

THE SHOPPES AT 57TH & LOUISE INVESTMENT OPPORTUNITY



3601 - 3615 W 57TH ST | 3509 - 3517 W 57TH ST
SIOUX FALLS, SD



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PLEASE CONTACT LLOYD COMPANIES FOR MORE INFORMATION.

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Investment Facts



Lloyd Companies is pleased to present the opportunity to acquire an investment opportunity at The Shoppes at 57th & Louise. This offering includes three retail condos currently occupied by a diverse mix of tenants: Wingstop, Healing Touch Massage, Power Plate Meals, Advanced Dental, Sixth Dimension Tattoo, and The Honey Baked Ham Co. Existing tenants maintain strong leases with long-term plans in place, creating stability for future ownership. One vacant suite in shell condition provides potential to draw a range of tenants, or an owner-occupant opportunity. Surrounded by a healthy mix of retail, office, and residential developments, the area has a daytime population of 20,532 and over 1,040 businesses with a 1-mile radius, making this a strategic and well-positioned asset.

- **Address:**
3509 - 3517 W 57th St, Sioux Falls, SD 57108
3601 - 3615 W 57th St, Sioux Falls, SD 57108
- **County:** Minnehaha
- **Zoning:** C-3
- **Pricing:** \$3,960,000
- **Price / SF:** \$248.68
- **Real Estate Taxes:**
\$50,813.58 (2025 Taxes payable in 2026)
- **Gross Building Area (GBA):**
15,924 SF +/-
- **Net Rentable Square Footage (RSF):**
15,924 SF +/-
- **Vacant Square Footage:**
3,154 SF +/-
- **Available Condo Units Site Size:**
1.45 Acres +/-
- **Overall Condo Project Site Size:**
1.93 Acres +/-
- **Year Built:**
2004

About the Project

The overall site is part of the Shoppes at 57th Street Condominium Project, which is governed by a Master Deed and Declaration of Covenants, Conditions, and Restrictions. The project is managed by an association owned by four unit owners. This offering includes the purchase of three of the four units (Units B, C, and D), all of which are owned by the Seller. Unit A is owned by First Interstate Bank. Contact Broker for a copy of the governing documents.

- **Parking Based on Overall Condo Project Site:**
101 shared surface stalls
- **Current Number of Tenants:**
6 of 7
- **Investment Highlights:**

Year 1 Proforma NOI		
	Annual - Year 1	Note
Income		
Gross Potential Income	\$307,090	
Less Vacancy Factor	(\$15,354)	5.00%
Proforma NOI	\$291,735	
Sale Price		
Proforma Cap Rate	\$3,960,000	
	7.37%	

