

PRICE REDUCTION



41ST STREET OFFICE SUITE

LOWER LEVEL OFFICE FOR LEASE



307 W 41st Street,
Sioux Falls, SD 57105



2,640 SF +/-



\$5.00 / SF NNN
Estimated NNN: \$5.50 / SF

LOCATION

Located 0.1 mile east of the 41st St/Minnesota Ave intersection, the subject site offers unparalleled accessibility across Sioux Falls. Located less than 1 mile off the I-229 interchange providing maximum connectivity for employees and clients.

DESCRIPTION

- Lower level floor plan features open area
- Common area entrance and restrooms
- Main level, and partial lower level, is leased to Vanessen's Hair Design
- Available now
- Shared parking lot with 48 spaces
- Large monument sign available for strong visibility
- Attractive traffic counts of 18,800 VPD along W 41st Street, and 33,560 VPD along Minnesota Avenue
- Neighboring tenants include Ace Hardware, McDonald's, H&R Block, Enterprise Rent-A-Car, Little Caesars Pizza, Staples, Dollar Tree, and much more
- Adjacent Ace Hardware is the leading location in South Dakota for sales and visits, ranking in the top 1% nationwide for visits among all Ace Hardware locations
- Nearby area traffic and activity drivers include Augustana University, the University of Sioux Falls, the Empire Shopping District, Sanford Health, and The Western Mall

SCOTT BLOUNT | 605.231.1882 | scott@lloydcompanies.com

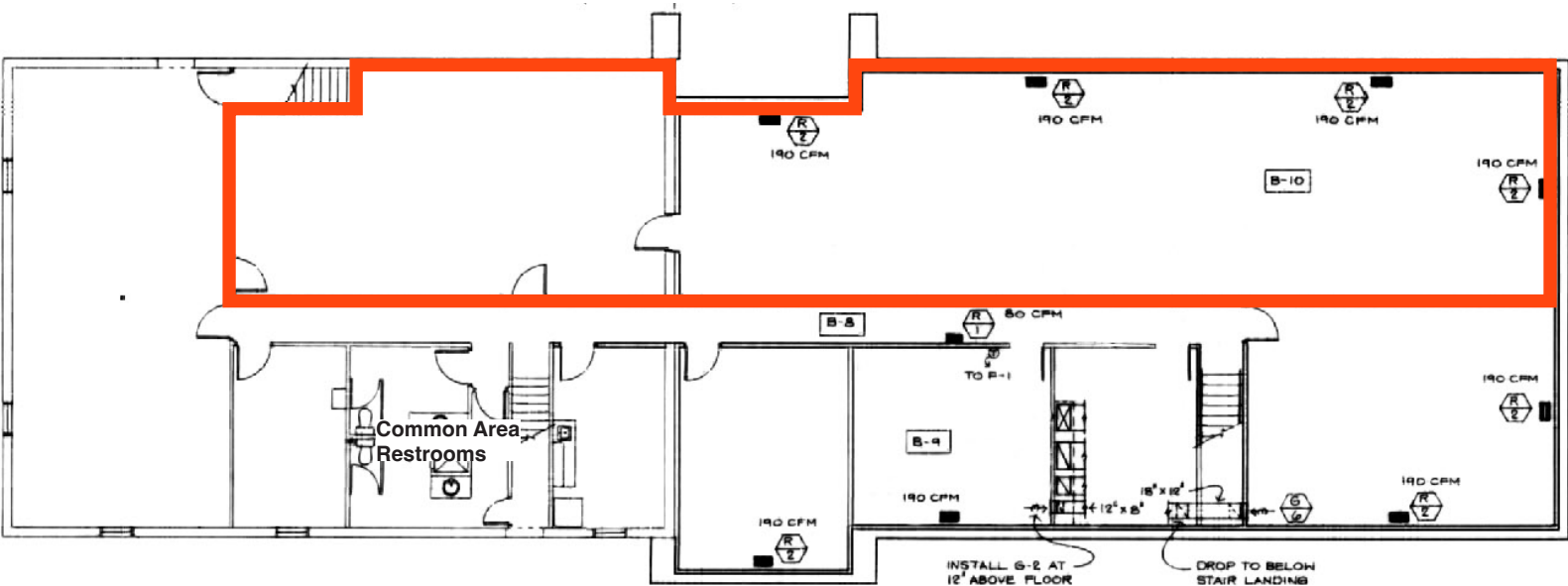
BUILDING COSTS

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

Size	Base Rent	2024 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,640 SF +/-	\$5.00/SF NNN	\$5.50/SF	\$10.50/SF	\$27,720.00	\$2,310.00

