

FOR LEASE \$18.00 PSF



**2701 W 41ST STREET SUITE F
SIOUX FALLS, SD 57105**

- ◆ 1,029 SQ. FT. AVAILABLE
- ◆ HIGHLY SOUGHT AFTER LOCATION ON BUSY W 41ST ST
- ◆ FLOOR PLAN CONSISTS OF AN OPEN RETAIL FLOOR, BREAK AREA WITH WATER, OFFICE OR STORAGE ROOM AND IN SUITE RESTROOM
- ◆ PRIVATE ENTRANCE FROM ON-SITE PARKING LOT.
- ◆ TENANT MIX INCLUDES THE RUSH, COST CUTTERS, THE ORIGINAL PANCAKE HOUSE, PIZZA RANCH, TUESDAY MORNING AND JO-ANN'S
- ◆ GREAT SIGNAGE ON 41ST ST!
- ◆ RECOGNIZABLE RETAIL LOCATION WITH EXPOSURE TO 28,300 VEHICLES PER DAY FROM 41ST ST AND 17,900 VEHICLES PER DAY ON KIWANIS AVE!
- ◆ NNN ESTIMATED AT \$5.75 PSF
- ◆ ZONING: C-4
- ◆ OCCUPANCY: NEGOTIABLE
- ◆ ON-SITE PARKING.

OPPORTUNITIES LIKE THIS DON'T LAST LONG. CALL TODAY TO SCHEDULE YOUR SHOWING!



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Executive Summary

2701 W 41st St, Sioux Falls, South Dakota, 57105
Rings: 1, 3, 5 mile radii

Prepared By Jim Dunham & Associates

Latitude: 43.51482

Longitude: -96.75874

	1 mile	3 miles	5 miles
Population			
2000 Population	8,664	72,722	120,851
2010 Population	8,286	82,986	146,749
2016 Population	8,592	90,341	164,319
2021 Population	8,999	98,426	180,371
2000-2010 Annual Rate	-0.45%	1.33%	1.96%
2010-2016 Annual Rate	0.58%	1.37%	1.83%
2016-2021 Annual Rate	0.93%	1.73%	1.88%
2016 Male Population	45.9%	48.6%	49.5%
2016 Female Population	54.1%	51.4%	50.5%
2016 Median Age	41.2	35.1	34.8

In the identified area, the current year population is 164,319. In 2010, the Census count in the area was 146,749. The rate of change since 2010 was 1.83% annually. The five-year projection for the population in the area is 180,371 representing a change of 1.88% annually from 2016 to 2021. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	85.7%	85.1%	82.9%
2016 Black Alone	4.6%	4.7%	6.0%
2016 American Indian/Alaska Native Alone	2.7%	2.5%	2.7%
2016 Asian Alone	2.1%	2.6%	2.9%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	2.0%	2.0%	2.5%
2016 Two or More Races	2.9%	2.9%	3.0%
2016 Hispanic Origin (Any Race)	4.5%	5.2%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 38.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	4,038	30,648	48,753
2010 Households	3,991	35,218	59,173
2016 Total Households	4,155	38,215	66,019
2021 Total Households	4,367	41,559	72,375
2000-2010 Annual Rate	-0.12%	1.40%	1.96%
2010-2016 Annual Rate	0.65%	1.32%	1.77%
2016-2021 Annual Rate	1.00%	1.69%	1.86%
2016 Average Household Size	1.89	2.28	2.40

The household count in this area has changed from 59,173 in 2010 to 66,019 in the current year, a change of 1.77% annually. The five-year projection of households is 72,375, a change of 1.86% annually from the current year total. Average household size is currently 2.40, compared to 2.38 in the year 2010. The number of families in the current year is 39,395 in the specified area.

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Median Household Income			
2016 Median Household Income	\$39,546	\$50,400	\$52,467
2021 Median Household Income	\$42,542	\$58,360	\$61,099
2016-2021 Annual Rate	1.47%	2.98%	3.09%
Average Household Income			
2016 Average Household Income	\$56,853	\$71,652	\$71,693
2021 Average Household Income	\$62,917	\$80,051	\$80,104
2016-2021 Annual Rate	2.05%	2.24%	2.24%
Per Capita Income			
2016 Per Capita Income	\$28,332	\$31,039	\$29,586
2021 Per Capita Income	\$31,206	\$34,491	\$32,851
2016-2021 Annual Rate	1.95%	2.13%	2.12%

Households by Income

Current median household income is \$52,467 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$61,099 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$71,693 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$80,104 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$29,586 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$32,851 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	4,209	31,916	50,651
2000 Owner Occupied Housing Units	2,003	17,474	29,909
2000 Renter Occupied Housing Units	2,035	13,174	18,844
2000 Vacant Housing Units	171	1,268	1,898
2010 Total Housing Units	4,379	38,078	63,548
2010 Owner Occupied Housing Units	1,865	20,054	36,870
2010 Renter Occupied Housing Units	2,126	15,164	22,303
2010 Vacant Housing Units	388	2,860	4,375
2016 Total Housing Units	4,547	41,274	70,675
2016 Owner Occupied Housing Units	1,852	21,168	40,453
2016 Renter Occupied Housing Units	2,302	17,047	25,566
2016 Vacant Housing Units	392	3,059	4,656
2021 Total Housing Units	4,766	44,821	77,291
2021 Owner Occupied Housing Units	1,922	23,057	44,511
2021 Renter Occupied Housing Units	2,445	18,501	27,864
2021 Vacant Housing Units	399	3,262	4,916

Currently, 57.2% of the 70,675 housing units in the area are owner occupied; 36.2%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 63,548 housing units in the area - 58.0% owner occupied, 35.1% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 4.84%. Median home value in the area is \$172,626, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.22% annually to \$212,251.

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