Parcel Map



Parcel ID

#280.51.01.01AB - Unit B
#280.51.01.01AC - Unit C
#280.51.01.01AD - Unit D

Size

0.11 Acres
0.45 Acres
0.89 Acres
1.45 Acres +/-*

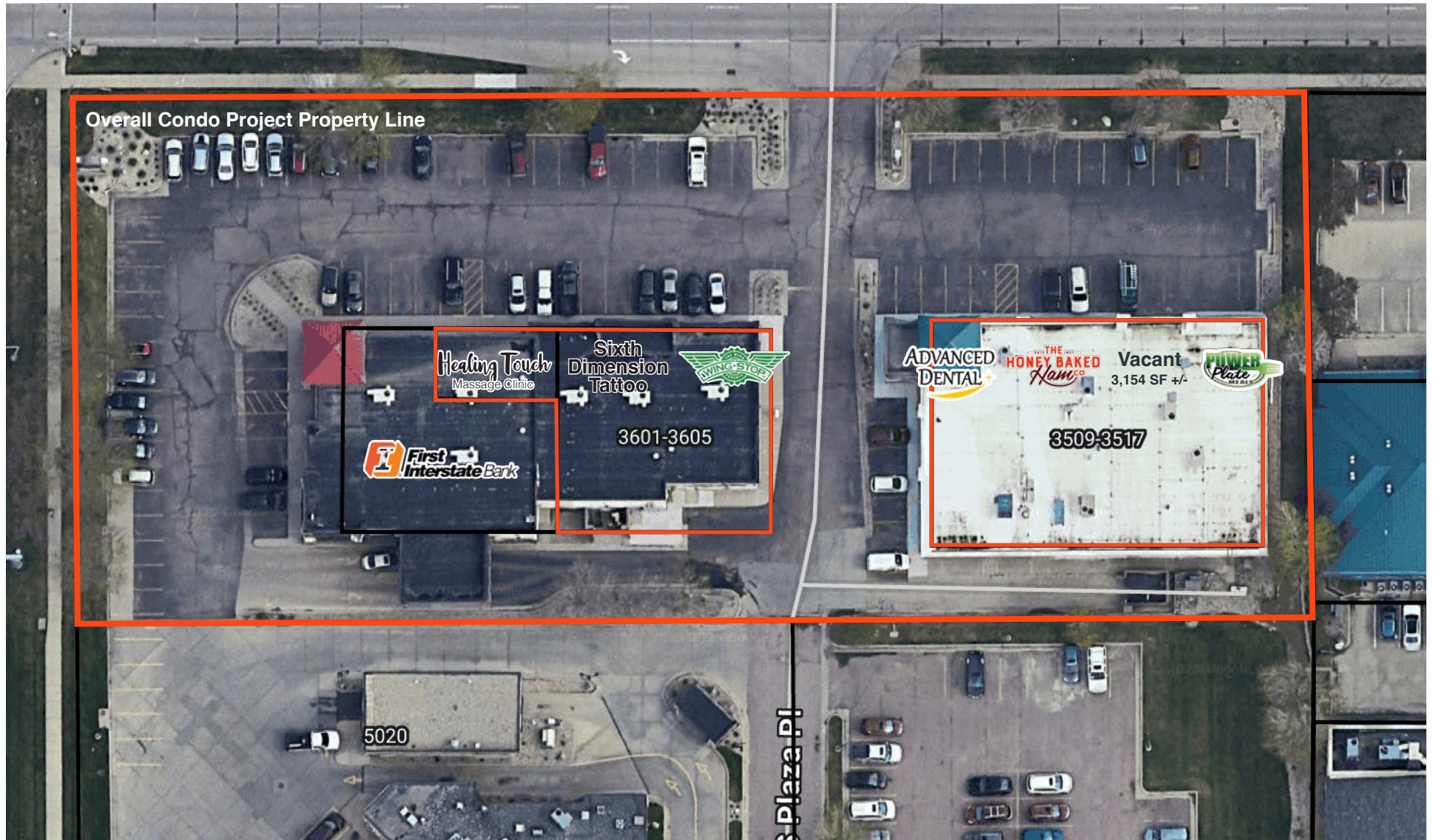
2025 Taxes (Payable 2026)

\$3,696.36
\$15,125.06
\$31,992.16
\$50,813.58



*Available Condo Unit Site Size

Site Map



Tenant Overview



3509 - 3517 W 57th St, Sioux Falls, SD 57108



Power Plate Meals is a go-to spot for busy individuals and families to grab fresh, balanced meals that are calorie-friendly, high in protein, and packed with flavor. With convenient, ready-to-heat options, customers can enjoy their meal in-store or take it to-go.

Address: 3509 W 57th St

Gross Leasable Area: 1,486 SF +/-

Pro Rata Share of Project: 6.75%

Number of Locations: 5

Headquarters: Fargo, ND

Year Founded: 2015



The Honey Baked Ham Co. is a nationally recognized brand known for its premium, ready-to-serve hams, sides, and sandwiches. With strong carryout, catering, and dine-in lunch offerings, the brand drives steady foot traffic.

Address: 3515 W 57th St

Gross Leasable Area: 2,352 SF +/-

Pro Rata Share of Project: 11.00%

Number of Locations: 400+

Headquarters: Alpharetta, Georgia

Year Founded: 1957



Advanced Dental offers comprehensive dental care in a welcoming and comfortable environment. The practice provides a range of services, including preventive care, cosmetic dentistry, dental implants, and treatments for disease.

Address: 3517 W 57th St

Gross Leasable Area: 2,907 SF +/-

Pro Rata Share of Project: 13.00%

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2004



no visitor data available



Tenant Overview



3601 - 3615 W 57th St, Sioux Falls, SD 57108



Wingstop is a fast-growing, global restaurant brand known for its cooked-to-order wings, tenders, and sandwiches tossed in bold, crave-worthy flavors. With strong carryout and delivery sales, it consistently drives high foot traffic and loyal customer demand.

