


41ST STREET RETAIL

RETAIL SPACE FOR LEASE



 1501 W. 41st Street
Sioux Falls, SD 57105

 1418 SF

 \$25.00 / SF NNN
Estimated NNN: \$6.50 / SF

LOCATION

Join Starbucks and Pancheros in a redeveloped outparcel fronting Sioux Falls' primary retail corridor. Great opportunity for 41st Street frontage with estimated traffic counts of 17,100 vehicles per day.

DESCRIPTION

- Neighbors include Pancheros, Starbucks, Taco Bell, At Home, Planet Fitness, Hot Springs Spas, Office Depot, Party America, and Costco
- Floor plan consists of a large open shell space with tons of potential for retail and service users.
- Building sign opportunities
- Over 90,000 people within a 3-mile radius
- Located 0.5 miles from the Western Mall and 1.7 miles from the Empire Mall. Two of South Dakota's largest shopping centers.
- Outparcel cross parks with junior box anchors behind subject's building
- Contact Broker for additional information

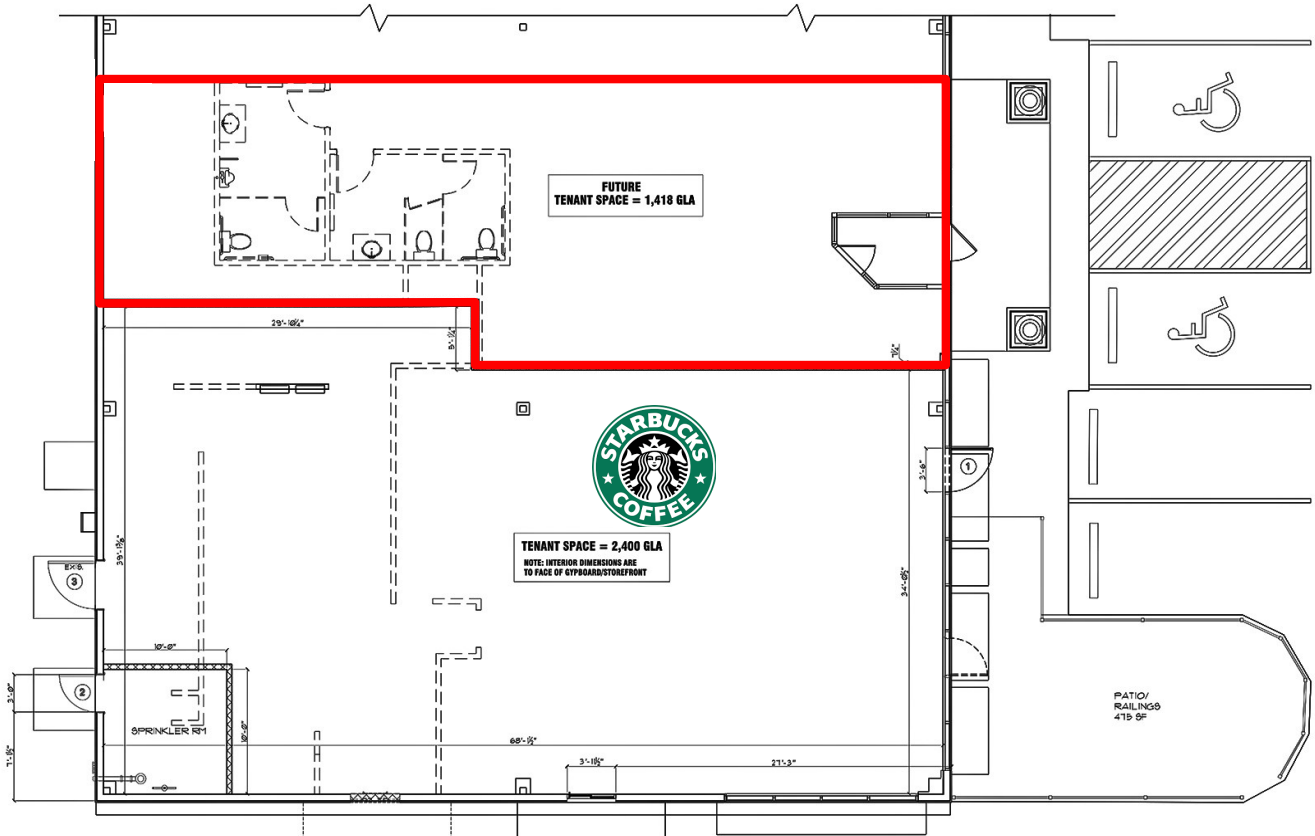
ALEXIS KONSTANT | 605.321.4861 | alexis@lloydcompanies.com

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

POTENTIAL FLOOR PLAN

Concept only; subject to change

Option 1
1,418 SF



(A) FLOOR PLAN (DEMO AND SHELL)
1/4" = 1'-0"

