



THE PLAZA

LOWER LEVEL SPACE FOR LEASE



101 S Phillips Ave,
Sioux Falls, SD 57104



3,968 SF +/-



\$8.00 / SF
Gross + Utilities

LOCATION

Located near the corner of 10th Street & Phillips Avenue in Downtown Sioux Falls. The Plaza offers access to high foot traffic and proximity to key retailers, dining options, coffee shops, and attractions.

DESCRIPTION

- Floor plan offers a large open area with in-suite M/W restrooms/lockrooms
- Flexible layout suitable for a variety of uses
- Common area amenities include a loading dock and storage opportunities
- Available now
- Parking options include a public parking lot accessible via a breezeway, or a public surface parking lot
- Co-tenants include Agua Fresh, WoodGrain Brewing Company, Frontier Bank, Hausmann Construction, Mammoth Sports Construction, and more
- Nearby neighboring tenants include The Hello Hi, PAve, Lewis Drug, Phillips Avenue Diner, Coffea Roasterie, Oshima Sushi, Wells Fargo and much more
- Downtown Sioux Falls attracted 6.7M visits in 2024
- 1 block from the Greenway Recreation Main Bike Trail, a walking/bike trail that runs along the Big Sioux River

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BUILDING COSTS

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

Size	Base Rent	Yearly Est.	Monthly Est.
3,968 SF +/-	\$8.00 / SF Gross + Utilities	\$31,744.00 + Utilities	\$2,645.33 + Utilities

