



# 57TH & LOUISE RETAIL

RETAIL SPACE FOR LEASE



3511 W. 57th St,  
Sioux Falls, SD 57108



3,154 SF +/-



\$17.50 / SF NNN  
Estimated NNN: \$6.75 / SF  
TIA: Negotiable

## LOCATION

Located at the intersection of 57th Street and Louise Avenue, this space offers excellent access to I-29 & I-229. Less than 1-mile from The Empire Mall and Empire Place, which are anchored by Dillards, Dick's Sporting Goods, Chick-Fil-A, and much more.

## DESCRIPTION

- Space is in shell condition ready for tenant's build-out requests
- Tenant Improvement Allowance available for qualified tenants
- Building and pylon signage opportunity
- In-line co-tenants include Power Plate Meals, The Honey Baked Ham Co., and Advanced Dental
- Neighborhood tenants include WingStop, First Interstate Bank, Qdoba, Jersey Mike's, Panera Bread, McDonald's, Noodles & Company, Vern Eide, Waxing the City, and more
- Traffic counts of 17,561 VPD on 57th St and 27,027 VPD on Louise Ave
- Zoned C-3: Community Commercial
- Available Now

CO-LISTED WITH SAM ASSAM OF ASSAM COMPANIES

**RAQUEL BLOUNT, SIOR**

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

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## BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
3,154 SF +/-	\$19.00/SF NNN	\$6.75/SF	\$24.25/SF	\$76,484.50	\$6,373.71	Negotiable

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.64*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.50*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.61*
<b>Total</b>	-	<b>\$6.75</b>

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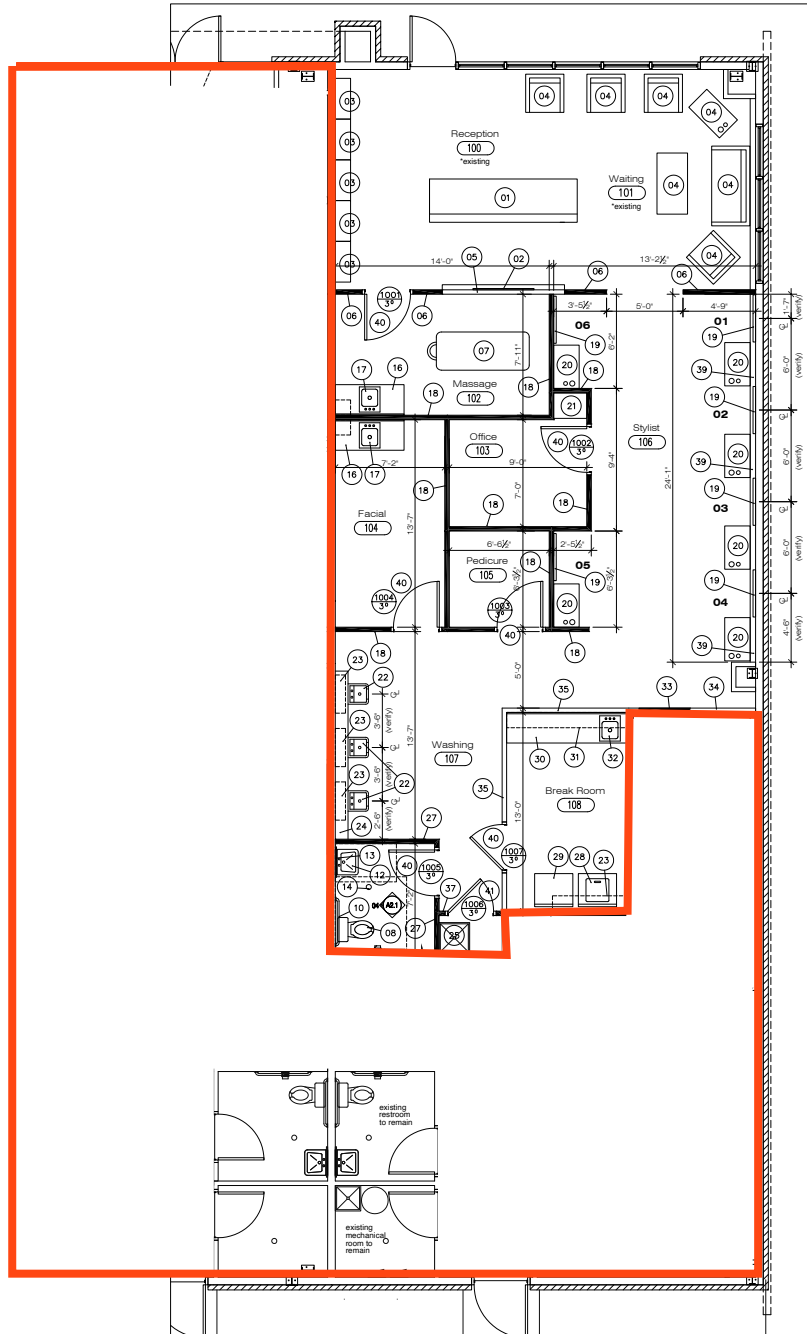
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## FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