AVAILABLE

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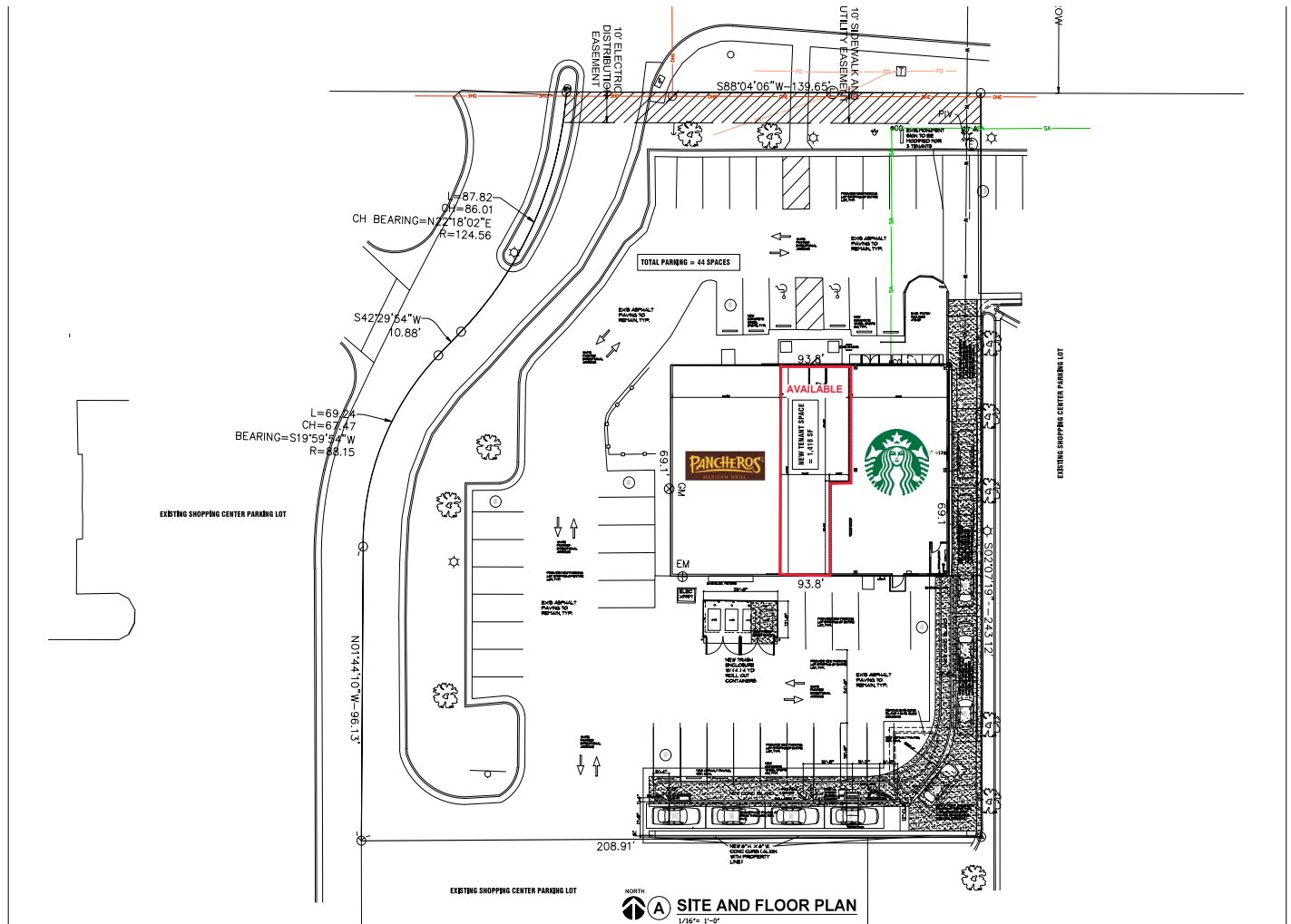
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SITE PLAN