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



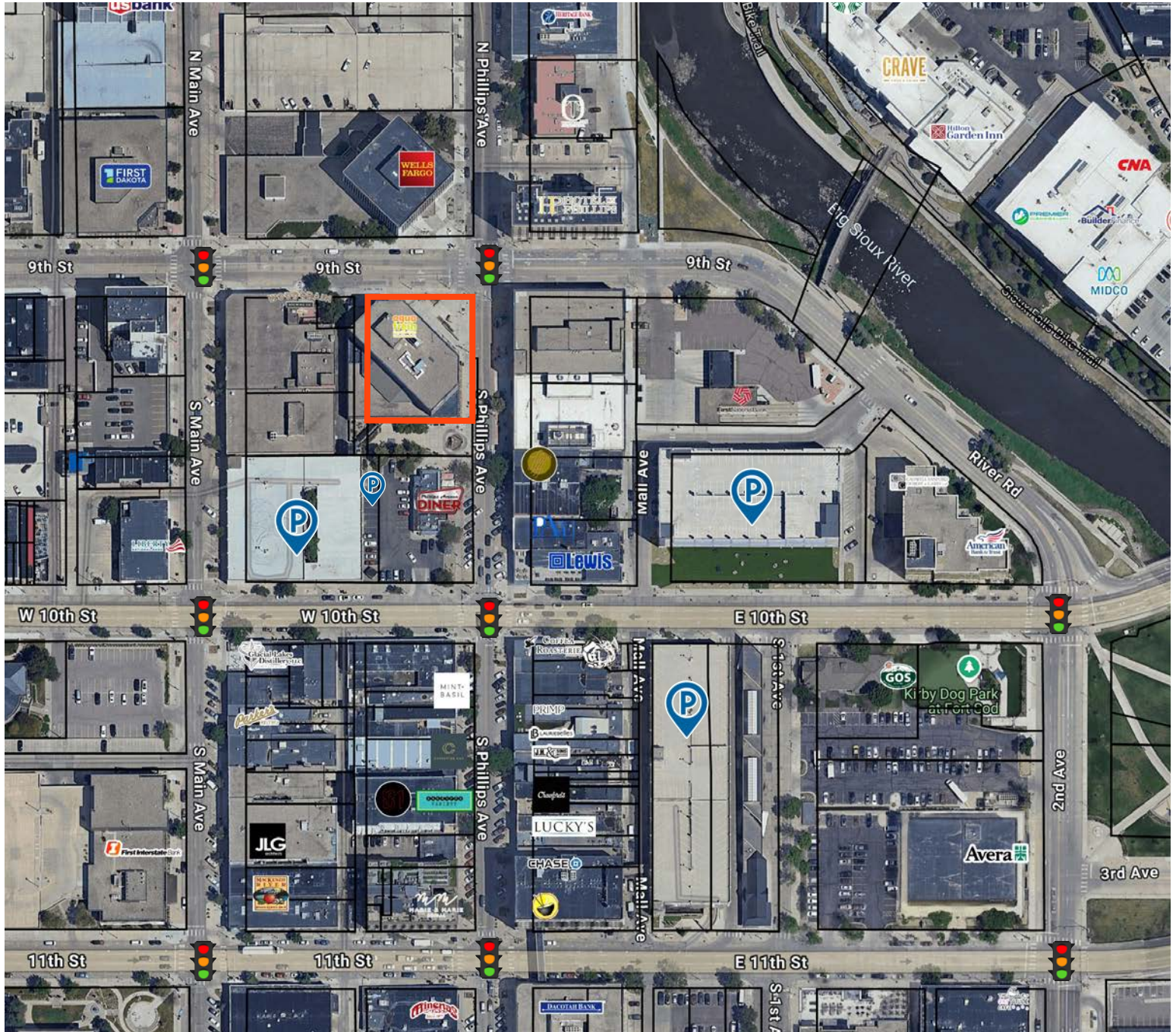
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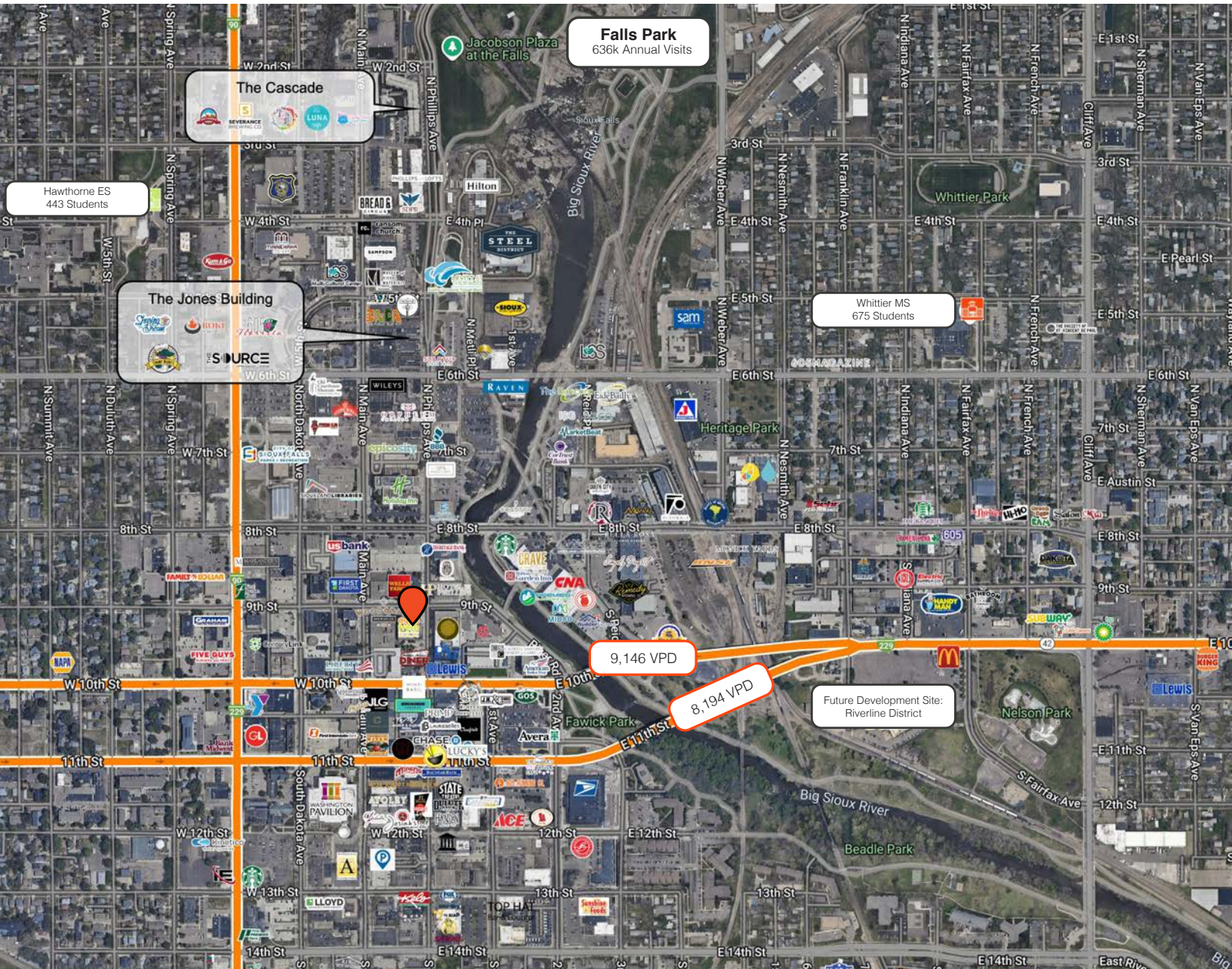


