

Jones421, Suite 112

421 North Phillips Avenue, Suite 112, Sioux Falls, SD 57104

FOR LEASE

Property Summary



Property Description

Experience the epitome of modern commercial real estate at this exceptional property along Phillips Ave in Downtown Sioux Falls. With a sleek and stylish design, the property features expansive windows that flood the space with natural light, creating an inviting ambiance for clientele. This versatile space is perfect for showcasing retail or street retail offerings. The high foot traffic in the area, combined with the impressive modern design and prime location, make this property an exceptional opportunity for retail businesses looking to thrive in Sioux Falls' bustling commercial landscape.

Property Highlights

- Expansive windows with abundant natural light with visibility from Phillips Ave
- Gross Lease with tenant paying electricity and internet
- 3 compartment sink, hand sink, counter/bar, stage, back room with mop sink
- High visibility in prime downtown location

Offering Summary

Lease Rate:	\$2,900 per month (Gross)
Available SF:	1,155 SF
Building Size:	11,170 SF
NOI:	\$0.00
Cap Rate:	0%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	377	1,787	7,208
Total Population	844	3,834	15,207
Average HH Income	\$88,986	\$82,216	\$71,396

Stacey Sieverding
Broker
605 728 1390
stacey@bhhsr.com

**Berkshire Hathaway HomeServices
Midwest Realty**
1120 E. 77th Street
Sioux Falls, SD 57108
605.274.1034
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES | **MIDWEST
REALTY**

Jones421, Suite 112

421 North Phillips Avenue, Suite 112, Sioux Falls, SD 57104

FOR LEASE

Additional Photos



Stacey Sieverding
Broker
605 728 1390
stacey@bhhsr.com

**Berkshire Hathaway HomeServices
Midwest Realty**
1120 E. 77th Street
Sioux Falls, SD 57108
605.274.1034
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOME SERVICES

