FOR LEASE

4301 S. RACKET DRIVE
RETAIL / OFFICE SPACE AVAILABLE

$12.00 / SF NNN
3,165 SF

SIZE
- 3,165 SF

PRICE
- $12.00 / SF NNN
- Estimated NNN: $4.75 / SF

DESCRIPTION
- Suite features tall ceilings, large open sales floor, kitchen area and mezzanine (approximately 938 SF, not included in square footage); suitable for retail or office use
- Tenant improvement negotiable
- Approximately 1 mile from both I-29 and I-229 interchanges
- Zoning: C-2 Commercial
- 1 block from the intersection of 49th and Louise Avenue

LOCATION
- Conveniently located near many services and retail destinations. Directly behind Mini Critters on 49th Street, across from Sanford Wellness and near the Empire Mall, Target, Kohl’s, HyVee, Five Guys, and much more.
- Contact Broker for additional information.
- 33 on-site parking stalls
- Ingress and egress on both Arway Drive and Racket Drive
- Co-tenant is Advanced Tech, Inc.

Find out more at lloydcompanies.com

4301 S. Racket Drive
Sioux Falls, SD 57106

SCOTT BLOUNT
605 231-1882
scott@lloydcompanies.com

ALEXIS KONSTANT
605 321-4861
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FLOOR PLAN
Concept only; subject to change

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INTERIOR PICTURES

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Forbes has also identified Sioux Falls as the nation’s top small city for business and careers. 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.

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 ranked #8 in 2015 for well-being, according to the Gallup-Healthways 2015 Well-Being Index.

Sioux Falls MSA DEMOGRAPHICS

Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four-state area.

Source: City of Sioux Falls Planning Department
http://www.siouxfallsdevelopment.com/demographics.cfm

Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2013 MSA figures include the counties of McCook & Turner.

Major Employers:
- Sanford Health - 9,542
- Avera Health - 8,298
- Smithfield Foods - 3,660
- Sioux Falls School District - 3,400
- Hy-Vee Food Stores - 3,116
- Wells Fargo - 2,262
- Citi - 1,800
- Good Samaritan Society - 1,500
- Walmart/Sam’s Club - 1,460

Sioux Falls HIGHLIGHTS

Forbes named Sioux Falls #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 in 2014 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.

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