



PRAIRIE TOWERS

OFFICE/RETAIL SPACE FOR LEASE



200 W 85th St,
Sioux Falls, SD 57108



1,000 - 5,000 SF +/-



\$22.00 / SF NNN

LOCATION

Located near the intersection of S. Minnesota Ave and W. 85th St, near the Veterans Parkway's exit/on ramp to 85th St. This site is positioned in the heart of south-central Sioux Falls with abundant growth, high traffic volume, and above average consumer spending trends.

DESCRIPTION

- First floor office/retail space to be delivered in finished condition
- Floor plan & finishes negotiable
- Mixed-use building with 102 apartment units above the shell space
- Near several multi-family developments such as Prairies Edge Commons, Edge-water Villas, and the Crimson
- Prime visibility and exposure to the future Veterans Parkway, 85th Street, and Minnesota Avenue
- Neighborhood amenities include Walmart, Aldi, Starbucks, McDonald's, multiple restaurants, fitness studios, and unique shops
- In an upscale area of Sioux Falls, with a MHHI of \$125,922 within a 1-mile radius
- Construction has started Veterans Parkway with completion estimated for 2027; partial completion from Western Avenue to Cliff Avenue

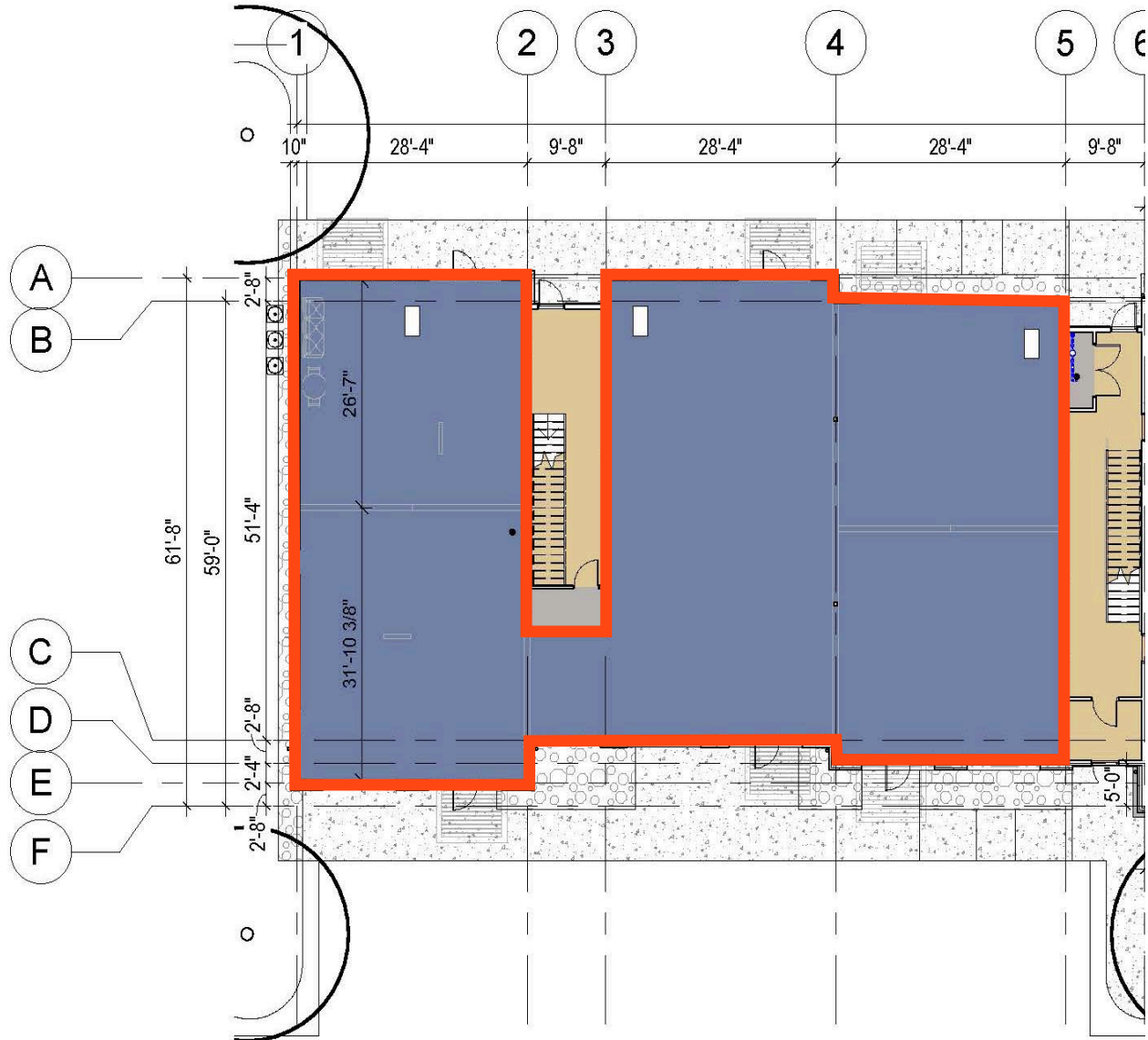
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FLOOR PLAN

