

Investment Opportunity

4200 W. Empire Place
Sioux Falls, SD

\$3,300,000



Executive Summary

Prime Retail Investment Opportunity

Nelson Commercial Real Estate is pleased to present 4200 W Empire Place, a multi-tenant retail investment opportunity ideally located in the heart of Sioux Falls' primary retail corridor, surrounded by a strong concentration of national, regional, and local retailers.

Positioned along Empire Place near the primary entrance to The Empire Mall, South Dakota's largest shopping destination, the property benefits from exceptional visibility and consistent consumer traffic. The location also provides immediate access to Interstate 29, offering convenient connectivity for both local shoppers and regional traffic.

This well-maintained strip center features a complementary mix of service and dining tenants with one current vacancy, offering both in-place income and future upside through leasing or repositioning the remaining suite.

Sale Price	\$3,300,000
Pro Forma NOI	\$253,387
Pro Forma Cap Rate	7.68%
Occupancy Rate	84.7%
Current Tenants	3/4
Lease Structure	NNN
Investment Type	Retail Strip Center

Owner is a licensed real estate broker in South Dakota.

Co-listing with Paul Hegg, Hegg Companies, Inc.

All information provided herein is deemed reliable but not guaranteed and should be independently verified.

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Property Details

4200 W. Empire Place, Sioux Falls, SD

Year Built	2017
Total Building Size	10,336 SF
Lot Size	1.38 Acres
Zoning	C-4 High-Density Commercial
Real Estate Taxes	\$34,909.92
Parking	80 Surface Stalls

Constructed in 2017, 4200 W Empire Place is a modern, well-maintained retail strip center totaling 10,336 square feet and situated on a 1.38-acre site. The property is zoned C-4 High-Density Commercial, allowing for a wide range of retail and service-oriented uses consistent with the surrounding corridor.

Designed to accommodate multiple tenants, the building offers efficient suite layouts, strong storefront visibility, and convenient access for both customers and tenants. The site provides ample parking and benefits from its positioning within a highly developed commercial area, supporting long-term tenant demand and overall property performance.

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Tenant Overview

Service-based tenants driving daily traffic



Yummy Crab is set to open its ninth location at the center. The concept features a popular seafood menu including crab, shrimp, crawfish, and other dine-in favorites.



Day One Dentures and Implants specializes in restorative dental services, utilizing an in-house lab to support efficient turnaround times and strong quality control.



Envy Nails & Spa offers a range of nail and spa services, supported by experienced technicians and a focus on a clean, high-quality customer experience.

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Nearby Retailers



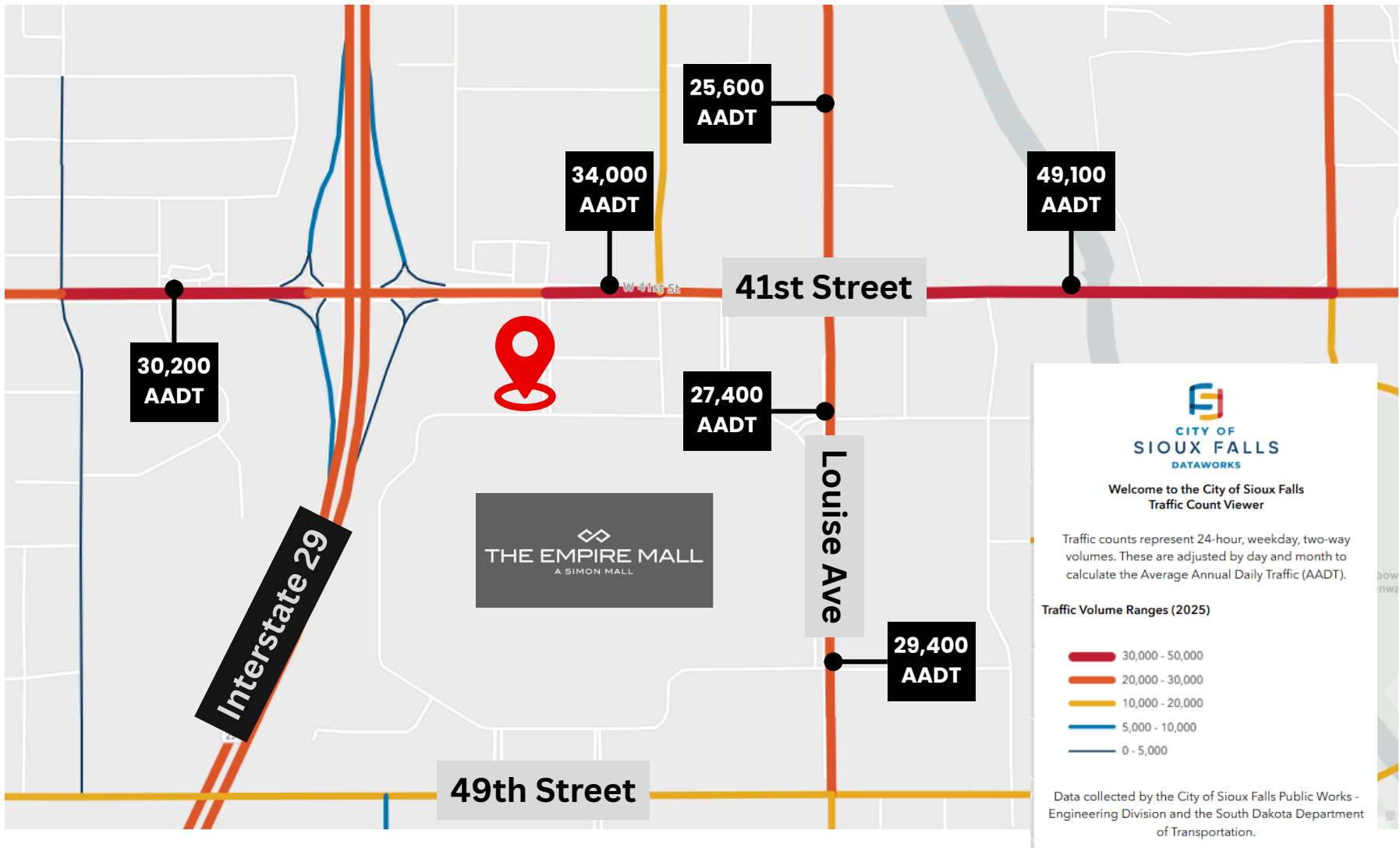
The property is located in the heart of Sioux Falls' primary retail corridor, surrounded by a strong mix of national, regional, and local businesses that drive consistent traffic and visibility.

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Traffic Counts



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Site Map



The property offers multiple points of entry and exit with full access, direct connectivity to The Empire Mall's main entrance, strong exposure to neighboring hotel traffic, and ample on-site parking.

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Confidential Information Available Upon Request

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This Offering Memorandum has been prepared by Nelson Commercial Real Estate for the purpose of providing preliminary information regarding the property.

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