FLOOR PLAN

Concept only; subject to change



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

41ST STREET OFFICE SUITE

LOWER LEVEL OFFICE FOR LEASE



INTERIOR PHOTOS



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

41ST STREET OFFICE SUITE

LOWER LEVEL OFFICE FOR LEASE



EXTERIOR PHOTOS



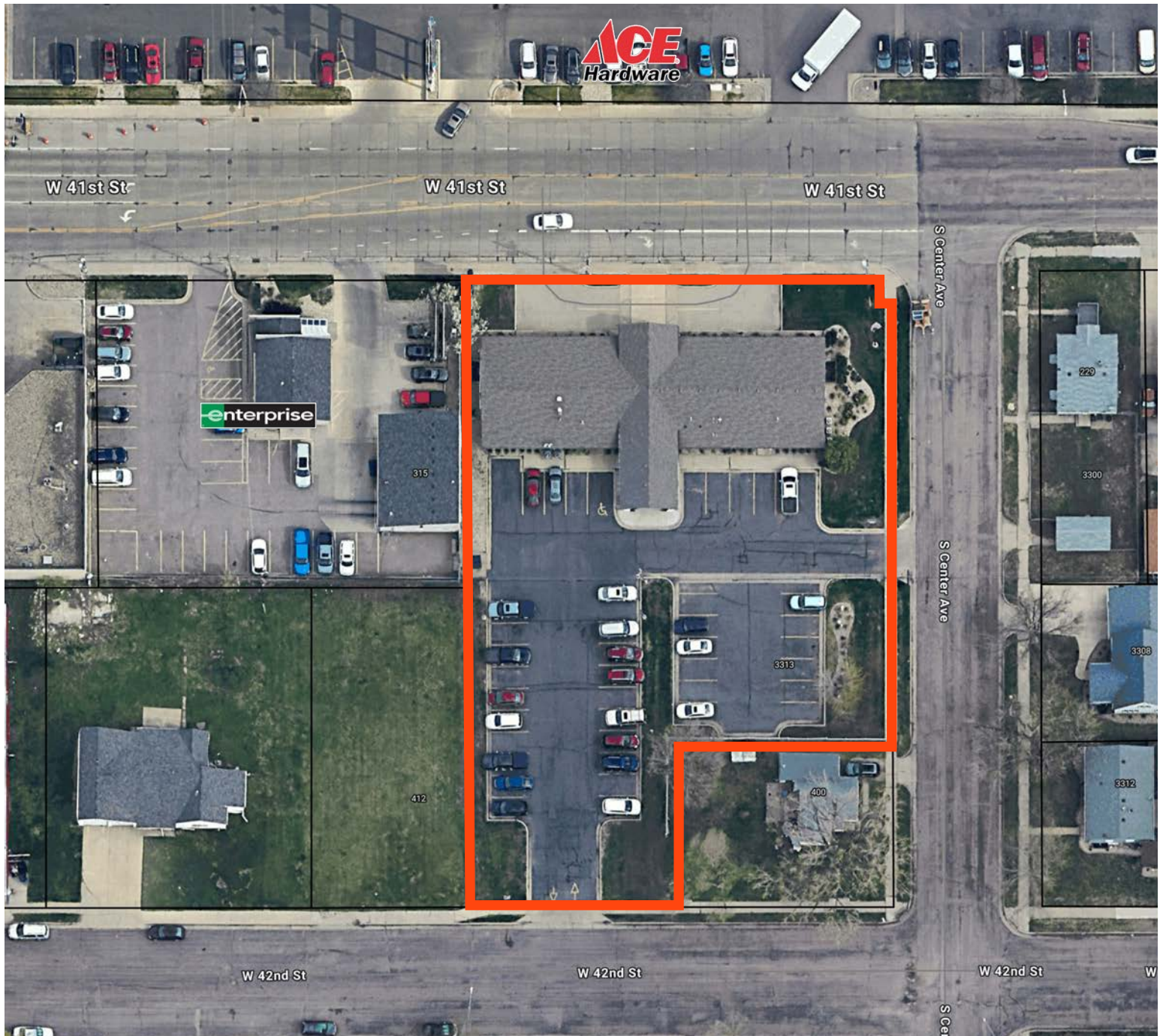
SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

