

THELIN BUSINESS CENTER

Commercial - Office - Retail & More



4201 W. Benson Road
Sioux Falls, SD 57107

LAND FOR SALE

SIZE

- 75+ Acre Development
- \$3.00 / SF - \$8.00 / SF
- Land Availability, Pricing & Zoning Attached

OPPORTUNITIES

- Land For Sale
- Land For Lease
- Build-to-Suit
- Lease Space Available

LOCATION

- Be a part of expansion in the northwest part of Sioux Falls, SD! The Thelin Business Center provides great access and exposure to Interstate 29 and Benson Road. Premier Bankcard, Midco, Esurance, SD Achieve & more are already here. Your business could be next!

DESCRIPTION

- Within two miles of Sioux Falls Regional Airport
- Located just one mile north of Southeast Technical Institute and LodgeNet
- Situated across I-29 from the new Sanford Sports Complex
- One mile south of the new northside Walmart and South Dakota's University Center
- Premier Bankcard, Midcontinent, Esurance, LifeScape and more are in this neighborhood as well
- 2,500+ people employed in the growing Thelin Business Center addition

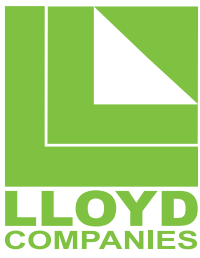
Find out more at Lloydcompanies.com

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AVAILABILITY

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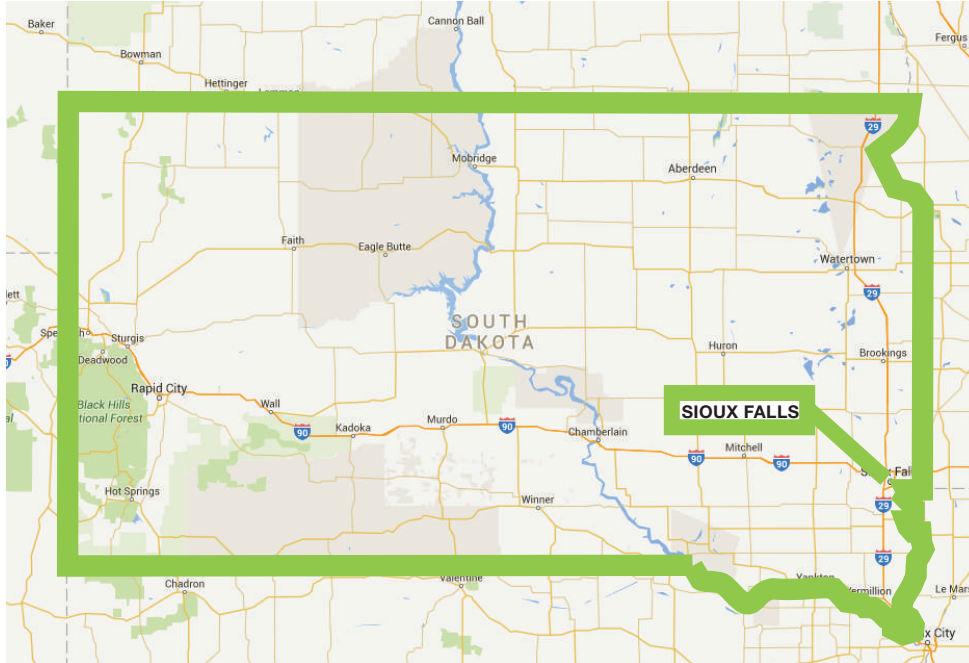
ZONING

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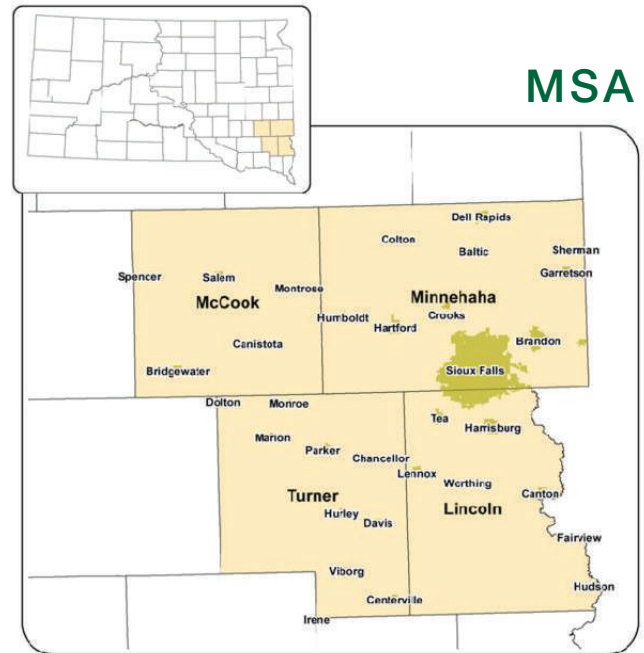
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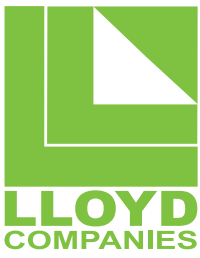
2015 Sioux Falls Demographics

