PLATINUM CENTER
INVESTMENT OPPORTUNITY



4200 S. LOUISE AVENUE,
SIOUX FALLS, SD 57106

LLOYD



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INVESTMENT SUMMARY

THE OPPORTUNITY

Platinum Center is a multi-tenant retail investment opportunity located along South Louise Avenue in central Sioux Falls, SD. The property was built in 2021 and features original national anchor tenants Caribou Coffee and Five Guys, with an additional 2,895 SF second level vacant suite offering future lease-up potential. Located near the high-traffic intersection of Louise Avenue and 49th Street, the property benefits from strong visibility and traffic counts of 29,400 vehicles per day along Louise Avenue and 16,100 vehicles per day along 49th Street.

The surrounding retail corridor includes The Empire Mall, Crunch Fitness, 7 Brew, Target, and an established mix of national retailers, restaurants, and service providers. The 1-mile trade area supports a daytime population of 21,602, with residential population projected to grow by 9.3% by 2031. Existing national tenancy, a strong commercial location, and additional lease-up potential provide investors with an opportunity to generate additional rental income and increase occupancy.

OFFERING SUMMARY

Address	4200 S. Louise Ave, Sioux Falls, SD 57106
Sale Price	$4,242,365 (6.0% Proforma Cap Rate)
Gross Rentable Area	8,331 SF +/-
Site Size	1.17 Acres +/-
Property Format	Multi-tenant mixed-use
Number of Suites	3
Current Lease Tenants	Caribou Coffee and Five Guys
Parking	64 surface stalls
Parking Ratio	7.68 : 1,000
Year Built	2021
Zoning	C-4 Commercial
Occupancy Rate	65.2%
Vacant Suite Size	2,895 SF +/-

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Parcel & Access Points



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Site Map

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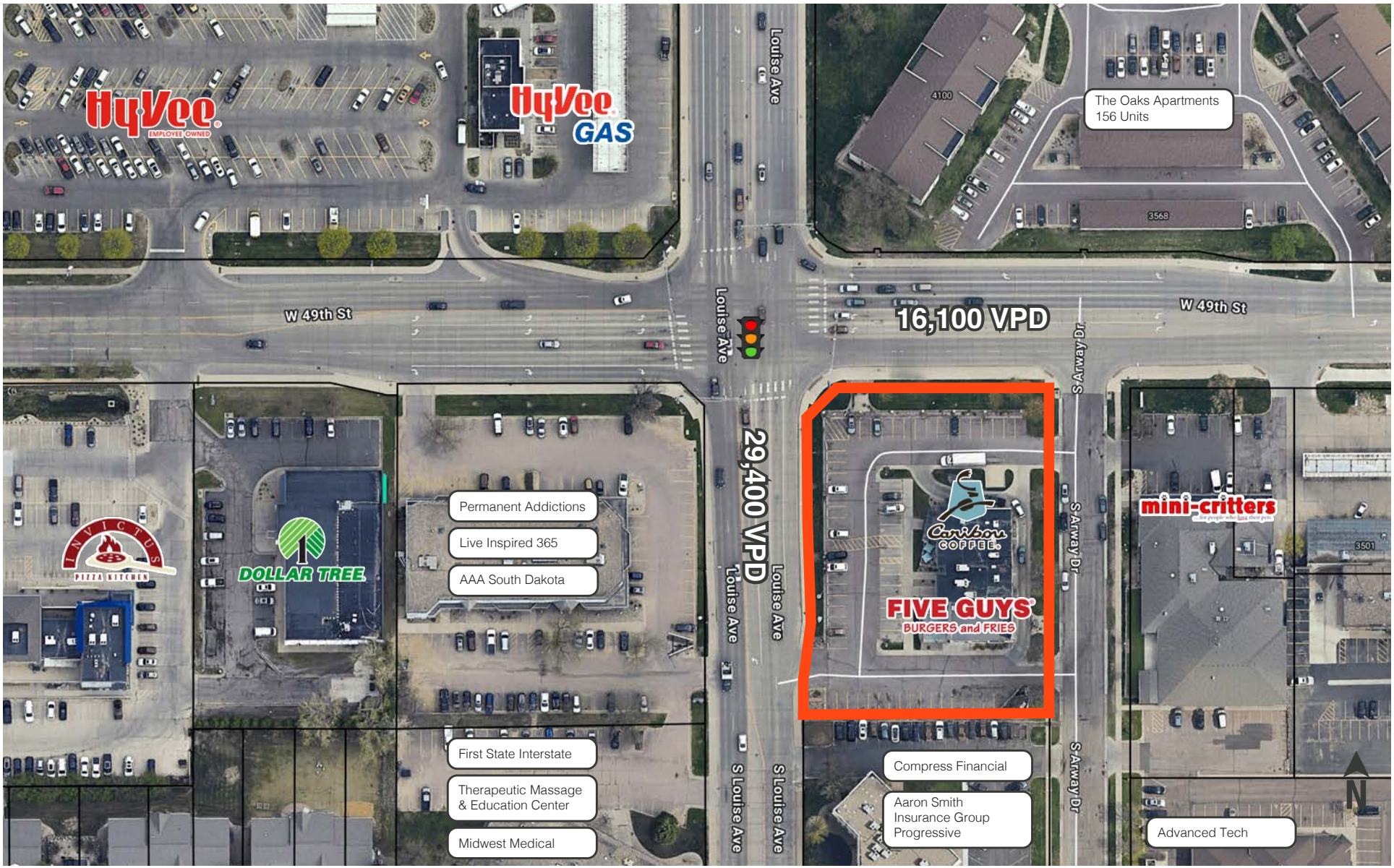