Address: 3601 W 57th St

Gross Leasable Area: 1,875 SF +/-

Pro Rata Share of Project: 8.51%

Number of Locations: 2,000+

Headquarters: Dallas, TX

Year Founded: 1994



Sixth Dimension Tattoo is a locally owned tattoo shop known for its skilled artists, custom designs, and welcoming atmosphere. The shop is committed to high-quality artwork in a clean, professional setting.

Address: 3605 W 57th St

Gross Leasable Area: 3,000 SF +/-

Pro Rata Share of Project: 13.62%

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2022

Healing Touch Massage Clinic

Healing Touch Massage Clinic offers a comprehensive range of therapeutic and specialty massage services, including Swedish, deep tissue, prenatal, hot stone, cupping, Reiki, and couples massages.

Address: 3615 W 57th St

Gross Leasable Area: 1,150 SF +/-

Pro Rata Share of Project: 5.22%

Number of Locations: 2

Headquarters: Sioux Falls, SD

Year Founded: 2007



no visitor data available



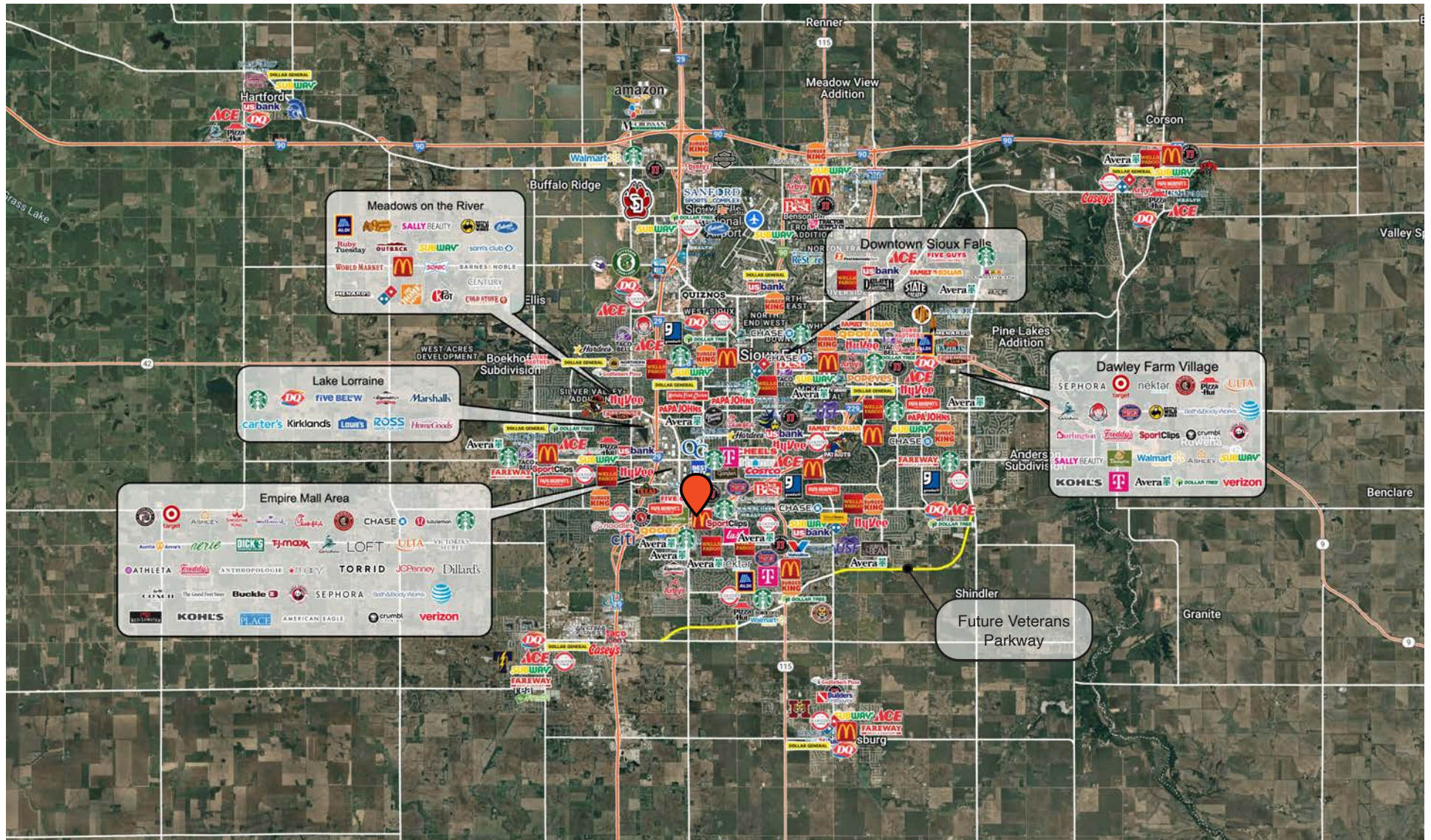
Exterior Photos







City Map



Visitor Data



192K

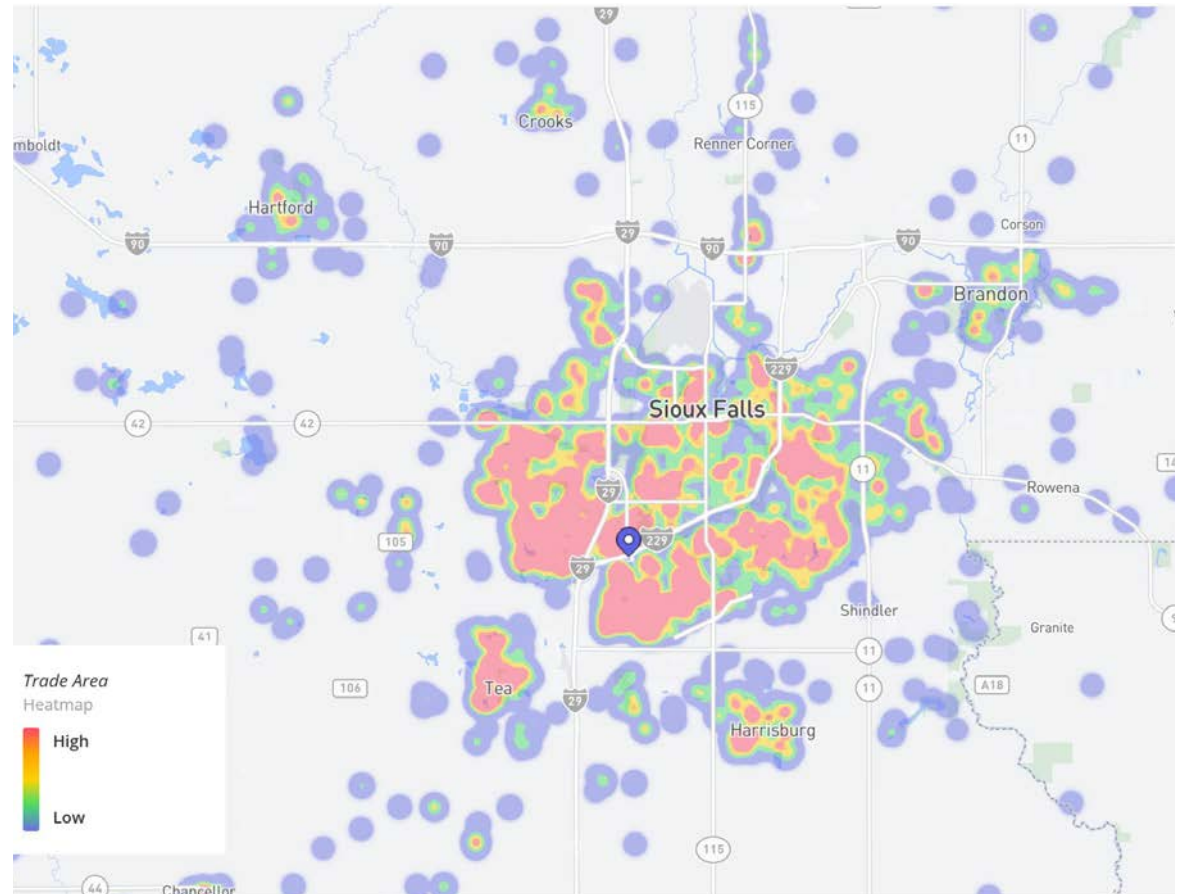
visits in the past 12 months

79K

visitors in the past 12 months

+19.3%

visits YoY



2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	8,466	81,350	168,913	311,500
Projected Population (2029)	9,044	87,118	182,043	336,494
Daytime Population	20,497	96,141	186,179	311,087
Median Age	36.1	36.1	36.1	36.4
Area Households	4,393	33,390	64,073	122,443
Median Household Income	\$53.7k	\$75.9k	\$74.8k	\$80k
Median Home Value	\$290k	\$291k	\$287k	\$301k
Educational Attainment (Associates Degree +)	55.7%	59%	56.5%	53.2%