41ST STREET OFFICE SUITE

LOWER LEVEL OFFICE FOR LEASE



PARCEL



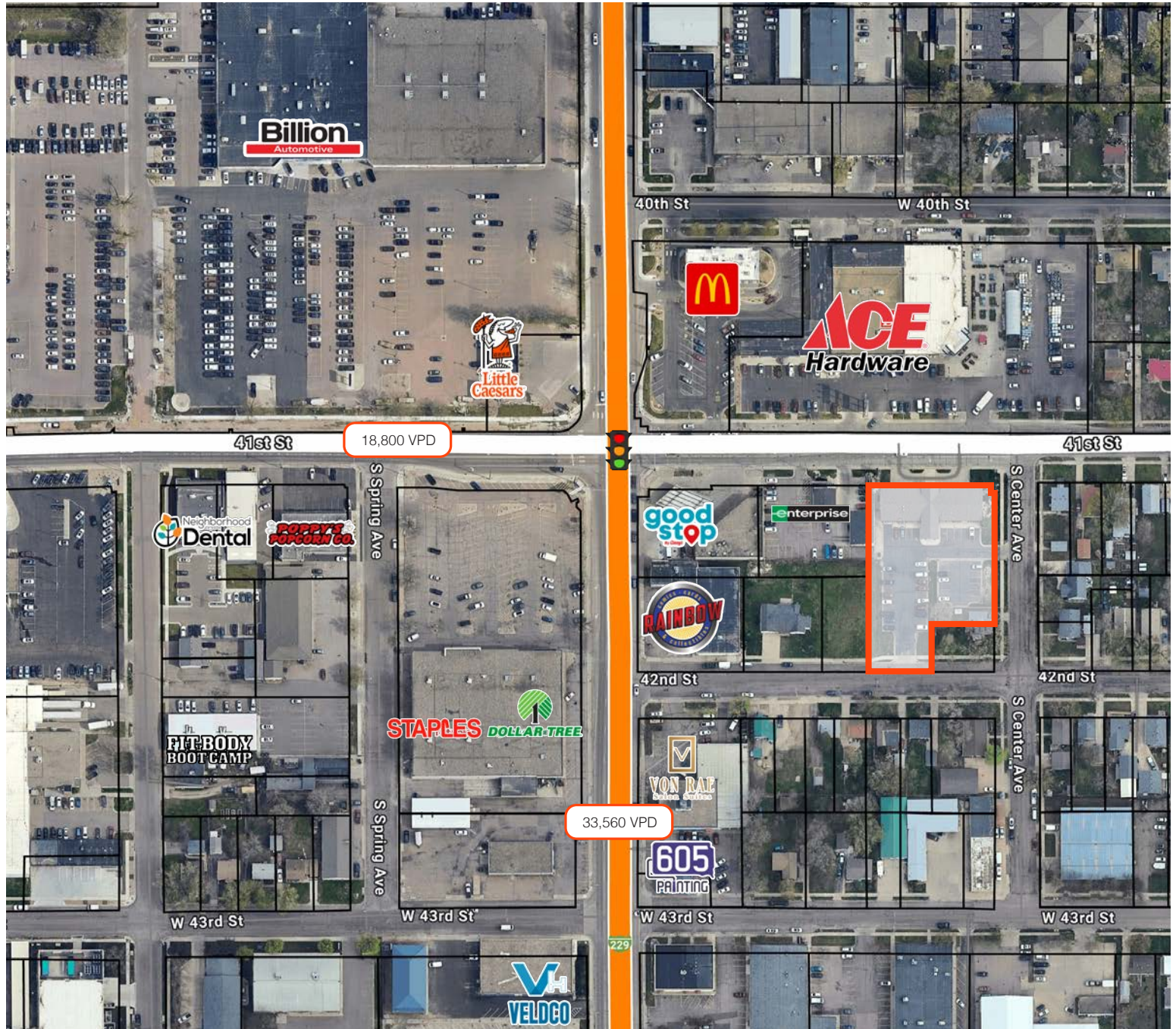
SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