SITE MAP



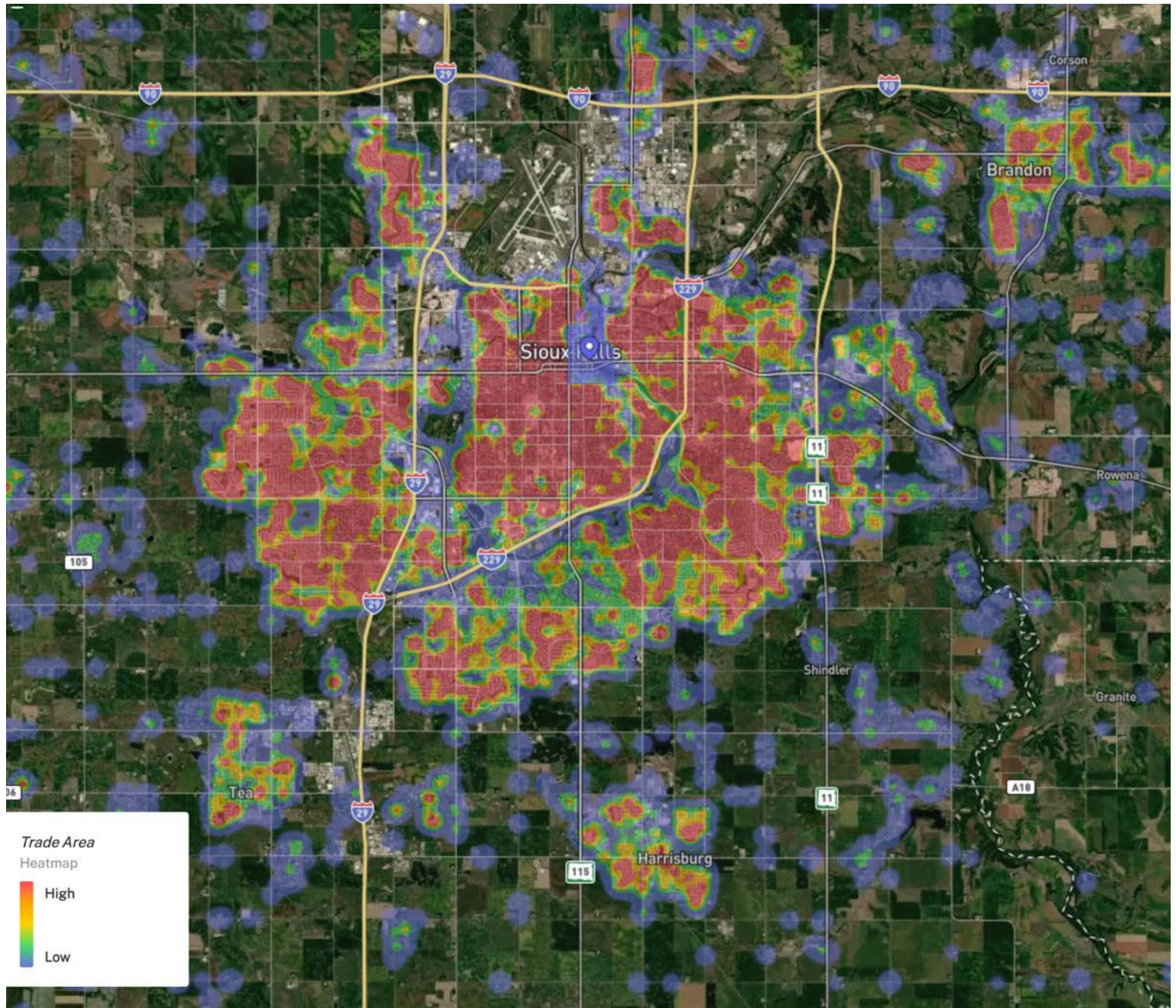
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DOWNTOWN MAP