Demographics



Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

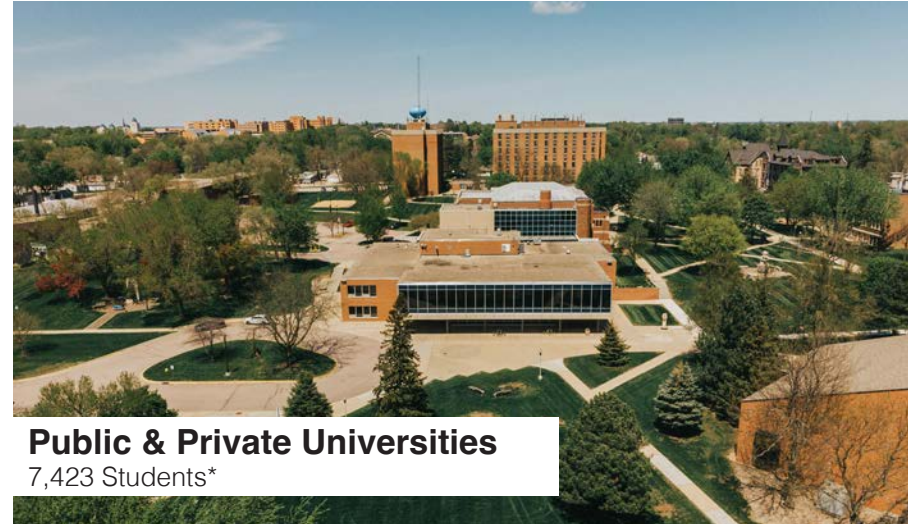
1,600

Sioux Falls Major Attractions



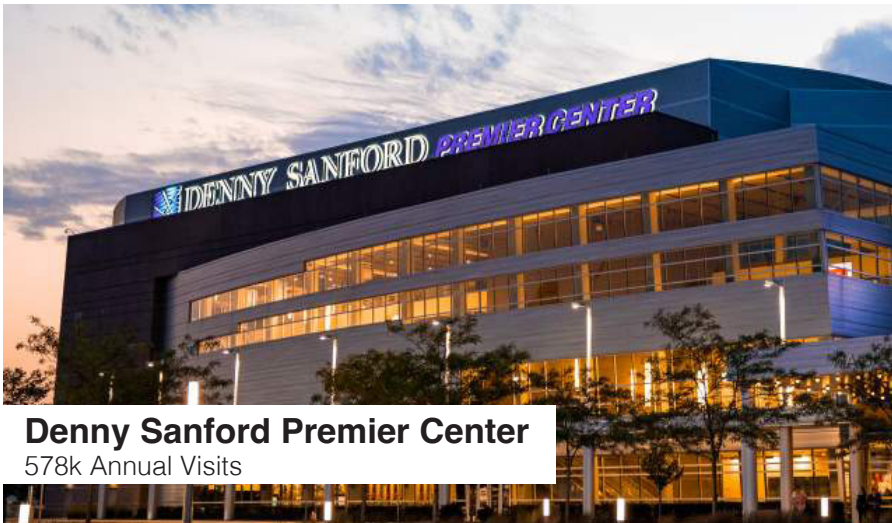
The Falls

636k Annual Visits



Public & Private Universities

7,423 Students*



Denny Sanford Premier Center

578k Annual Visits



Sanford Sports Complex

2.5M Annual Visits

Student count for the 2024-2025 academic year includes both full-time and part-time students. Data provided directly by the respective universities. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.



INVESTMENT OPPORTUNITY **THE SHOPPES AT 57TH & LOUISE**

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SIOUX FALLS, SD



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