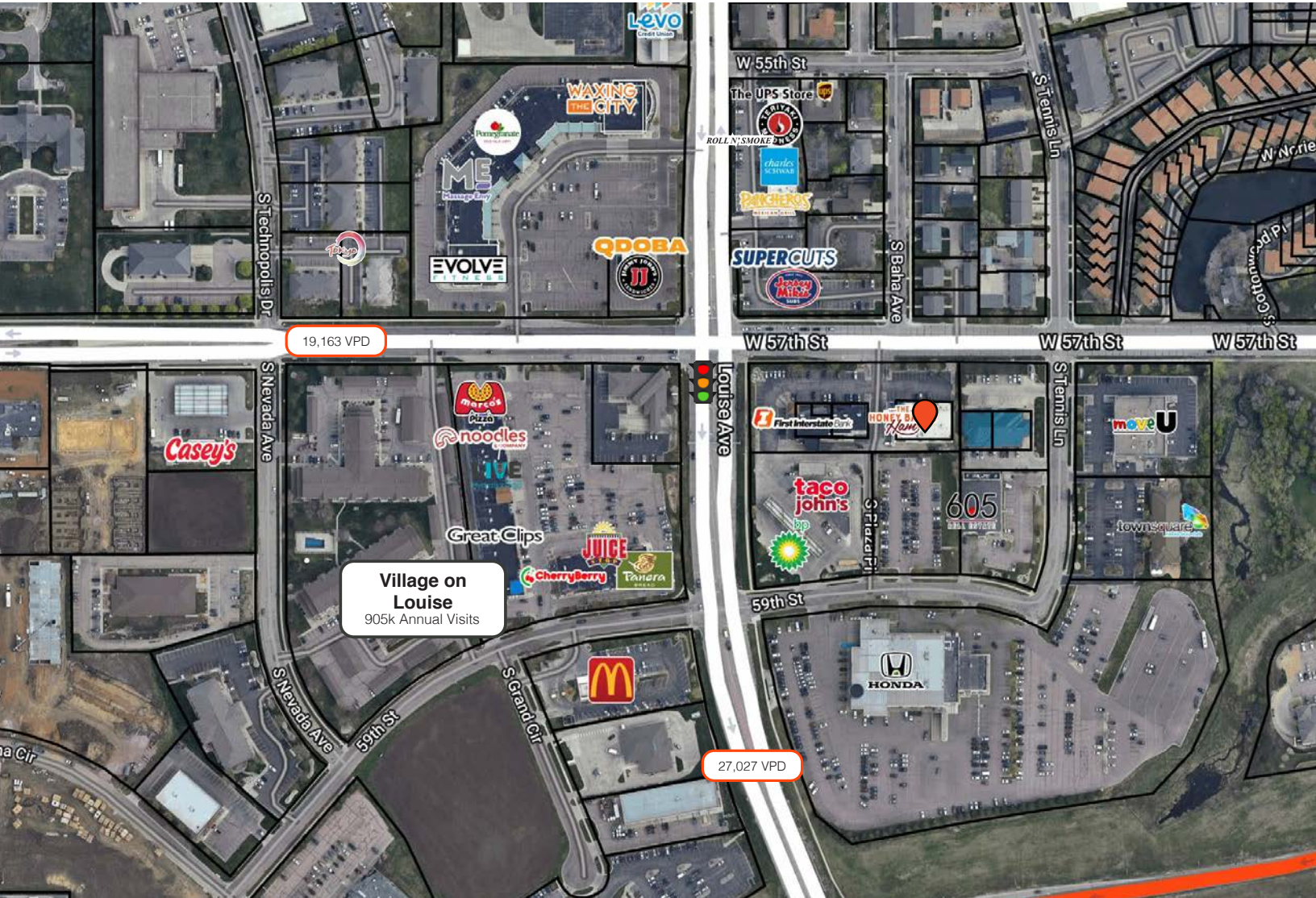
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## SITE MAP