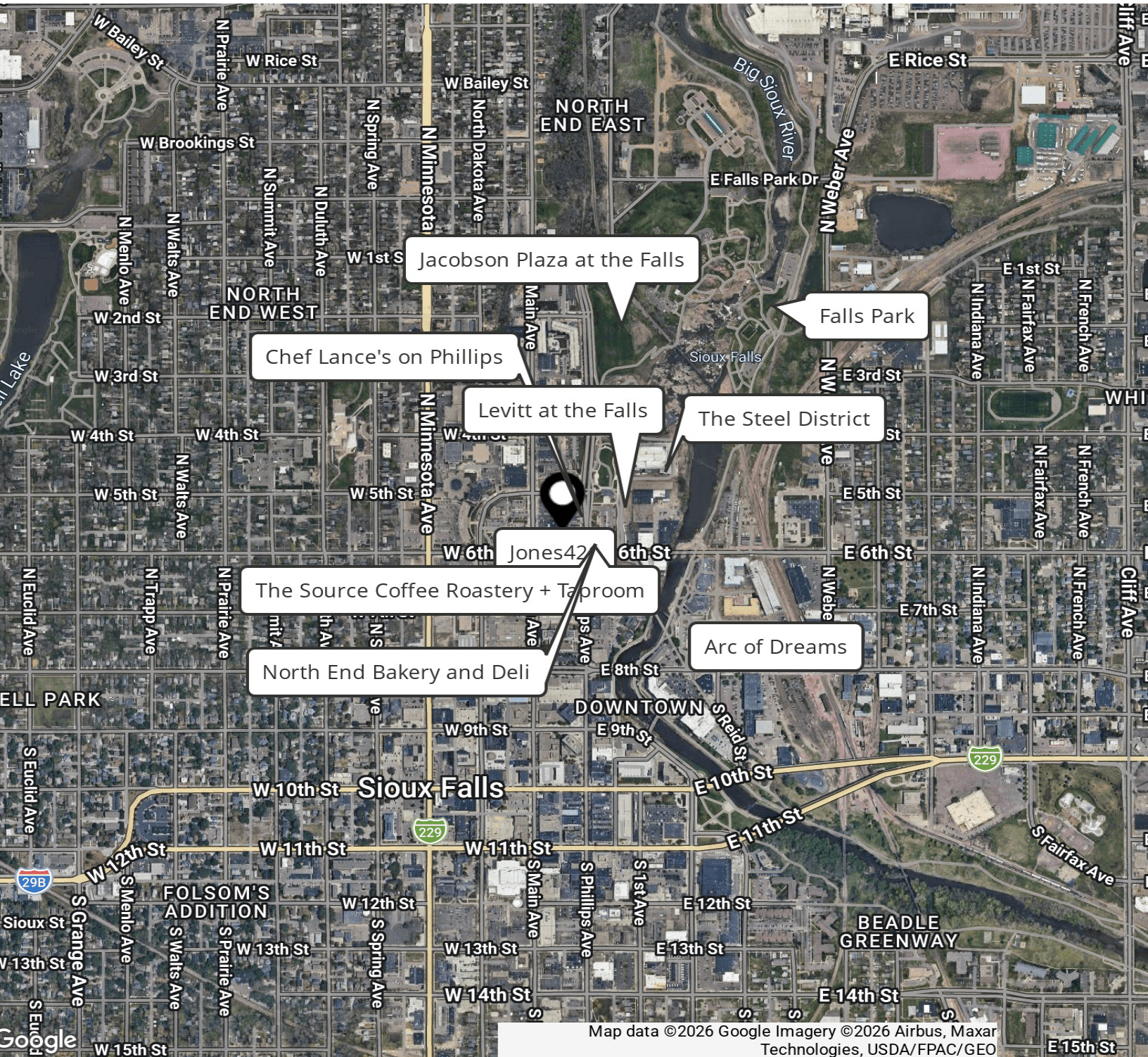
**MIDWEST
REALTY**

Jones421, Suite 112

421 North Phillips Avenue, Suite 112, Sioux Falls, SD 57104

FOR LEASE

Location Map



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

Stacey Sieverding
Broker
605.728.1390
stacey@bhhsr.com

Berkshire Hathaway HomeServices
Midwest Realty
1120 E. 77th Street
Sioux Falls, SD 57108
605.274.1034
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

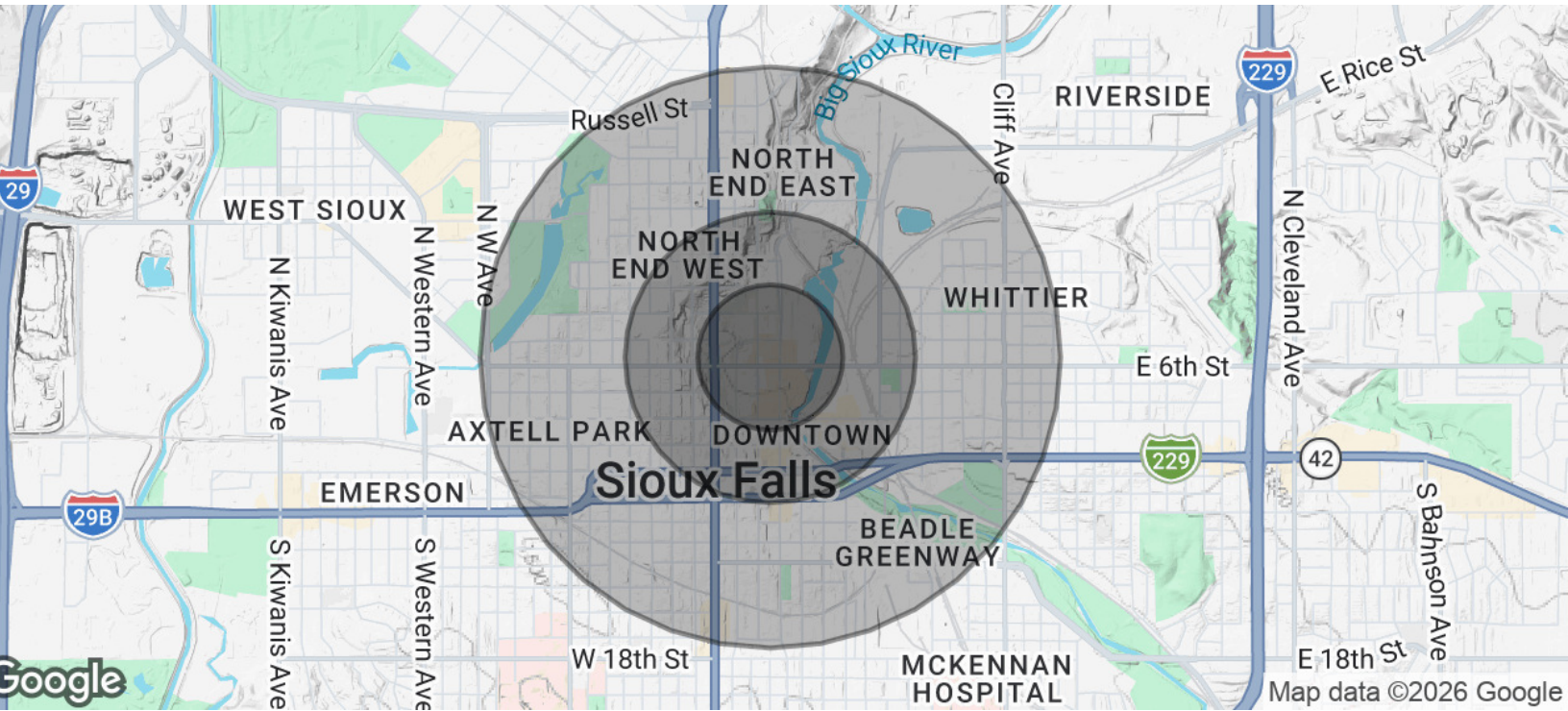
**MIDWEST
REALTY**

Jones421, Suite 112

421 North Phillips Avenue, Suite 112, Sioux Falls, SD 57104

FOR LEASE

Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	844	3,834	15,207
Average Age	37.3	36.8	38.1
Average Age (Male)	37.6	36.3	38.1
Average Age (Female)	39.2	38.7	37.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	377	1,787	7,208
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$88,986	\$82,216	\$71,396
Average House Value	\$144,331	\$201,335	\$185,777

2023 American Community Survey (ACS)

Stacey Sieverding
Broker
605.728.1390
stacey@bhhsr.com

**Berkshire Hathaway HomeServices
Midwest Realty**
1120 E. 77th Street
Sioux Falls, SD 57108
605.274.1034
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**MIDWEST
REALTY**