

BEAKON CENTRE

RETAIL SPACE AVAILABLE

REDUCED RENT INCENTIVE

Monkey Business

4805 S. Louise Avenue
Sioux Falls, SD 57108

FOR LEASE

2,851 SF

SIZE

- 2,851 SF

PRICE

- \$10.00 / SF NNN for 6 months
- Remaining Term: \$16.00 / SF NNN
- Estimated NNN: \$5.85 / SF

LOCATION

- Join Beakon Centre tenants at the NW intersection of 57th Street and Louise Avenue where traffic counts are estimated at 45,500 vpd!
- Less than one mile from the Empire Mall; South Dakota's highest grossing retail area!

DESCRIPTION

- Floor plan is mostly open with several potential opportunities; property offers great parking
- Potential for building and Louise Avenue monument signage
- Sublease expires April 30, 2023
- Availability is negotiable
- Contact Broker for details
- Co-tenants include Spezia, Waxing the City, 3 Degrees, Pomegranate Market, Qdoba, Jimmy Johns, Sherwin Williams, Massage Envy, Runner's Block, Greenberg's Jewelers and more

Find out more at lloydcompanies.com

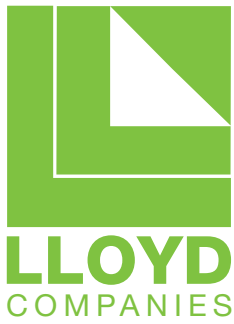
ALEXIS KONSTANT

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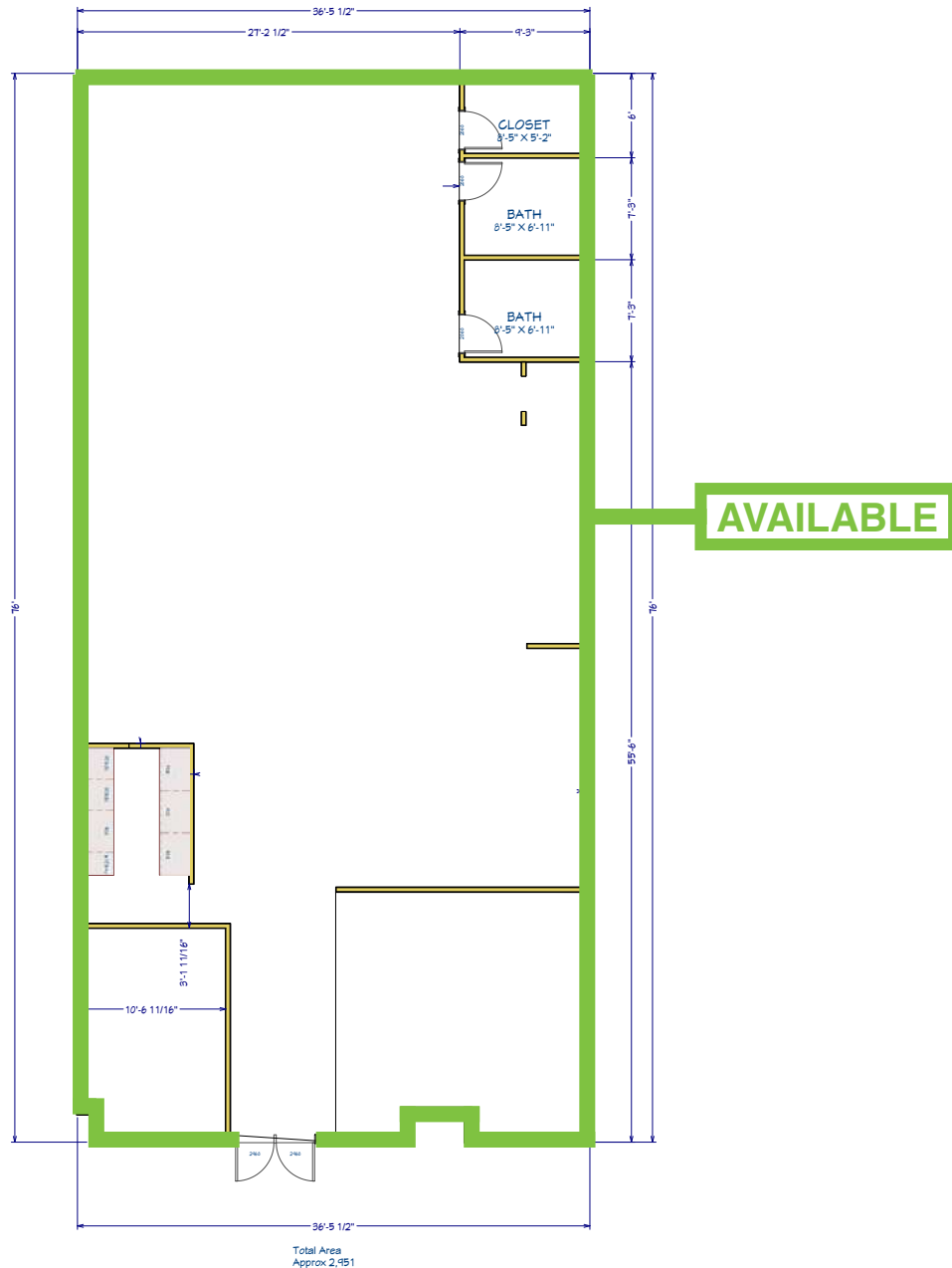
101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.323.2820

