



# LOUISE AVE RETAIL

RETAIL SPACE FOR LEASE



2422 S Louise Ave,  
Sioux Falls, SD 57106



2,841 SF +/-



\$18.50 / SF NNN  
Estimated NNN: \$7.00 / SF

## LOCATION

The subject site is located in the Meadows on the River development, which has seen 13.8 million visits in the past year. Positioned along Louise Avenue with 18,712 vehicles per day (VPD), it offers prime visibility. Near the busiest intersection in the state, 41st Street and Louise Avenue, drawing 25.3 million vehicles annually, the site enjoys excellent exposure. Seamless access to I-29 ensures convenience for both local and regional traffic.

## DESCRIPTION

- Floor plan includes a large retail room, three (3) offices, storage closet, restrooms, and a large break/conference room with a kitchenette
- Building and monument signage available
- Ample parking on site with 39 shared parking stalls
- Co-tenant includes Pearl Vision
- Neighboring tenants include First Dakota National Bank, Coffea Roasterie, Johnny Carino's, Cinemark Century Theater, Slumberland, The Home Depot, Sam's Club, and much more
- Subject site is near The Empire Mall, Empire Place, and Empire East, attracting over 10.6M annual visits in the past 12 months
- Adjacent to I-29, across from Lake Lorraine (3.2M annual visits), a premier 130-acre development offering national and local retailers, lakeside dining, innovative housing, and Class A office space

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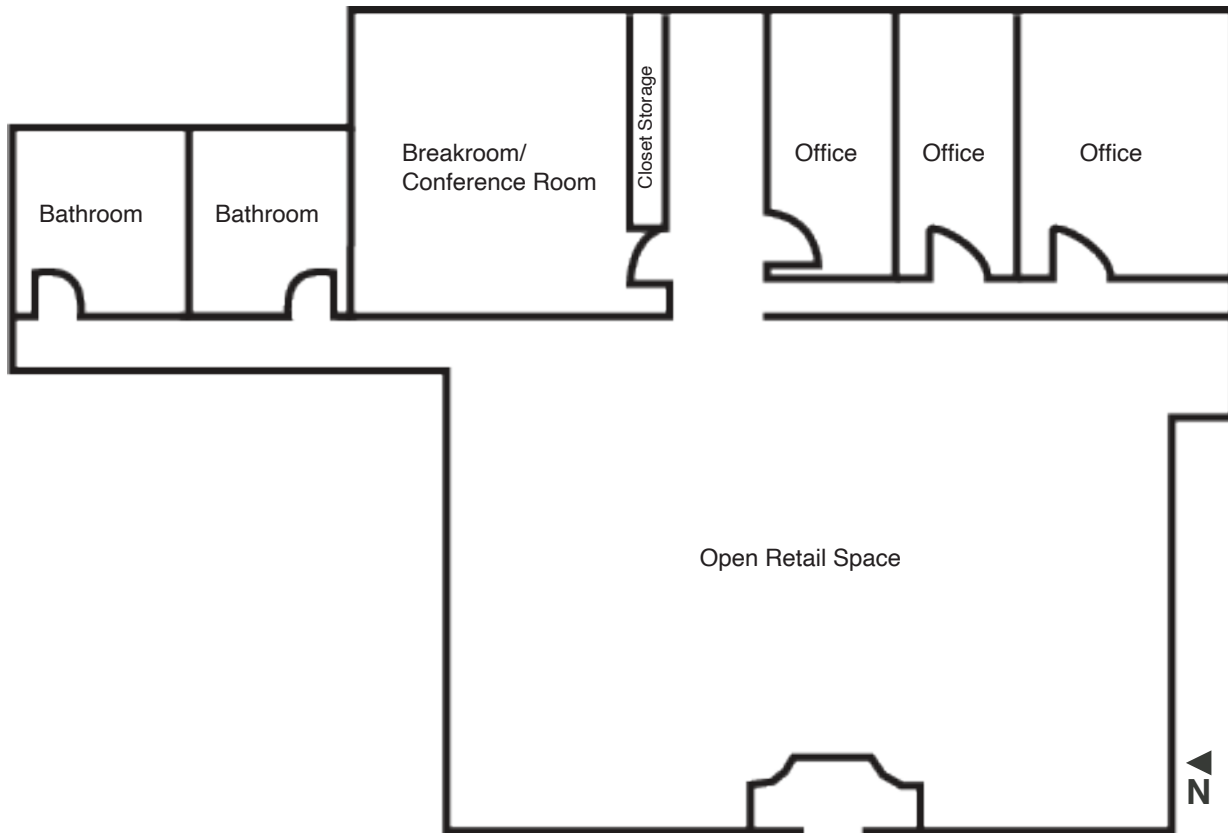
### BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Space	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,841 SF	\$18.50/SF NNN	\$7.00/SF	\$25.50/SF	\$72,445.50	\$6,037.13