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AREA MAP



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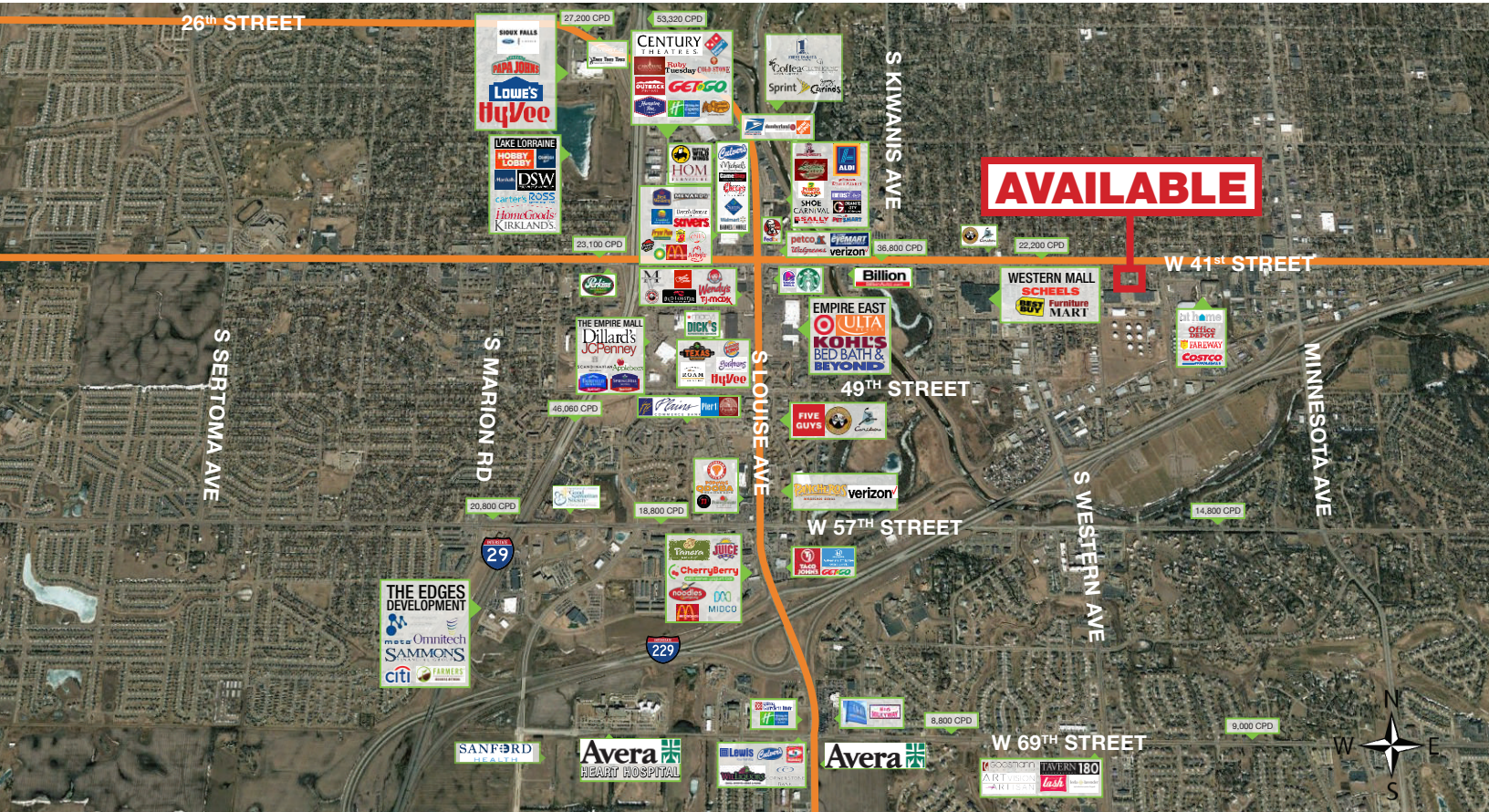
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SIOUX FALLS MAP



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SIoux FALLS MSA DEMOGRAPHICS

Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four state area.

Source: City of Sioux Falls Planning Department
<http://www.siouxfallsdevelopment.com/demographics.cfm>

*Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2012 MSA figures include the counties of McCook & Turner.

Major Employers:

- Sanford Health - 9,542
- Avera Health - 8,298
- Smithfield Foods - 3,600
- Sioux Falls School District - 3,400
- HyVee Food Stores - 3,116
- Wells Fargo - 2,262
- Citi - 1,800
- Good Samaritan Society - 1,500
- Walmart/Sam's Club - 1,460

POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	165,800	240,202
2020	190,750	285,387

PROJECTED POPULATION		
YEAR	SIoux FALLS	MSA
2025	201,800	325,391
2030	217,000	370,693
2035	233,200	422,608

AGE DISTRIBUTION	
AGE (YEARS)	SIoux FALLS
0-19	28.1%
20-64	59.2%
65+	12.6%

SIoux FALLS HIGHLIGHTS



Lincoln County- One of the Fastest Growing Counties in U.S
(City of Sioux Falls 2020)



Best City for Young Professionals
(SmartAsset 2021)



A Top Ten for Financial Independence
(Choose Fi 2021)



Top Five Hottest Job Market
(ZipRecruiter 2020)



Top City for Millennials Buying Homes
(SmartAsset 2020)



High Economic Strength Rankings from Policom
(Policom 2020)



Second Best City to Start a Career
(Zippia 2020)



Top Six Happiest Cities in America
(WalletHub 2020)

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