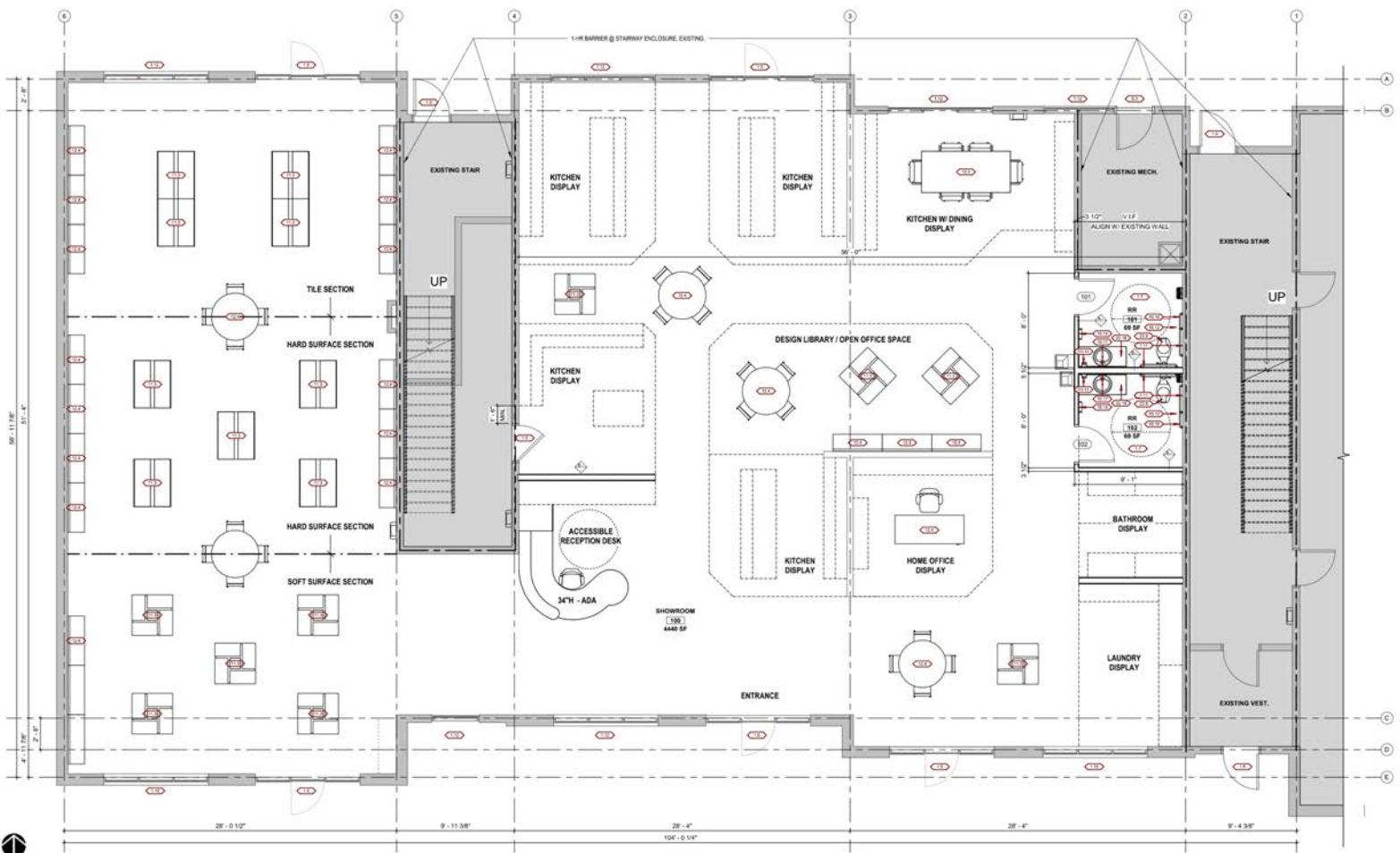
Concept only; subject to change



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CONCEPT