### FLOOR PLAN

Concept only; subject to change



*This plan is for illustrative purpose only and should only be used as such.*

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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## SITE MAP



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## AREA MAP



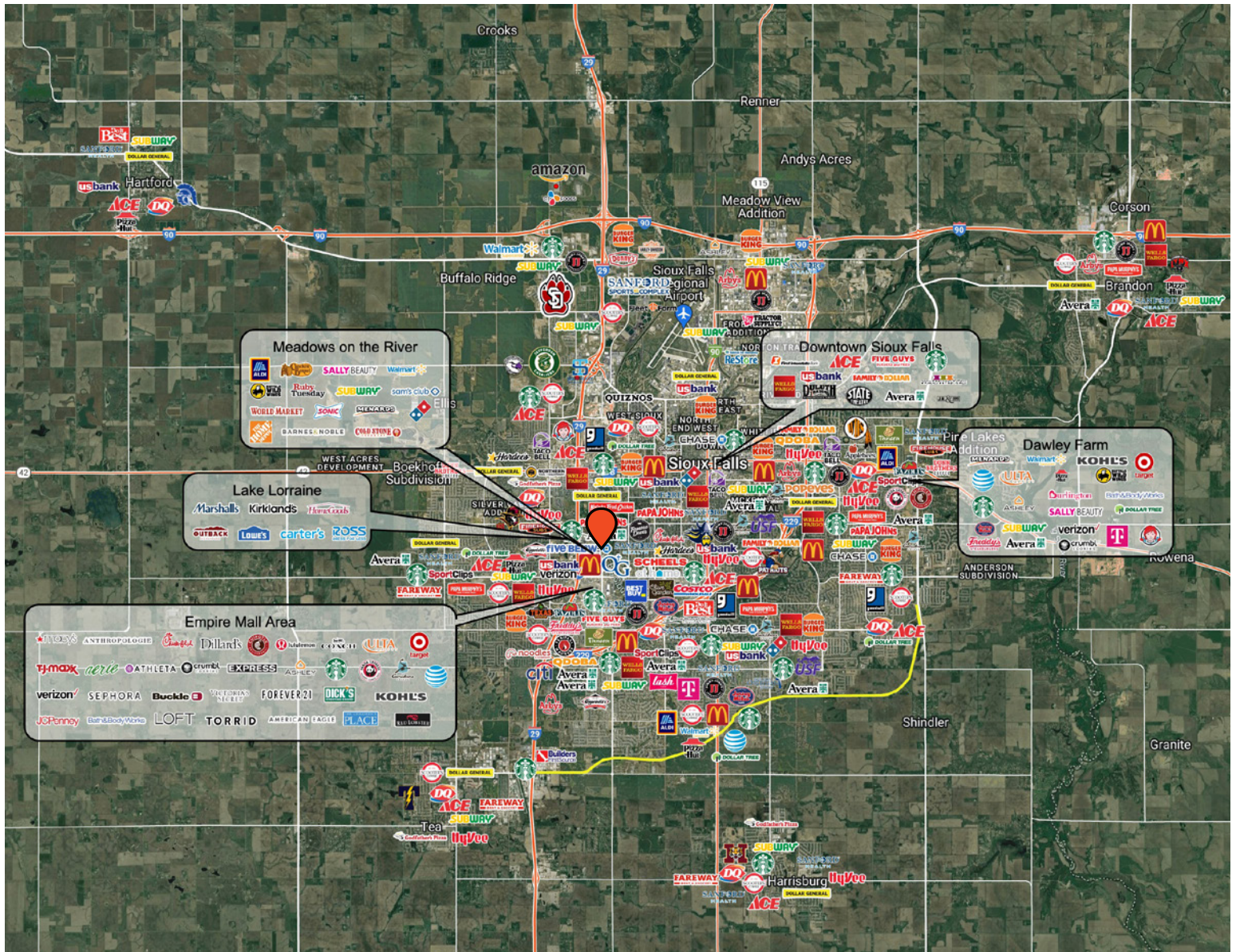
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## CITY MAP