Information deemed reliable, but not guaranteed.



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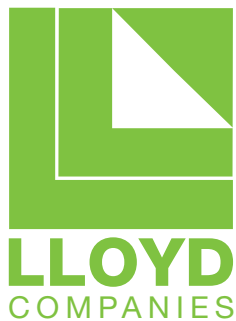
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FLOORPLAN

Concept only;
Subject to change

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AREA MAP

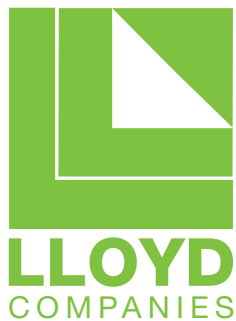
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AERIAL VIEW

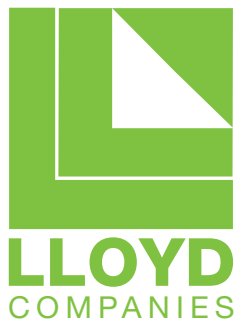
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EXTERIOR SIGNAGE

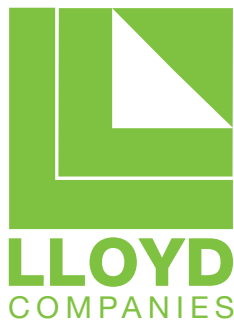
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	5,752	50,024	103,959
2010 Total Population	6,671	66,463	127,424
2018 Total Population	7,615	77,323	149,547
2018 Group Quarters	62	2,562	4,190
2023 Total Population	8,239	84,777	163,847
2018-2023 Annual Rate	1.59%	1.86%	1.84%
2018 Total Daytime Population	14,970	75,630	145,723
Workers	11,472	41,219	78,771
Residents	3,498	34,411	66,952
Household Summary			
2000 Households	3,034	20,265	42,664
2000 Average Household Size	1.88	2.36	2.36
2010 Households	3,698	27,235	52,104
2010 Average Household Size	1.79	2.35	2.36
2018 Households	4,253	31,585	60,928
2018 Average Household Size	1.78	2.37	2.39
2023 Households	4,622	34,601	66,656
2023 Average Household Size	1.77	2.38	2.40
2018-2023 Annual Rate	1.68%	1.84%	1.81%
2010 Families	1,408	16,317	31,256
2010 Average Family Size	2.55	2.95	2.99
2018 Families	1,554	18,559	36,001
2018 Average Family Size	2.58	3.02	3.06
2023 Families	1,661	20,214	39,205
2023 Average Family Size	2.59	3.05	3.08
2018-2023 Annual Rate	1.34%	1.72%	1.72%
Housing Unit Summary			
2000 Housing Units	3,199	20,926	44,381
Owner Occupied Housing Units	20.0%	60.2%	58.2%
Renter Occupied Housing Units	74.8%	36.6%	37.9%
Vacant Housing Units	5.2%	3.2%	3.9%
2010 Housing Units	4,172	29,212	56,044
Owner Occupied Housing Units	19.7%	58.4%	57.7%
Renter Occupied Housing Units	68.9%	34.8%	35.3%
Vacant Housing Units	11.4%	6.8%	7.0%
2018 Housing Units	4,800	33,664	65,285
Owner Occupied Housing Units	19.6%	58.5%	57.8%
Renter Occupied Housing Units	69.0%	35.4%	35.5%
Vacant Housing Units	11.4%	6.2%	6.7%
2023 Housing Units	5,222	36,822	71,344
Owner Occupied Housing Units	19.6%	59.0%	57.9%
Renter Occupied Housing Units	68.9%	34.9%	35.5%
Vacant Housing Units	11.5%	6.0%	6.6%
Median Household Income			
2018	\$38,868	\$59,502	\$57,254
2023	\$43,537	\$66,608	\$63,963
Median Home Value			
2018	\$187,647	\$186,434	\$179,752
2023	\$211,818	\$207,388	\$199,342
Per Capita Income			
2018	\$30,500	\$33,812	\$32,188
2023	\$34,682	\$37,664	\$35,794
Median Age			
2010	33.1	32.9	33.7
2018	34.4	34.9	35.4
2023	35.2	35.2	35.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

