

26TH & SYCAMORE RETAIL

RETAIL SPACE FOR LEASE



4501 E 26th Street
Sioux Falls, SD 57110

FOR LEASE

\$24.00 / SF NNN
2,250 RSF

SIZE

- 2,171 USF
- 2,250 RSF

PRICE

- \$24.00 / RSF NNN
- Tenant improvement allowance: \$25.00 / USF

LOCATION

- Premium retail available at the corner of 26th & Sycamore near Hy-Vee, Walgreens, Burger King, Sanford Acute Care, CorTrust Bank and several rooftops!

DESCRIPTION

- Endcap is approximately 42' wide x 54' deep
- Signage opportunities include building signage and signage on the pole sign
- Co-tenant is Taco Johns
- Estimate traffic counts of 29,800 vpd
- Multiple access points, including mutual access with neighboring developments
- 1:100 parking ratio
- Suite will have gravel floor, no sheetrock (other than lid) and Landlord will provide one 7.5 ton HVAC with no ducts
- Contact Broker for additional information

Find out more at lloydcompanies.com

SCOTT BLOUNT

605.231-1882

scott@lloydcompanies.com

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.

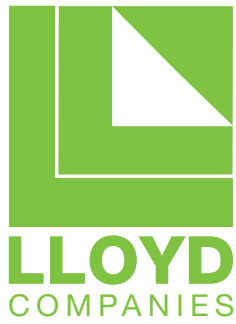


Concept only;
Subject to change

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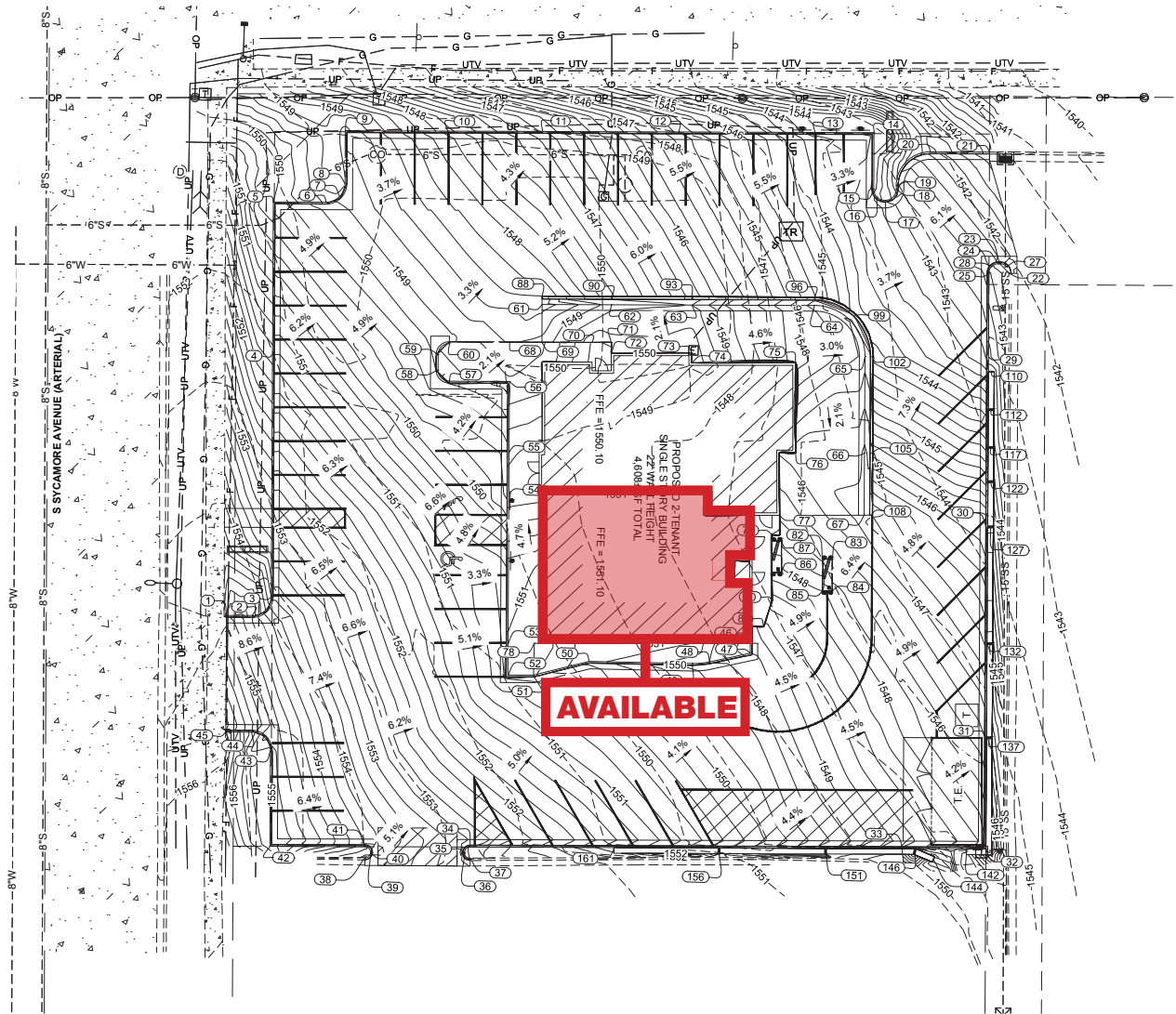
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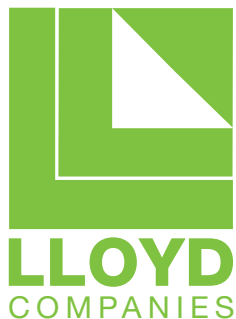
SITE PLAN