41ST STREET OFFICE SUITE

LOWER LEVEL OFFICE FOR LEASE



SITE MAP



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

41ST STREET OFFICE SUITE

LOWER LEVEL OFFICE FOR LEASE



AREA MAP



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

41ST STREET OFFICE SUITE

LOWER LEVEL OFFICE FOR LEASE



AREA ECONOMIC DRIVERS



Founded in 1860, Augustana is a private liberal arts institution offering more than 100 academic pathways. Its close proximity adds consistent weekday traffic from students, faculty, and campus visitors.

 **2,659 Students**



EMPIRE PLACE

EMPIRE EAST

Anchored by The Empire Mall and surrounded by national retailers and restaurants, this district is Sioux Falls' top shopping destination.

 **13.9M Annual Visits**



Sanford Health's flagship campus in Sioux Falls is the largest hospital in South Dakota, featuring 545 beds and over 80 medical specialties.

 **12,000+ Employees**

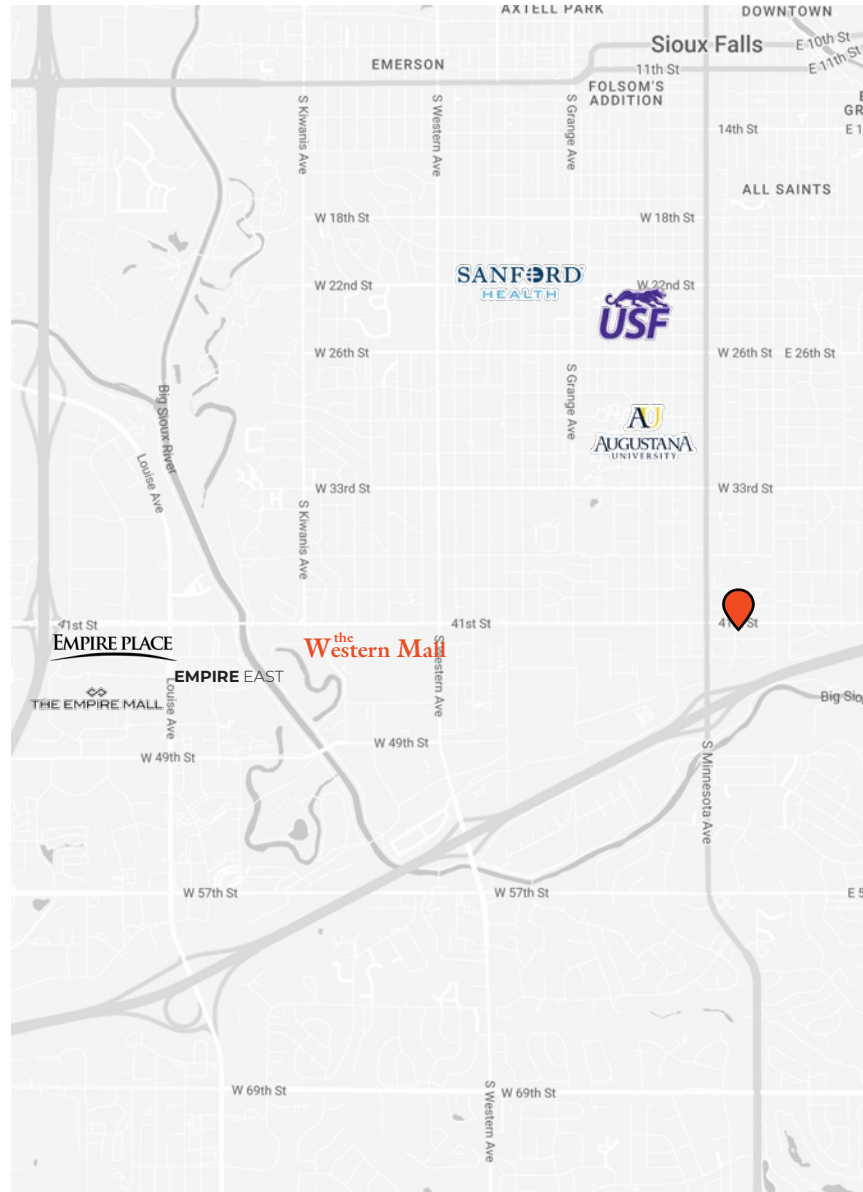


A private Christian university offering 90+ programs, USF is located just minutes away and adds steady weekday traffic from students, staff, and visitors.

 **1,150 Students**

A major retail destination along 41st Street, anchored by Scheels and Best Buy. With 4.6 million annual visits, it draws consistent traffic and supports a strong mix of dining, shopping, and service-based tenants.

 **4.6M Annual Visits**



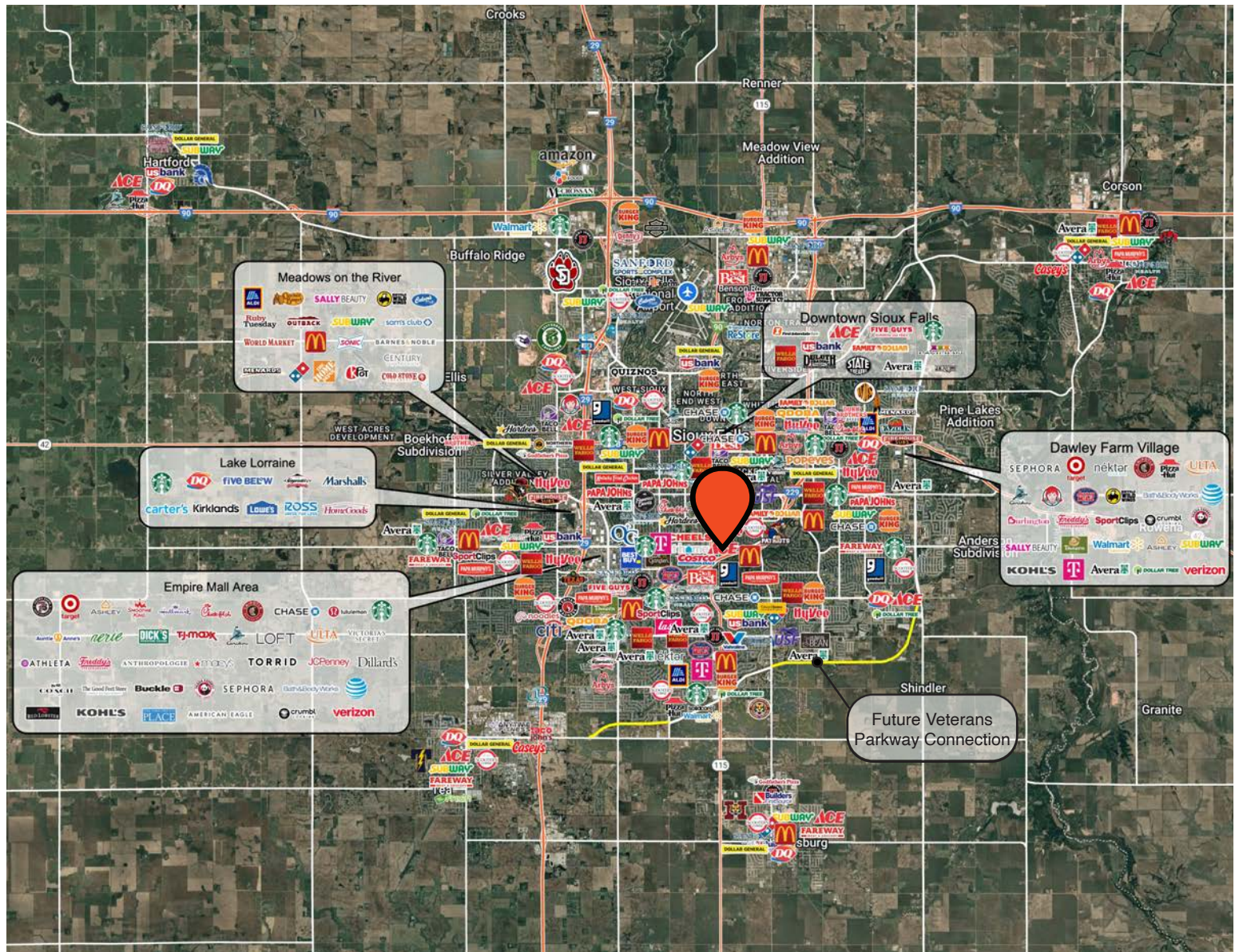
SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