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## NEIGHBORING TENANTS



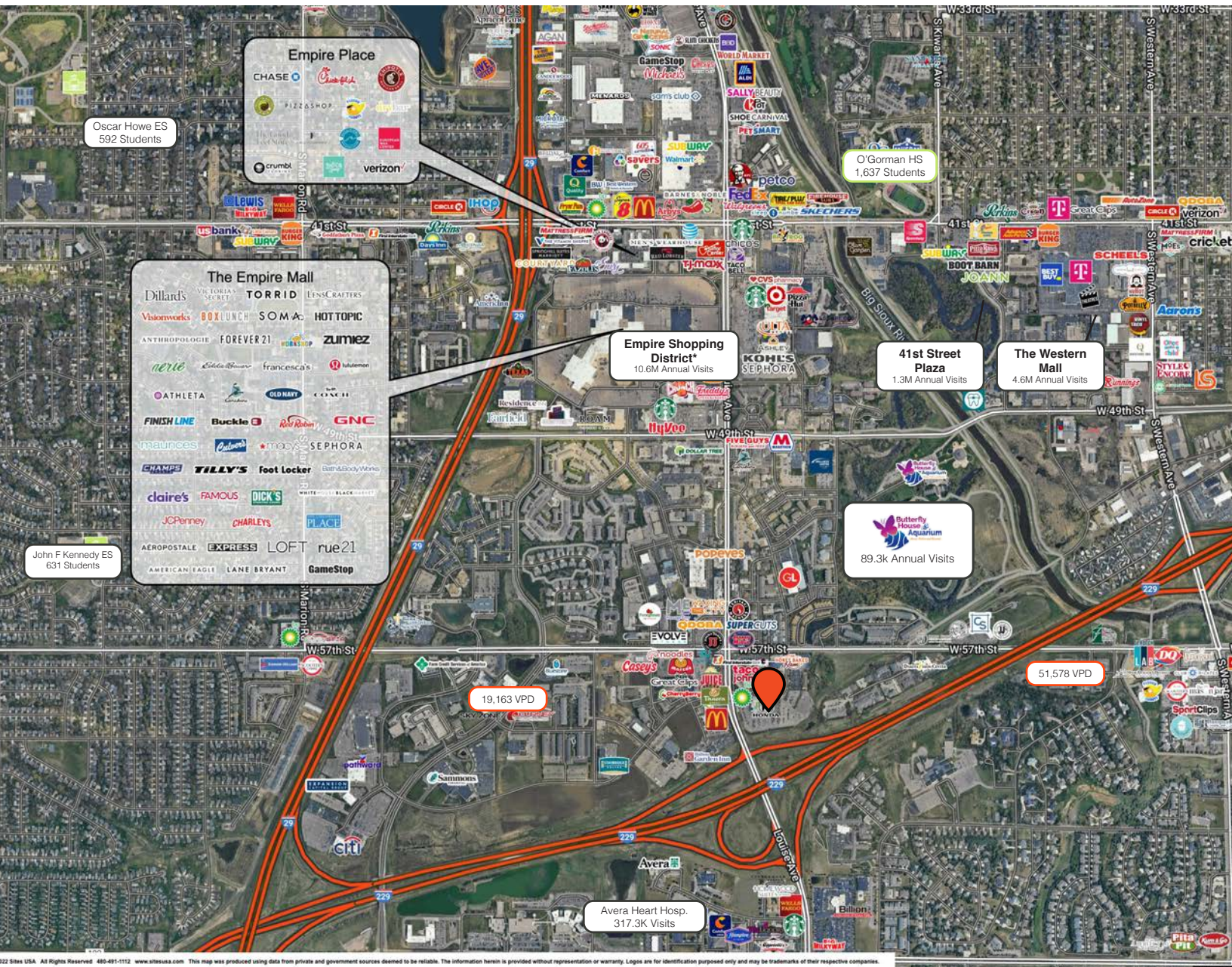
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## AREA MAP