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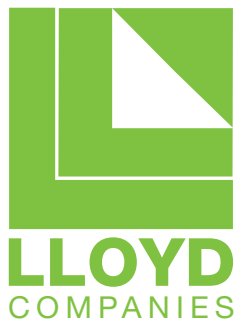


EXTERIOR PICTURES

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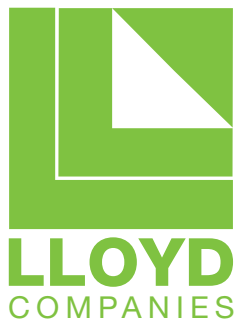


AREA MAP

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RETAIL SPACE FOR LEASE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	12,739	52,836	97,093
2010 Total Population	13,183	58,839	106,055
2018 Total Population	14,324	68,545	122,068
2018 Group Quarters	109	918	5,463
2023 Total Population	15,255	74,446	132,439
2018-2023 Annual Rate	1.27%	1.67%	1.64%
2018 Total Daytime Population	8,873	52,774	125,524
Workers	2,884	22,076	70,667
Residents	5,989	30,698	54,857
Household Summary			
2000 Households	4,623	20,838	38,858
2000 Average Household Size	2.75	2.51	2.38
2010 Households	5,028	23,296	42,164
2010 Average Household Size	2.60	2.49	2.39
2018 Households	5,470	26,993	48,496
2018 Average Household Size	2.60	2.51	2.40
2023 Households	5,816	29,251	52,626
2023 Average Household Size	2.60	2.51	2.41
2018-2023 Annual Rate	1.23%	1.62%	1.65%
2010 Families	3,525	15,185	25,562
2010 Average Family Size	3.07	3.06	3.02
2018 Families	3,758	17,392	28,954
2018 Average Family Size	3.11	3.12	3.08
2023 Families	3,972	18,757	31,273
2023 Average Family Size	3.13	3.14	3.10
2018-2023 Annual Rate	1.11%	1.52%	1.55%
Housing Unit Summary			
2000 Housing Units	4,719	21,512	40,433
Owner Occupied Housing Units	71.6%	65.6%	58.7%
Renter Occupied Housing Units	26.4%	31.3%	37.4%
Vacant Housing Units	2.0%	3.1%	3.9%
2010 Housing Units	5,273	24,655	45,186
Owner Occupied Housing Units	67.9%	63.8%	58.1%
Renter Occupied Housing Units	27.4%	30.7%	35.3%
Vacant Housing Units	4.6%	5.5%	6.7%
2018 Housing Units	5,748	28,545	52,021
Owner Occupied Housing Units	67.2%	63.8%	57.3%
Renter Occupied Housing Units	28.0%	30.8%	35.9%
Vacant Housing Units	4.8%	5.4%	6.8%
2023 Housing Units	6,109	30,922	56,455
Owner Occupied Housing Units	67.8%	63.4%	57.1%
Renter Occupied Housing Units	27.4%	31.2%	36.1%
Vacant Housing Units	4.8%	5.4%	6.8%
Median Household Income			
2018	\$65,213	\$61,953	\$55,739
2023	\$72,705	\$70,136	\$61,879
Median Home Value			
2018	\$171,953	\$182,291	\$178,757
2023	\$183,620	\$203,248	\$203,812
Per Capita Income			
2018	\$29,511	\$32,238	\$31,783
2023	\$32,601	\$35,723	\$35,145
Median Age			
2010	35.7	36.6	35.5
2018	37.0	37.7	36.8
2023	37.7	38.2	37.6

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MARKET PROFILE

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