41ST STREET OFFICE SUITE

LOWER LEVEL OFFICE FOR LEASE



CITY MAP



SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

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	9,384	83,041	151,280
2020 Total Population	9,161	93,309	181,970
2020 Group Quarters	436	2,538	4,864
2026 Total Population	9,172	97,466	198,625
2026 Group Quarters	438	2,553	4,891
2031 Total Population	9,568	105,423	216,297
2024-2029 Annual Rate	0.85%	1.58%	1.72%
2026 Total Daytime Population	13,727	128,586	213,362
Workers	9,934	86,664	129,059
Residents	3,793	41,922	84,303
Household Summary			
2010 Households	3,582	35,106	60,774
2010 Average Household Size	2.32	2.26	2.39
2020 Total Households	3,758	40,492	74,232
2020 Average Household Size	2.32	2.24	2.39
2026 Households	3,903	43,147	82,262
2026 Average Household Size	2.24	2.20	2.36
2031 Households	4,111	47,134	90,433
2031 Average Household Size	2.22	2.18	2.34
2024-2029 Annual Rate	1.04%	1.78%	1.91%
2010 Families	2,091	19,658	36,929
2010 Average Family Size	2.87	2.95	3.01
2026 Families	2,137	22,873	47,503
2026 Average Family Size	2.90	2.99	3.08
2031 Families	2,235	24,800	51,892
2031 Average Family Size	2.89	2.97	3.06
2024-2029 Annual Rate	0.90%	1.63%	1.78%
2026 Housing Units	4,237	47,089	89,154
Owner Occupied Housing Units	59.0%	48.7%	52.6%
Renter Occupied Housing Units	33.1%	42.9%	39.7%
Vacant Housing Units	7.9%	8.4%	7.7%
2026 Population 25+ by Educational Attainment			
Total	6,245	67,556	133,550
Less than 9th Grade	0.5%	1.0%	1.6%
9th - 12th Grade, No Diploma	2.9%	3.0%	3.6%
High School Graduate	17.6%	18.9%	20.1%
GED/Alternative Credential	2.4%	3.4%	3.3%
Some College, No Degree	17.6%	15.5%	16.1%
Associate Degree	14.8%	12.6%	13.4%
Bachelor's Degree	25.3%	29.5%	28.1%
Graduate/Professional Degree	18.9%	16.1%	13.8%
Median Household Income			
2026	\$79,774	\$75,337	\$80,012
2031	\$101,052	\$86,275	\$93,540
Median Age			
2010	34.4	35.5	34.0
2020	36.0	37.3	35.8
2026	37.6	38.2	36.8
2031	39.0	39.3	37.9
2026 Population by Sex			
Males	4,633	48,261	99,614
Females	4,539	49,205	99,011
2031 Population by Sex			
Males	4,826	51,904	107,906
Females	4,742	53,520	108,391