FLOOR PLAN

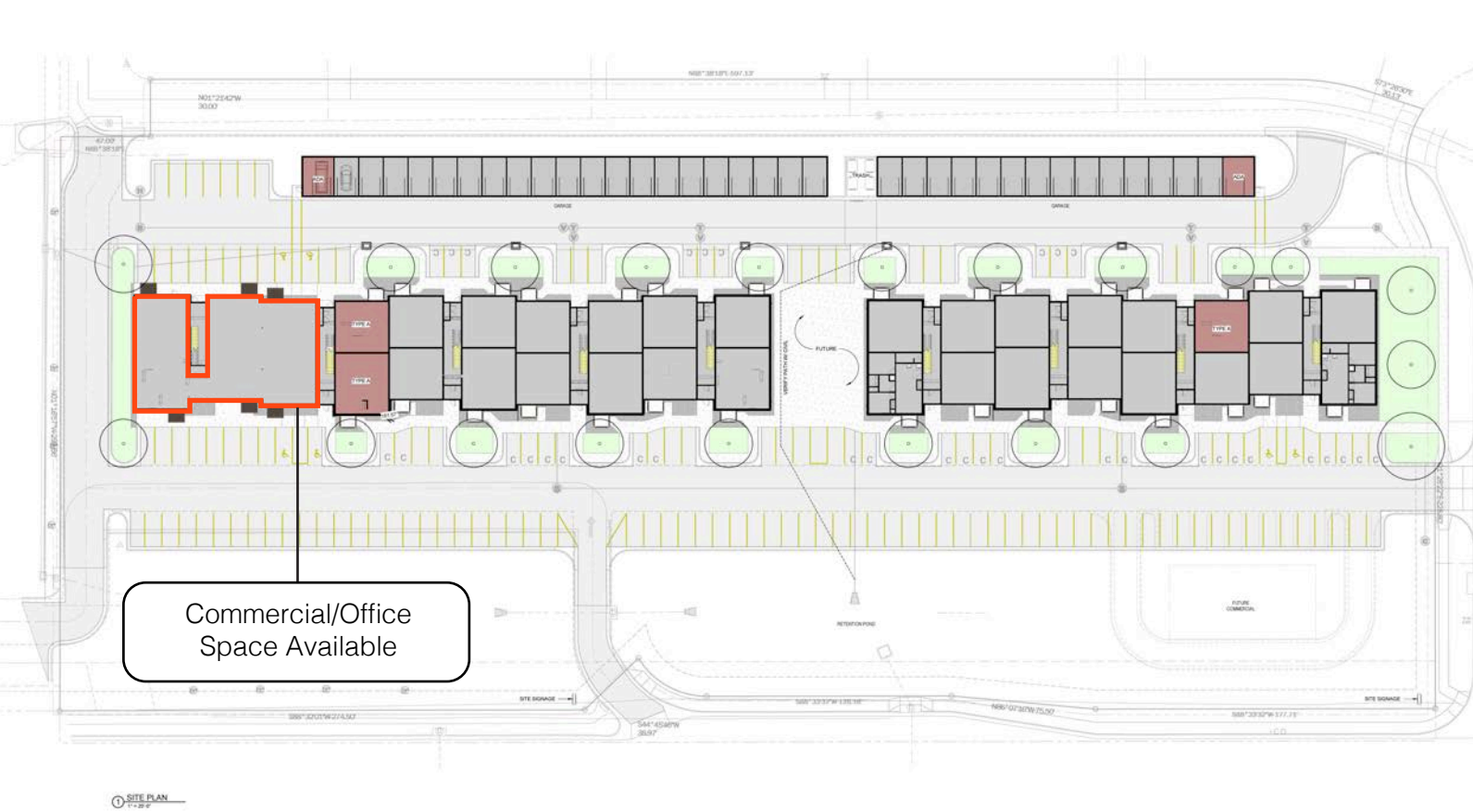
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SITE PLAN