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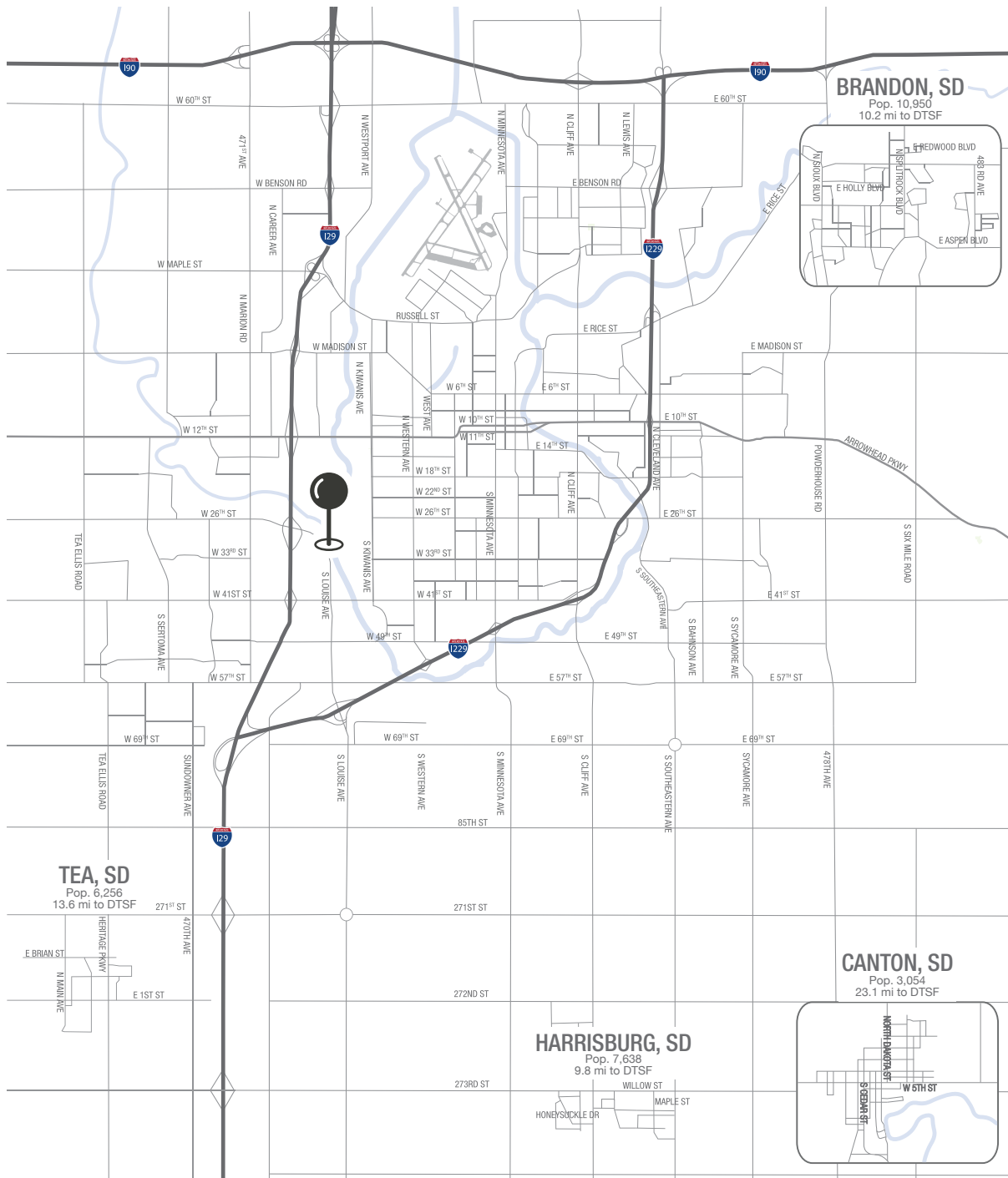
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## MSA MAP



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# SIoux FALLS DEMOGRAPHICS

## POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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.

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.

## FAST FACTS



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



Best City for Young Professionals  
*(SmartAsset 2023)*

**2.1%**

Minnehaha Unemployment Rate  
*(January 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

**2.2M**

# of Visitors to Sioux Falls in 2023



Third City in Economic Strength  
*(Policom 2023)*



No Corporate Income Tax



Top Eight Happiest Cities in America  
*(WalletHub 2023)*

## TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505