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2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	**9,033**	**88,284**	**172,158**	**314,596**
Projected Population (2031)	**9,869**	**95,713**	**187,691**	**341,444**
Daytime Population	**21,602**	**98,405**	**189,844**	**314,319**
Median Age	**38.6**	**36.6**	**36.8**	**36.9**
Area Households	**4,970**	**37,141**	**71,918**	**124,541**
Median Household Income	**$52k**	**$82k**	**$81k**	**$83.1k**
Educational Attainment (Associates Degree +)	**55.7%**	**59%**	**56.5%**	**52.2%**

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Tenant Overview

4200 S. Louise Avenue, Sioux Falls, SD 57106

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Caribou Coffee is a specialty coffeehouse offering handcrafted coffee, espresso beverages, teas, and blended drinks. The menu also features breakfast sandwiches, baked goods, and convenient grab-and-go options.

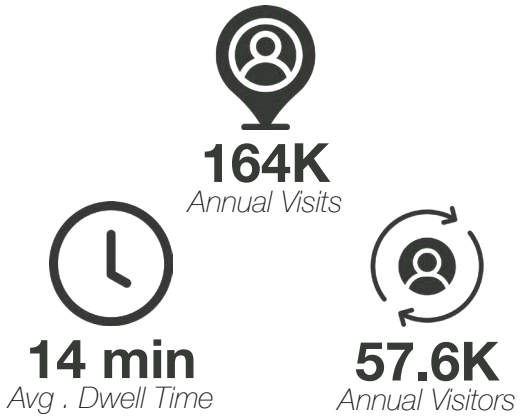
Address: 4200 S. Louise Ave, Suite 100

Gross Leasable Area: 2,737 SF +/-

Number of Locations: 800+

Headquarters: Brooklyn Center, MN

Year Founded: 1992



in the past 12 months

Five Guys is a fast-casual restaurant specializing in made-to-order burgers, hot dogs, and fresh-cut fries. The menu also features customizable toppings, hand-spun milkshakes, and freshly prepared meals.