Concept only; subject to change



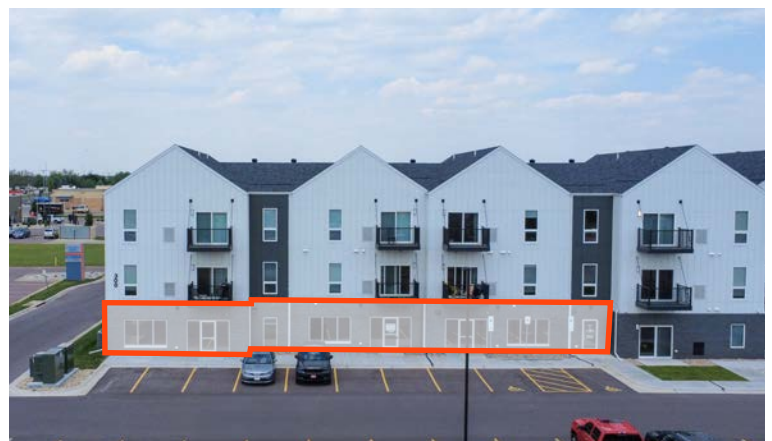
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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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SITE AERIAL



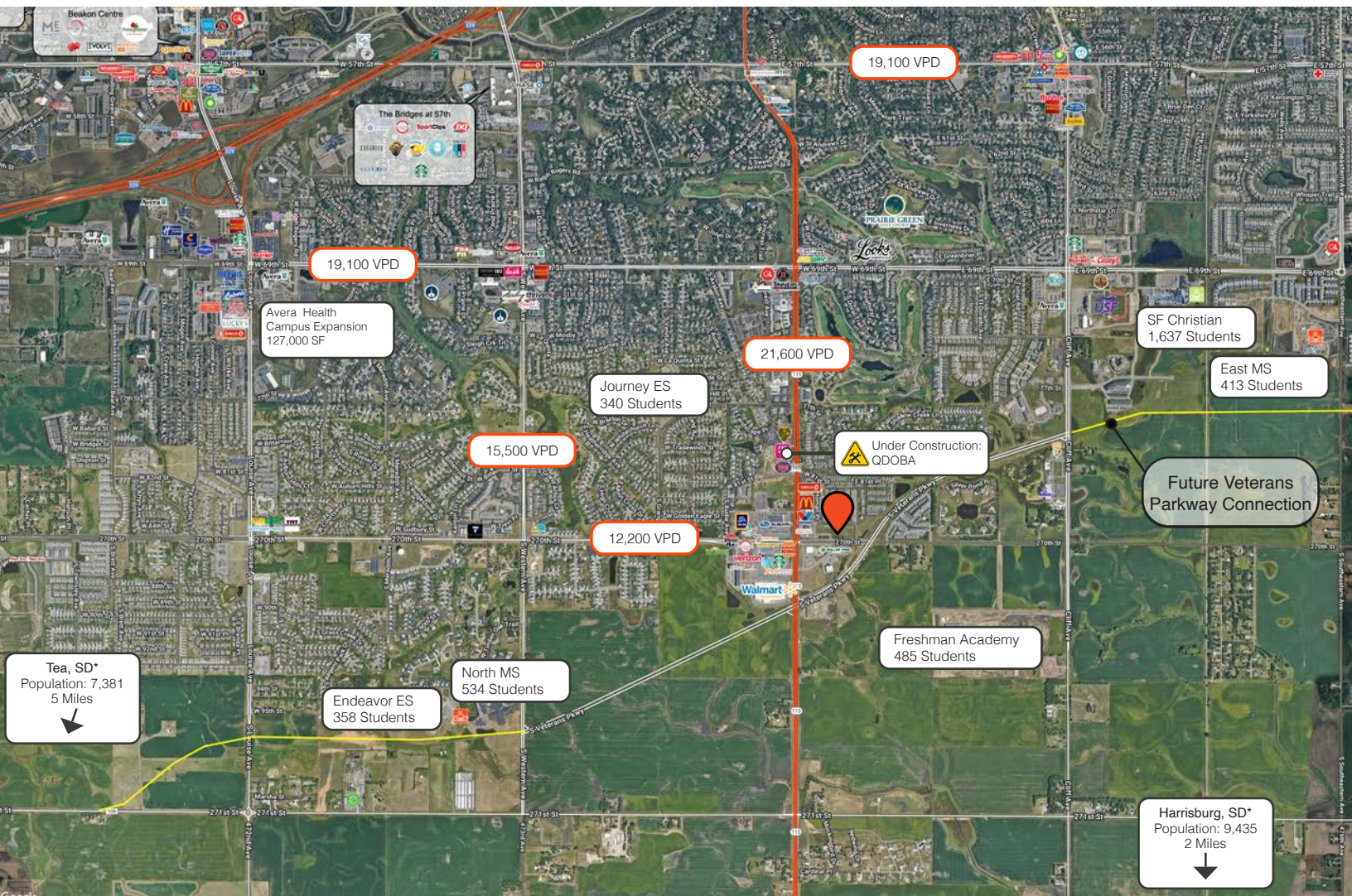
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SITE MAP



