OVERVIEW

- Join Chipotle Mexican Grill, Longhorn Steakhouse and Chick-fil-A!
- PRIME exposure and high traffic location that fronts The Empire Mall, anchored by Macy’s, Dick’s Sporting Goods and JCPenney
- Other nearby retailers include Target, Kohl’s, Bed, Bath & Beyond, Gordmans, TJ Maxx, several restaurants and much more
- West 41st Street/Louise is the most trafficked intersection in South Dakota
- Delivering in Fall 2020

QUICK FACTS

- Tenant Improvement Allowance:
  - Retail: $30.00 / SF
  - Restaurant: $40.00 / SF
- Sioux Falls MSA: 261,400
- Major Employers:
  - Sanford Health - 9,542
  - Avera Health - 8,298
  - Smithfield Foods - 3,600
  - Sioux Falls School District - 3,400
  - HyVee Food Stores - 3,116
  - Wells Fargo - 2,262
  - Citi - 1,800
  - Good Samaritan Society - 1,500
  - Walmart/Sam’s Club - 1,460
- Traffic Counts (West 41st Street/Louise): 58,900 vehicles per day

Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 miles</th>
<th>5 miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>9,698</td>
<td>88,318</td>
<td>148,579</td>
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<tr>
<td>HOUSEHOLDS</td>
<td>5,008</td>
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<td>AVG. HH INCOME</td>
<td>$35,091</td>
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<td>DAYTIME POPULATION</td>
<td>17,068</td>
<td>85,494</td>
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PROPOSED RENDERINGS
EMPIRE PLACE | W. 41ST STREET | SIoux FALLS, SD
Forbes has also identified Sioux Falls as the nation’s top small city for business and careers. Sioux Falls was named #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 for “Wallet Wellness” which gauges 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 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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