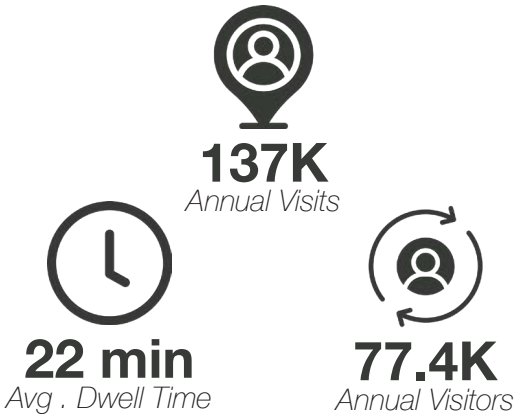
Address: 4200 S. Louise Ave, Suite 102

Gross Leasable Area: 2,699 SF +/-

Number of Locations: 1,500+

Headquarters: Alexandria, MN

Year Founded: 1986



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Exterior Photos









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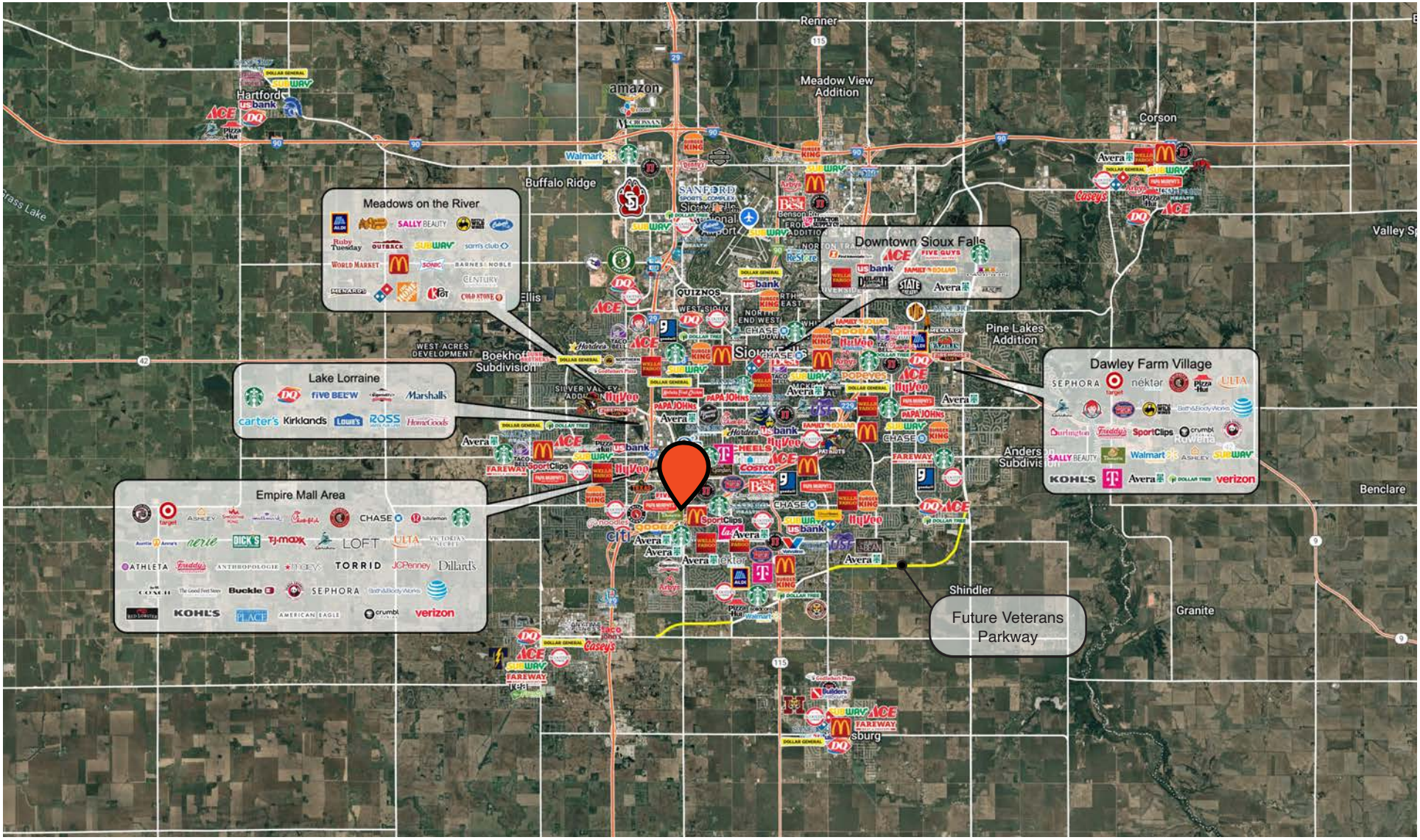
Empire Neighborhood

29.5M Annual Visits — The Empire Neighborhood is a major retail destination in Sioux Falls, home of The Empire Mall, Empire Place, Empire East, and Meadows on the River, with a strong concentration of national retailers, restaurants, and service providers.



City Map



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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
2025	224,676*	314,596
2030	235,786	341,319

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)

1.7%

Sioux Falls MSA Unemployment Rate

(September 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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