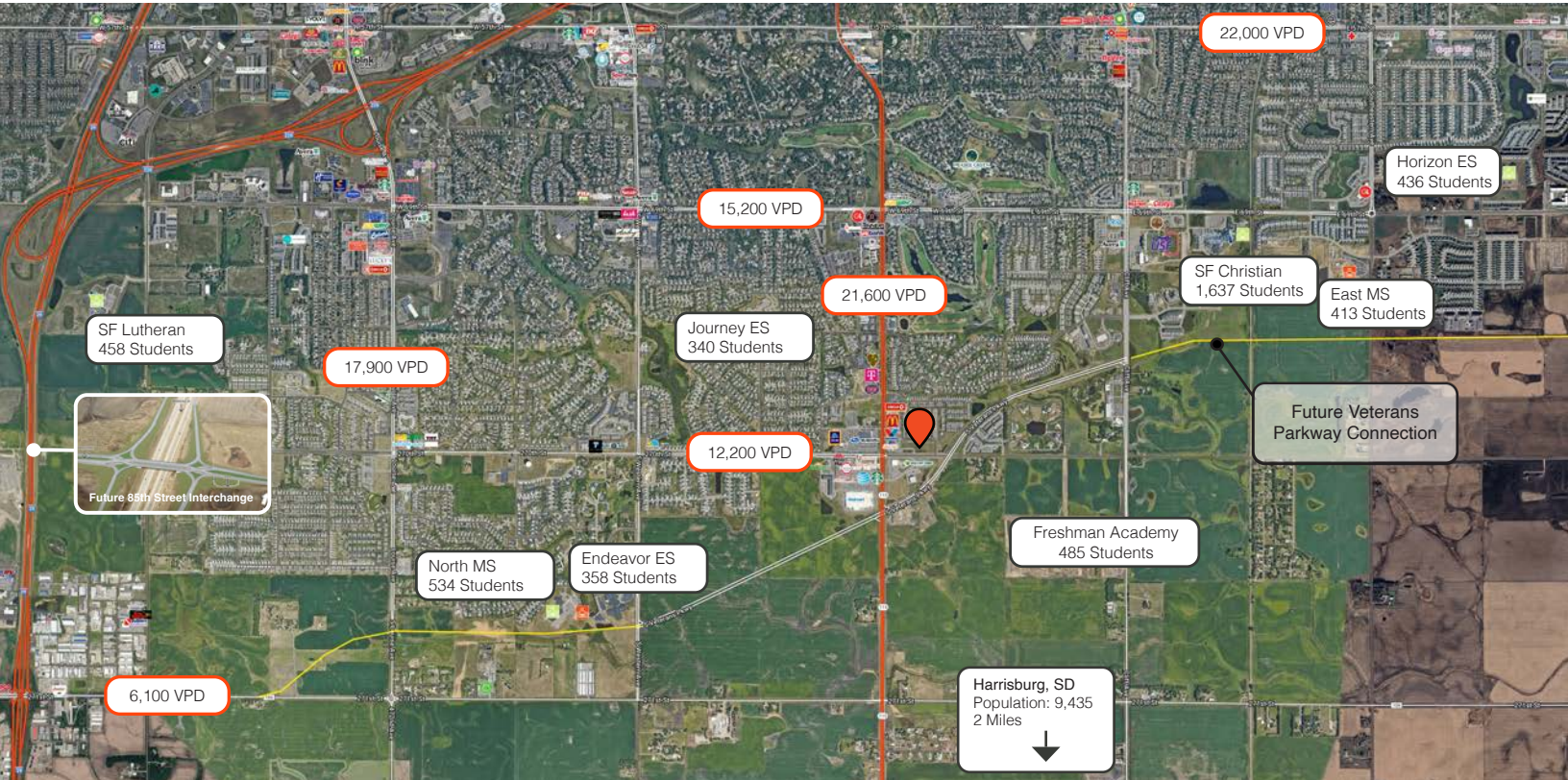
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AREA MAP