\*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

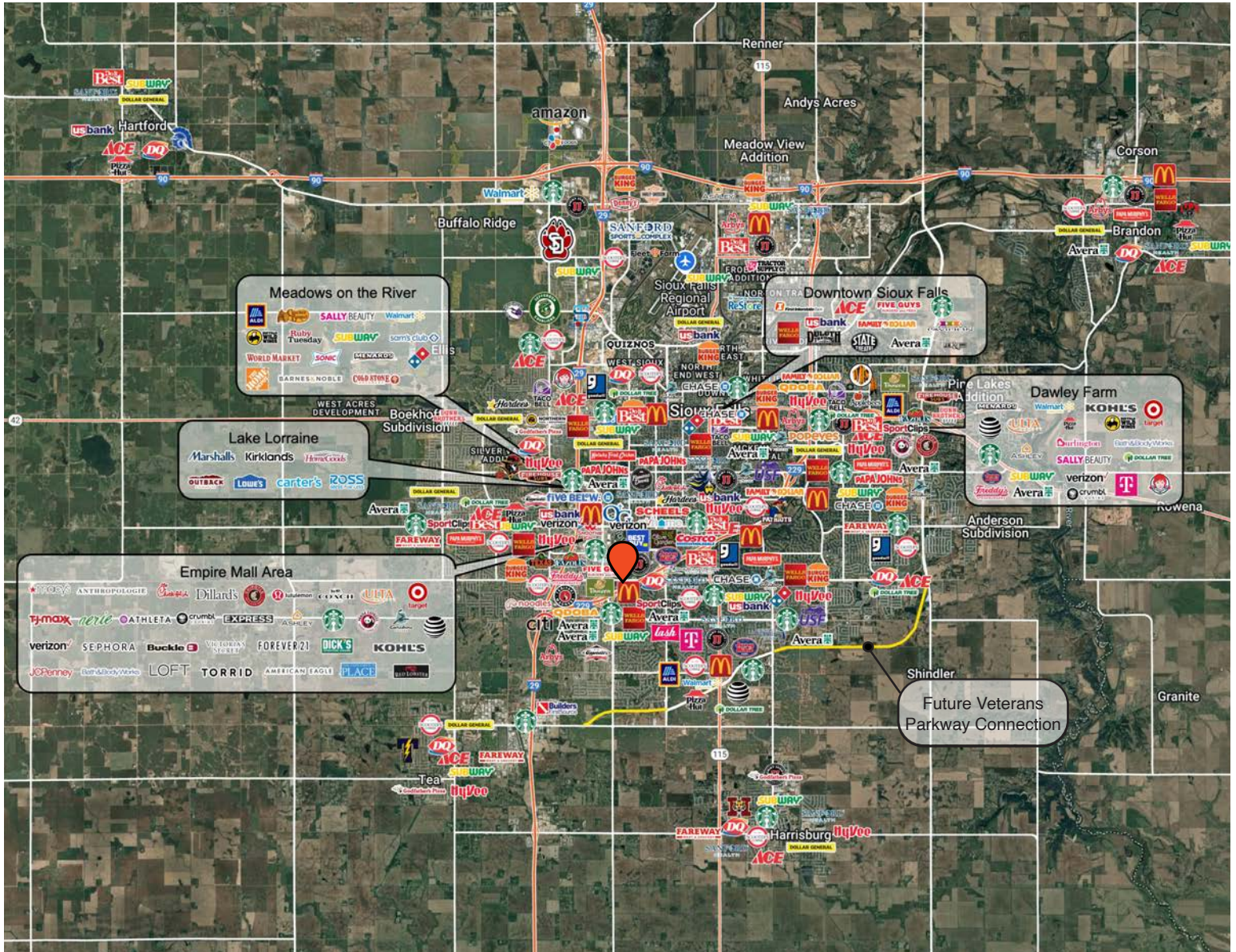
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## CITY MAP



