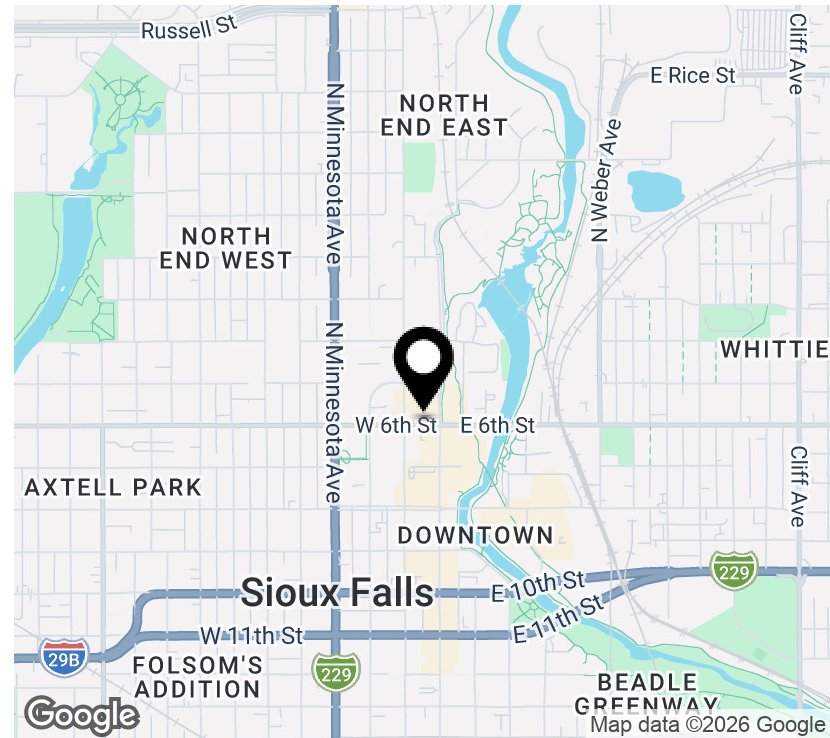


# Jones421, Suite 109

FOR LEASE



## Offering Summary

Lease Rate	\$1,409 per month
Lease Type	Gross
GSF	11,170 SF
SF Available	540 SF
Zoning	DTPUD

## Location Overview

421 N. Phillips Ave, Suite 109, Downtown Sioux Falls. Retail suite with high visibility in an indoor retail center, convenient to major downtown amenities and transit. Neighbors include Levitt at the Falls, Steel District, Startup Sioux Falls, the Source, and Chef Lance's on Phillips.

## Property Highlights

- High traffic retail location
- Close to Levitt at the Falls and Falls Park
- Popular downtown location
- Front door parking

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# Property Description

FOR LEASE



## Property Description

Leasing opportunity at 421 North Phillips Avenue, Suite 109, Sioux Falls, SD, 57104. This prime commercial space features layout options suitable for retail, office, or other commercial uses with high visibility and foot traffic. The suite includes open space, office/backroom, hand sink, washer and dryer. Tenant pays electricity and internet.

## Site Description

Multiple tenant retail mall including coffee, home decor, tap room, flowers, breakfast, lunch/dinner and dessert options. Property includes outdoor patio to relax and enjoy your beverages and food.



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# Location Map

FOR LEASE



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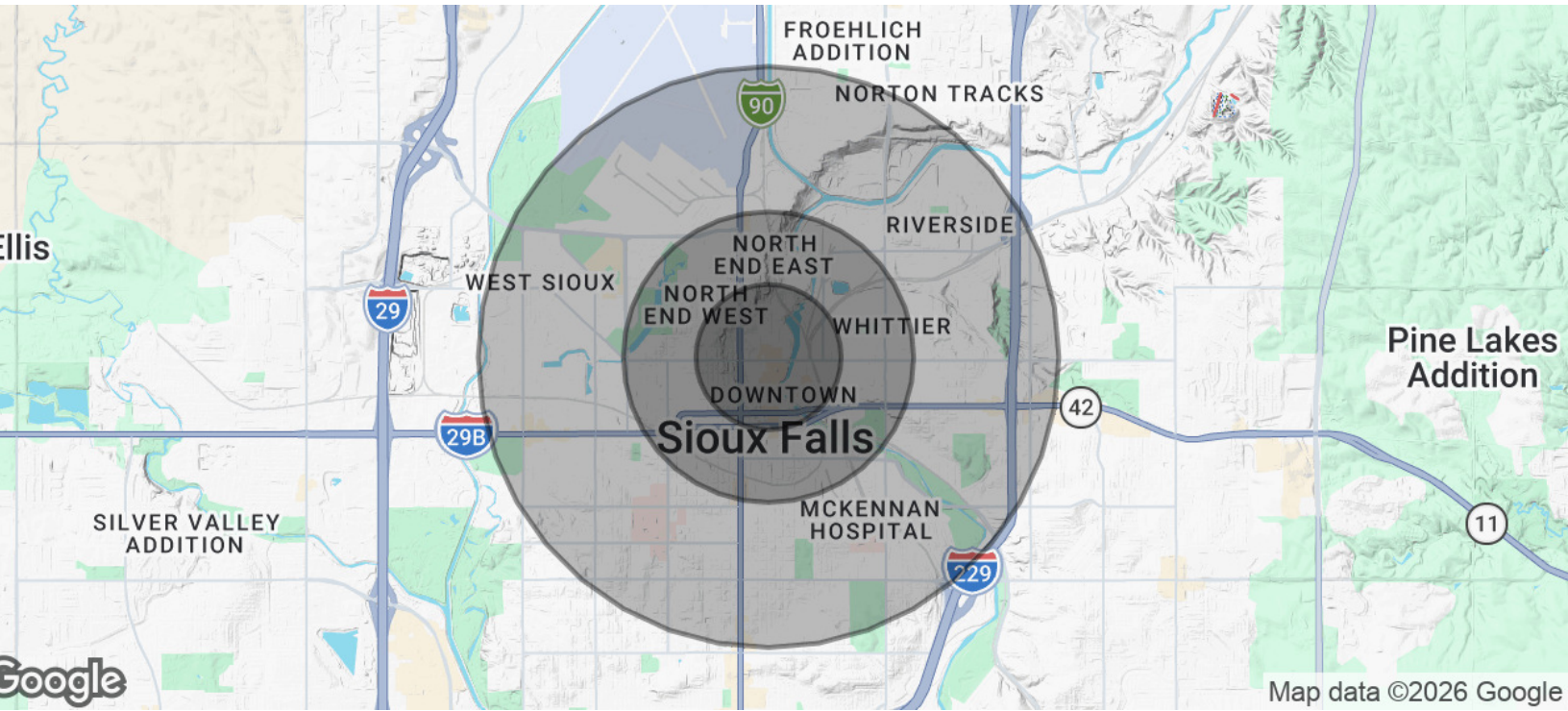
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# Demographics Map & Report

FOR LEASE



Population	0.5 Miles	1 Mile	2 Miles
Total Population	3,448	15,286	46,057
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	39

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	1,697	7,185	19,912
# of Persons per HH	2	2.1	2.3
Average HH Income	\$76,464	\$68,698	\$75,492
Average House Value	\$306,178	\$259,264	\$254,466

2020 American Community Survey (ACS)

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