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INFRASTRUCTURE UPGRADES



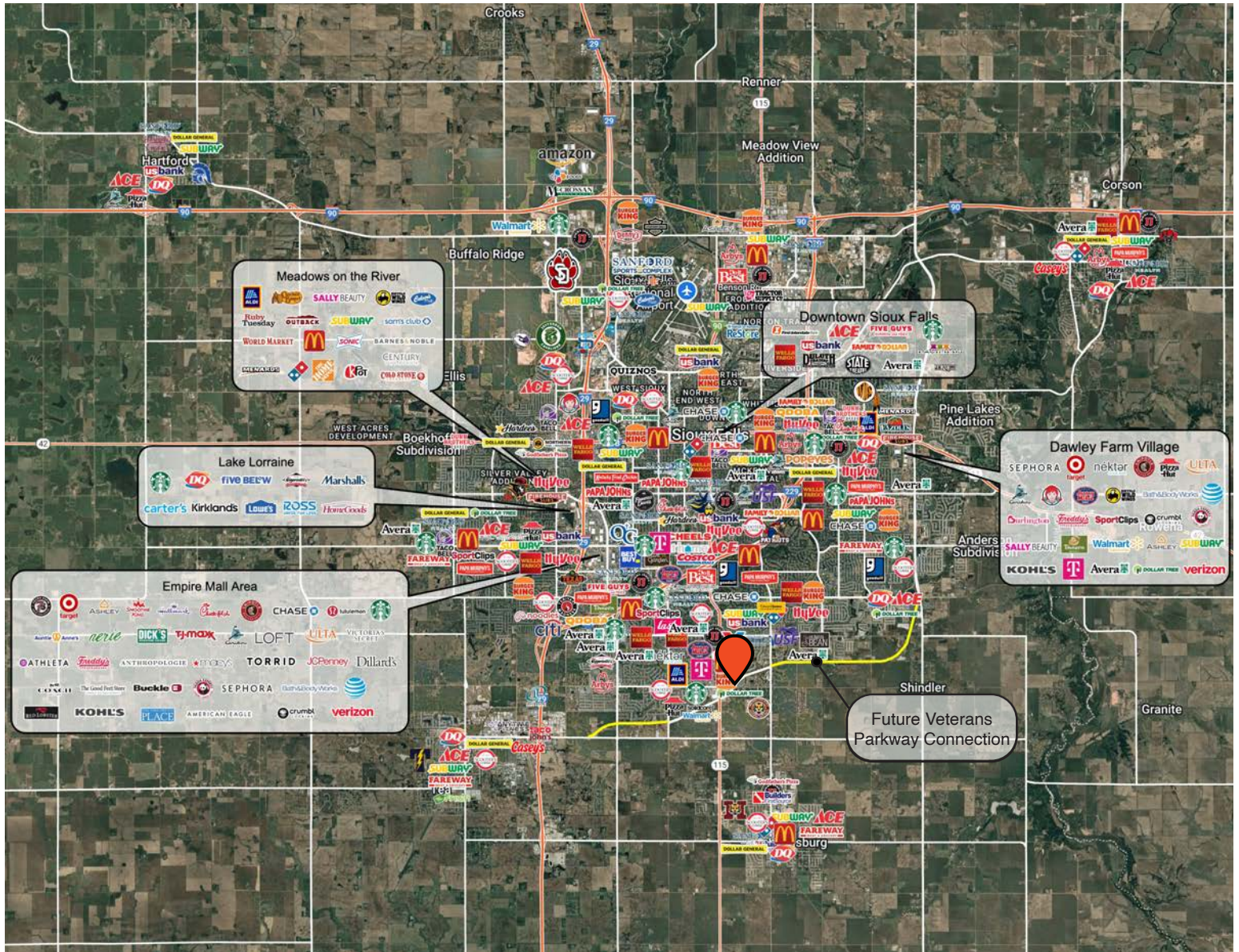
Veterans Parkway Connection

Veterans Parkway Expansion: The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The section from S Western Avenue to Cliff Avenue is operational.

Improved Traffic Flow & Infrastructure: The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.

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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

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.

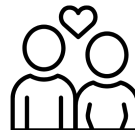
FAST FACTS



#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)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,783	25,739	99,428
2020 Total Population	5,425	39,972	121,930
2020 Group Quarters	0	379	2,207
2025 Total Population	6,464	45,942	132,910
2025 Group Quarters	0	381	2,214
2030 Total Population	7,688	53,091	146,540
2024-2029 Annual Rate	3.53%	2.93%	1.97%
2025 Total Daytime Population	5,561	46,576	143,058
Workers	2,297	24,817	83,611
Residents	3,264	21,759	59,447
Household Summary			
2010 Households	982	10,449	40,690
2010 Average Household Size	2.83	2.44	2.37
2020 Total Households	2,183	16,280	50,305
2020 Average Household Size	2.49	2.43	2.38
2025 Households	2,571	18,340	54,766
2025 Average Household Size	2.51	2.48	2.39
2030 Households	3,038	21,101	60,281
