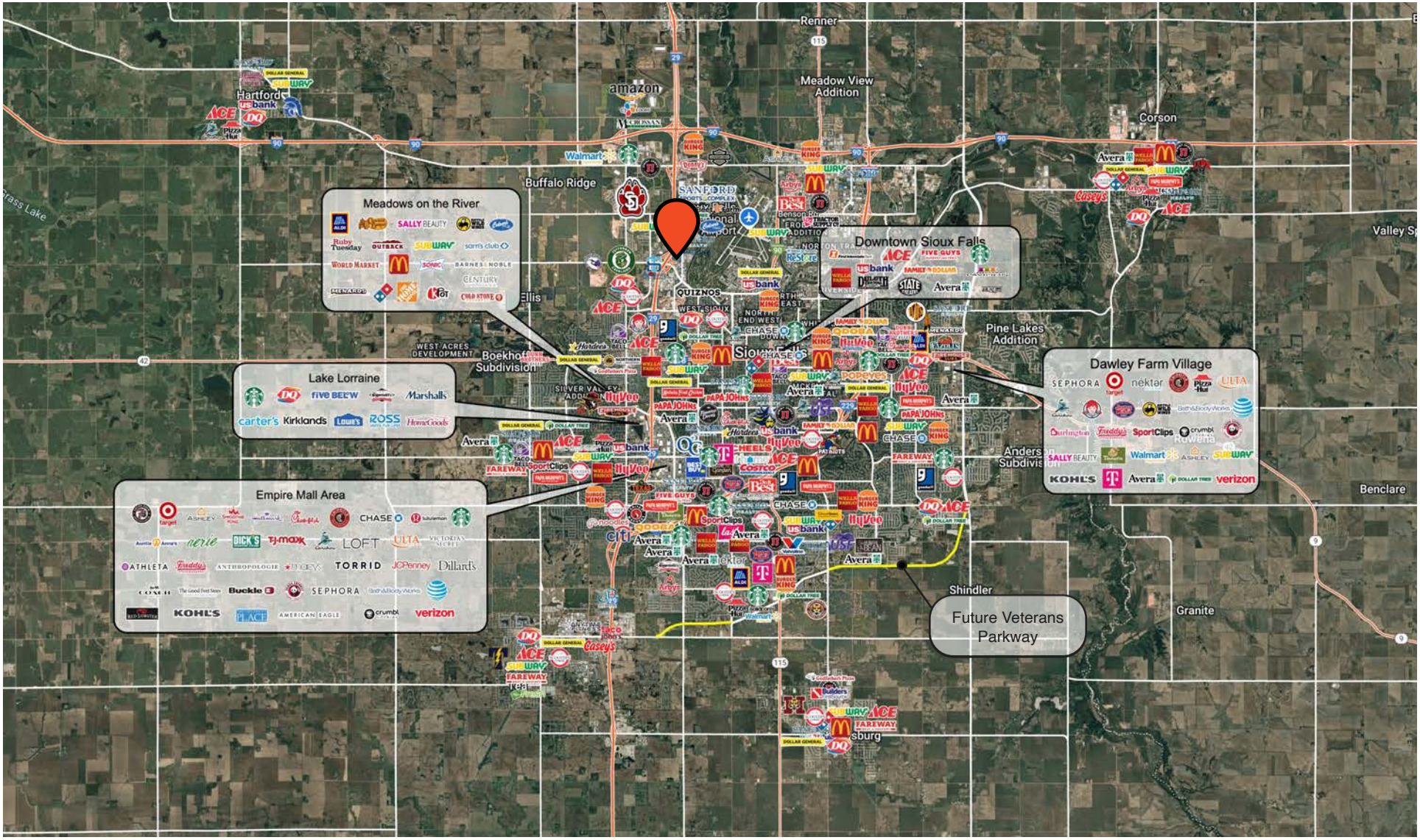


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CITY MAP

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2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	**2,659**	**39,864**	**120,151**	**314,596**
Projected Population (2031)	**2,846**	**43,142**	**128,637**	**341,444**
Daytime Population	**6,742**	**61,509**	**163,945**	**314,319**
Median Age	**31.1**	**35.6**	**36.5**	**36.9**
Area Households	**1,075**	**17,299**	**51,693**	**124,541**
Median Household Income	**$73k**	**$65k**	**$69k**	**$83k**
Median Home Value	**$324k**	**$242k**	**$279k**	**$328k**
Educational Attainment (Associates Degree +)	**55%**	**44.3%**	**50.4%**	**52.2%**

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DEMOGRAPHICS

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	224,676*	314,596
2031	235,786	341,444

Source: The City of Sioux Falls

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

(June 2026)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

TOP EMPLOYERS

SANFORD HEALTH

10,929

Avera

8,200

SIOUX FALLS SCHOOL DISTRICT

3,627

Smithfield

3,239

HyVee EMPLOYEE OWNED

2,390

amazon

1,600

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SIOUX FALLS, SD 57107



MARISA FOSTER

COMMERCIAL REAL ESTATE MARKETING & TRANSACTION MANAGER, BROKER ASSOCIATE

marisa.foster@lloydccompanies.com
605-690-9311



JORDAN RIEFFENBERGER, SIOR

DIRECTOR OF COMMERCIAL REAL ESTATE, RESPONSIBLE BROKER

jordan@lloydccompanies.com
605-275-4258

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

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