- MSA Population: 251,854
- Sioux Falls Population: 168,198
- Sioux Falls Projected Population for 2020: 185,000
- Annual Growth Rate: 2.1%
- Average Persons per Household: 2.56
- Median Household Income: \$52,125



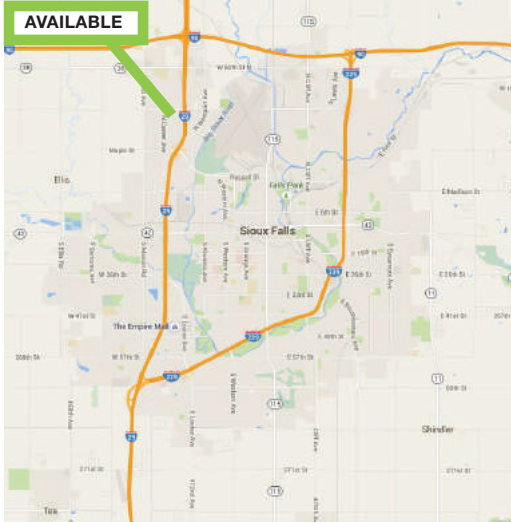
Created by the Labor Market Information Center, South Dakota Department of Labor and Regulation, February 2015.

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MARKET PROFILE

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	307	10,645	65,928
2010 Total Population	2,465	13,644	72,792
2014 Total Population	2,789	14,265	75,366
2014 Group Quarters	135	1,843	5,172
2019 Total Population	3,210	15,370	80,543
2014-2019 Annual Rate	2.85%	1.50%	1.34%
Household Summary			
2000 Households	122	3,970	26,726
2000 Average Household Size	2.52	2.33	2.32
2010 Households	911	4,995	29,117
2010 Average Household Size	2.56	2.36	2.32
2014 Households	1,039	5,257	30,369
2014 Average Household Size	2.55	2.36	2.31
2019 Households	1,206	5,729	32,674
2019 Average Household Size	2.55	2.36	2.31
2014-2019 Annual Rate	3.03%	1.73%	1.47%
2010 Families	592	2,835	16,340
2010 Average Family Size	3.01	3.00	3.00
2014 Families	663	2,954	16,760
2014 Average Family Size	3.03	3.00	3.00
2019 Families	760	3,188	17,803
2019 Average Family Size	3.03	3.01	3.01
2014-2019 Annual Rate	2.77%	1.54%	1.21%
Housing Unit Summary			
2000 Housing Units	132	4,161	28,060
Owner Occupied Housing Units	75.8%	53.2%	56.2%
Renter Occupied Housing Units	16.7%	42.2%	39.0%
Vacant Housing Units	7.6%	4.6%	4.8%
2010 Housing Units	1,017	5,492	31,506
Owner Occupied Housing Units	64.9%	52.4%	53.9%
Renter Occupied Housing Units	24.7%	38.6%	38.6%
Vacant Housing Units	10.4%	9.0%	7.6%
2014 Housing Units	1,080	5,811	32,871
Owner Occupied Housing Units	67.1%	51.5%	51.7%
Renter Occupied Housing Units	29.1%	39.0%	40.7%
Vacant Housing Units	3.8%	9.5%	7.6%
2019 Housing Units	1,210	6,285	35,115
Owner Occupied Housing Units	70.8%	53.1%	52.0%
Renter Occupied Housing Units	28.8%	38.1%	41.0%
Vacant Housing Units	0.3%	8.8%	7.0%
Median Household Income			
2014	\$62,696	\$43,699	\$43,298
2019	\$73,240	\$50,059	\$50,034
Median Home Value			
2014	\$171,508	\$128,197	\$140,359
2019	\$208,949	\$176,258	\$181,989
Per Capita Income			
2014	\$27,333	\$21,384	\$23,455
2019	\$29,840	\$24,031	\$26,485
Median Age			
2010	26.8	30.9	32.9
2014	28.7	32.0	33.6
2019	30.9	33.2	34.4

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 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

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