2030 Average Household Size	2.53	2.50	2.39
2024-2029 Annual Rate	3.39%	2.84%	1.94%
2010 Families	812	7,060	25,073
2010 Average Family Size	3.15	2.97	2.98
2025 Families	1,716	11,299	32,260
2025 Average Family Size	3.18	3.16	3.08
2030 Families	2,005	12,882	35,276
2030 Average Family Size	3.23	3.19	3.10
2024-2029 Annual Rate	3.16%	2.66%	1.80%
2025 Housing Units	2,699	19,681	58,607
Owner Occupied Housing Units	59.4%	56.6%	55.6%
Renter Occupied Housing Units	35.8%	36.5%	37.9%
Vacant Housing Units	4.7%	6.8%	6.6%
2025 Population 25+ by Educational Attainment			
Total	4,110	30,811	88,670
Less than 9th Grade	0.2%	1.1%	1.3%
9th - 12th Grade, No Diploma	2.2%	1.8%	2.0%
High School Graduate	11.0%	15.8%	17.6%
GED/Alternative Credential	2.0%	2.1%	2.9%
Some College, No Degree	14.4%	15.2%	18.4%
Associate Degree	7.9%	10.2%	11.8%
Bachelor's Degree	35.9%	33.0%	30.6%
Graduate/Professional Degree	26.3%	20.8%	15.4%
Median Household Income			
2025	\$125,922	\$101,414	\$81,942
2030	\$148,308	\$115,258	\$95,535
Median Age			
2010	33.2	36.1	34.0
2020	35.9	36.7	35.7
2025	35.9	37.2	36.7
2030	35.3	38.0	37.7
2025 Population by Sex			
Males	3,118	22,343	65,337
Females	3,346	23,599	67,573
2030 Population by Sex			
Males	3,687	25,747	71,784
Females	4,001	27,344	74,757
Data for all businesses in area			
Total Businesses:	237	2,215	5,822
Total Employees:	2,068	25,373	76,059