MARKET PROFILE

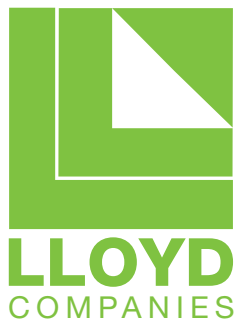
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SIoux FALLS MSA DEMOGRAPHICS

Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four state area.

Source: City of Sioux Falls Planning Department
<http://www.siouxfallsdevelopment.com/demographics.cfm>

*Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2012 MSA figures include the counties of McCook & Turner.

Major Employers:

- Sanford Health - 9,542
- Sioux Falls School District - 3,400
- Citi - 1,800
- Avera Health - 8,298
- HyVee Food Stores - 3,116
- Good Samaritan Society - 1,500
- Smithfield Foods - 3,600
- Wells Fargo - 2,262
- Walmart/Sam's Club - 1,460

POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	165,800	240,202
2018	183,200	266,700

PROJECTED POPULATION		
YEAR	SIoux FALLS	MSA
2020	185,100	285,387
2025	201,800	325,391
2030	217,000	370,693
2035	233,200	422,608

AGE DISTRIBUTION	
AGE (YEARS)	SIoux FALLS
0-19	28.1%
20-64	59.2%
65+	12.6%

SIoux FALLS HIGHLIGHTS

- Forbes has also identified Sioux Falls as the nation's top small city for business and careers.
- Forbes named Sioux Falls #20 in Job Growth, #30 in Cost of Doing Business, #41 in Education and #1 in their 2015 top 10 list of Up and Coming Cities for Recent College Grads.
- Sioux Falls MSA has the 8th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings in 2015.
- WalletHub ranked Sioux Falls #1 in 2014 for "Wallet Wellness" which gages the connection between physical, financial and emotional health, #4 as best city for families in 2016, #4 as best city in America to find a job in 2015, and #9 for best-run city in America in 2015.
- League of American Bicyclists recognized Sioux Falls with a bronze-level as a bicycle-friendly community.
- MoneyRates.com classified Sioux Falls as #7 for Best Cities for Young Entrepreneurs, in the top 10 nationally for Young Adult Affluence and #2 for Cities with Favorable Business Tax Climates.
- In 2016, MSN Money listed Sioux Falls #10 in this list of the 25 Most Livable Cities in the U.S.
- Sioux Falls ranked #8 in 2015 for well-being, according to the Gallup-Healthways 2015 Well-Being Index.
- Sioux Falls was mentioned as one of 25 happiest, healthiest cities in America by Prevention Magazine, winning the all-around healthiest category due to its highest levels of self-reported health. Easy commutes, low crime and unemployment, and good access to health insurance were also highly recognized. Healthline also recognized Sioux Falls among their top 10 list of Healthiest Small Towns in the U.S. in 2016.
- Livability.com recognized Sioux Falls in the top ten for "Best Place to Live in 2015", mentioning its big-city mixture of culture, business and industry.
- Sioux Falls came in at #6 in WalletHub's 2018 Best-Run Cities in America ranking. The list assessed 150 of the most populated cities nationwide by comparing the services residents receive against the city's total budget. A "quality of services" score was calculated according to 35 metrics related to the categories of financial stability; education; health; safety; economy; and infrastructure and pollution.
- SmartAsset ranked Sioux Falls as the #1 US city for young professionals in 2017 and 2018. The ranking took into account the city's median gross rent, five-year change in median earnings, entertainment and arts establishments, job diversity, unemployment rate, labor-force participation rate, and the number of people age 25 to 34 in the city.

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