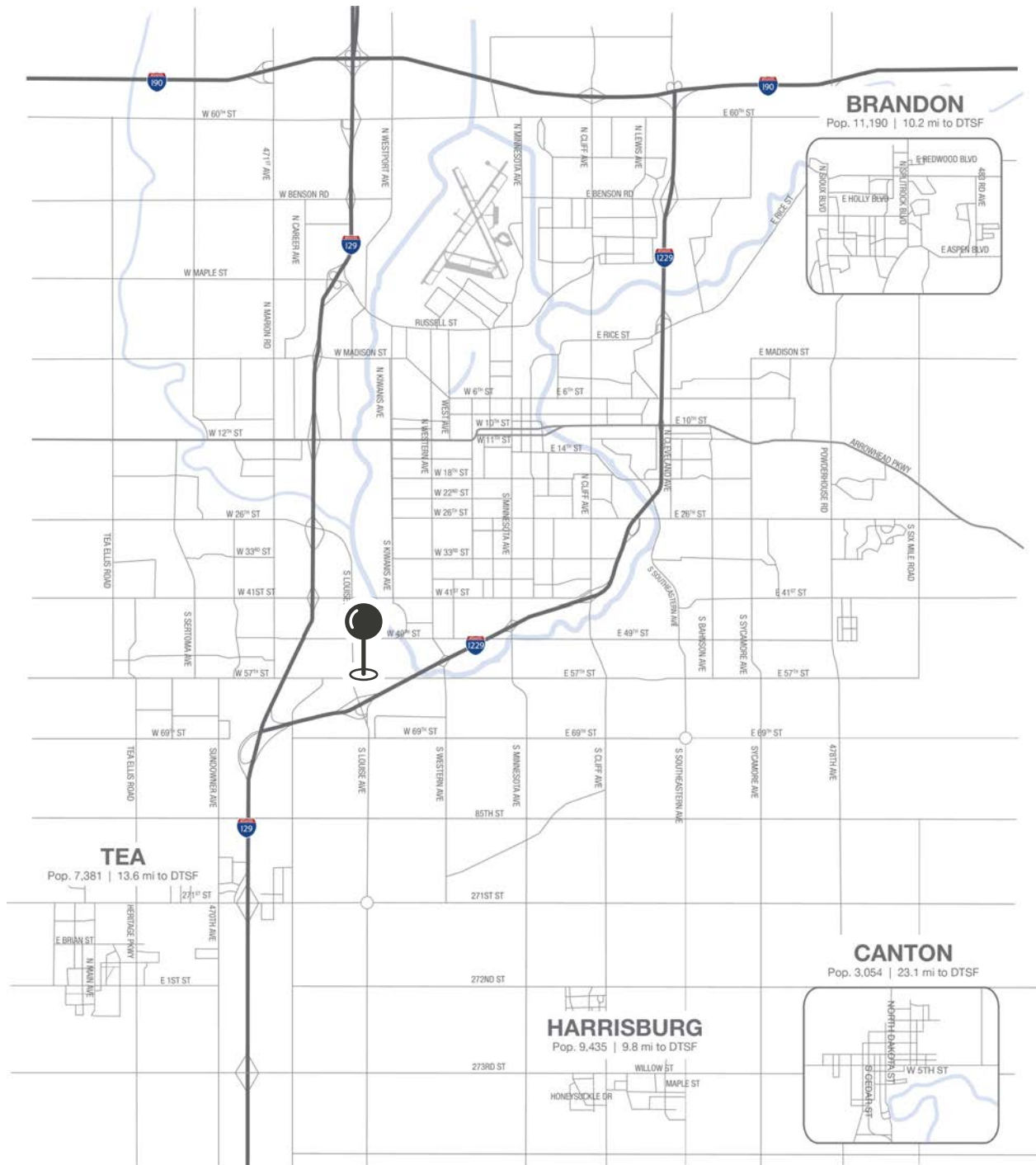
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## MSA MAP



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## SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	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)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)

**4M**

# of Visitors to Sioux Falls in 2024

**1.8%**

Sioux Falls MSA Unemployment Rate

(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

### TOP EMPLOYERS

**SANFORD**  
HEALTH

10,929

**Avera**

8,200



3,627

**Smithfield**

3,239

**HyVee**  
EMPLOYEE OWNED

2,390

**amazon**

1,600

# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	6,347	64,579	129,419
2020 Total Population	7,642	76,149	155,958
2020 Group Quarters	104	1,653	3,192
2025 Total Population	8,327	81,973	171,262
2025 Group Quarters	104	1,657	3,180
2030 Total Population	9,009	89,284	187,038
2024-2029 Annual Rate	1.59%	1.72%	1.78%
2025 Total Daytime Population	18,641	94,575	187,009
Workers	14,731	57,965	111,439
Residents	3,910	36,610	75,570
<b>Household Summary</b>			
2010 Households	3,433	26,505	52,817
2010 Average Household Size	1.85	2.34	2.37
2020 Total Households	4,146	31,597	64,440
2020 Average Household Size	1.82	2.36	2.37
2025 Households	4,366	33,949	71,006
2025 Average Household Size	1.88	2.37	2.37
2030 Households	4,713	36,889	77,694
2030 Average Household Size	1.89	2.38	2.37
2024-2029 Annual Rate	1.54%	1.67%	1.82%
2010 Families	1,372	15,881	31,760
2010 Average Family Size	2.59	2.95	2.99
2025 Families	1,710	19,603	40,820
2025 Average Family Size	2.87	3.08	3.10
2030 Families	1,830	21,170	44,262
2030 Average Family Size	2.90	3.11	3.11
2024-2029 Annual Rate	1.37%	1.55%	1.63%
2025 Housing Units	4,744	35,886	75,750
Owner Occupied Housing Units	22.7%	55.6%	54.9%
Renter Occupied Housing Units	69.3%	39.0%	38.9%
Vacant Housing Units	8.0%	5.4%	6.3%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	6,080	54,770	114,574
Less than 9th Grade	1.4%	1.4%	1.6%
9th - 12th Grade, No Diploma	3.2%	2.6%	3.0%
High School Graduate	23.6%	17.9%	18.3%
GED/Alternative Credential	2.1%	2.4%	3.2%
Some College, No Degree	15.4%	19.1%	18.6%
Associate Degree	11.0%	12.7%	13.0%
Bachelor's Degree	29.6%	28.9%	28.4%
Graduate/Professional Degree	13.8%	15.0%	14.0%
<b>Median Household Income</b>			
2025	\$56,821	\$80,357	\$78,428
2030	\$61,906	\$92,170	\$90,393
<b>Median Age</b>			
2010	32.3	33.2	33.7
2020	36.4	35.6	35.6
2025	36.5	36.6	36.6
2030	38.3	37.9	37.8
<b>2025 Population by Sex</b>			
Males	4,033	40,253	84,983
Females	4,294	41,720	86,279
<b>2030 Population by Sex</b>			
Males	4,351	43,670	92,320
Females	4,658	45,614	94,719
<b>Data for all businesses in area</b>			
Total Businesses:	1,013	4,039	7,854
Total Employees:	14,836	55,276	109,155