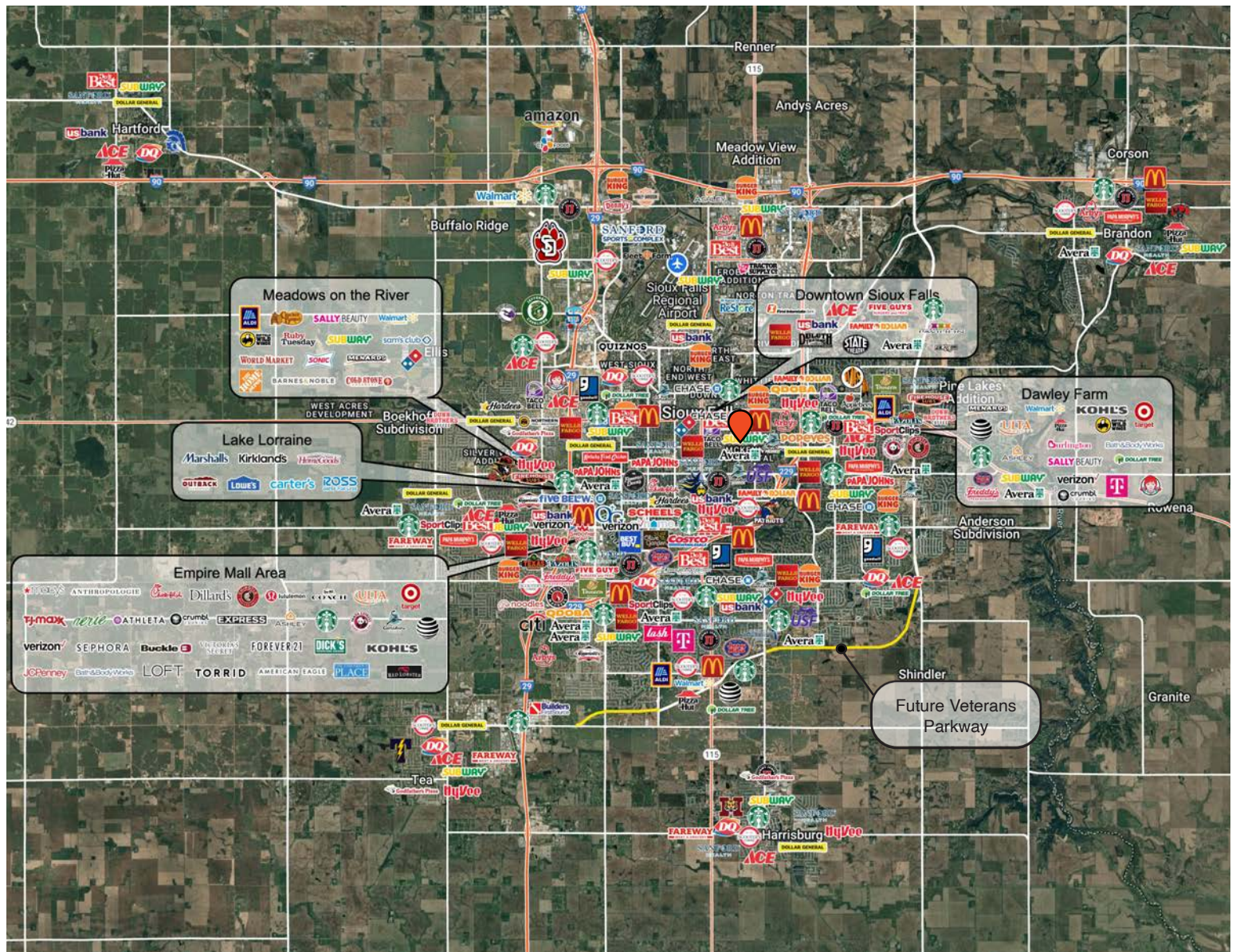
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DOWNTOWN VISITORS



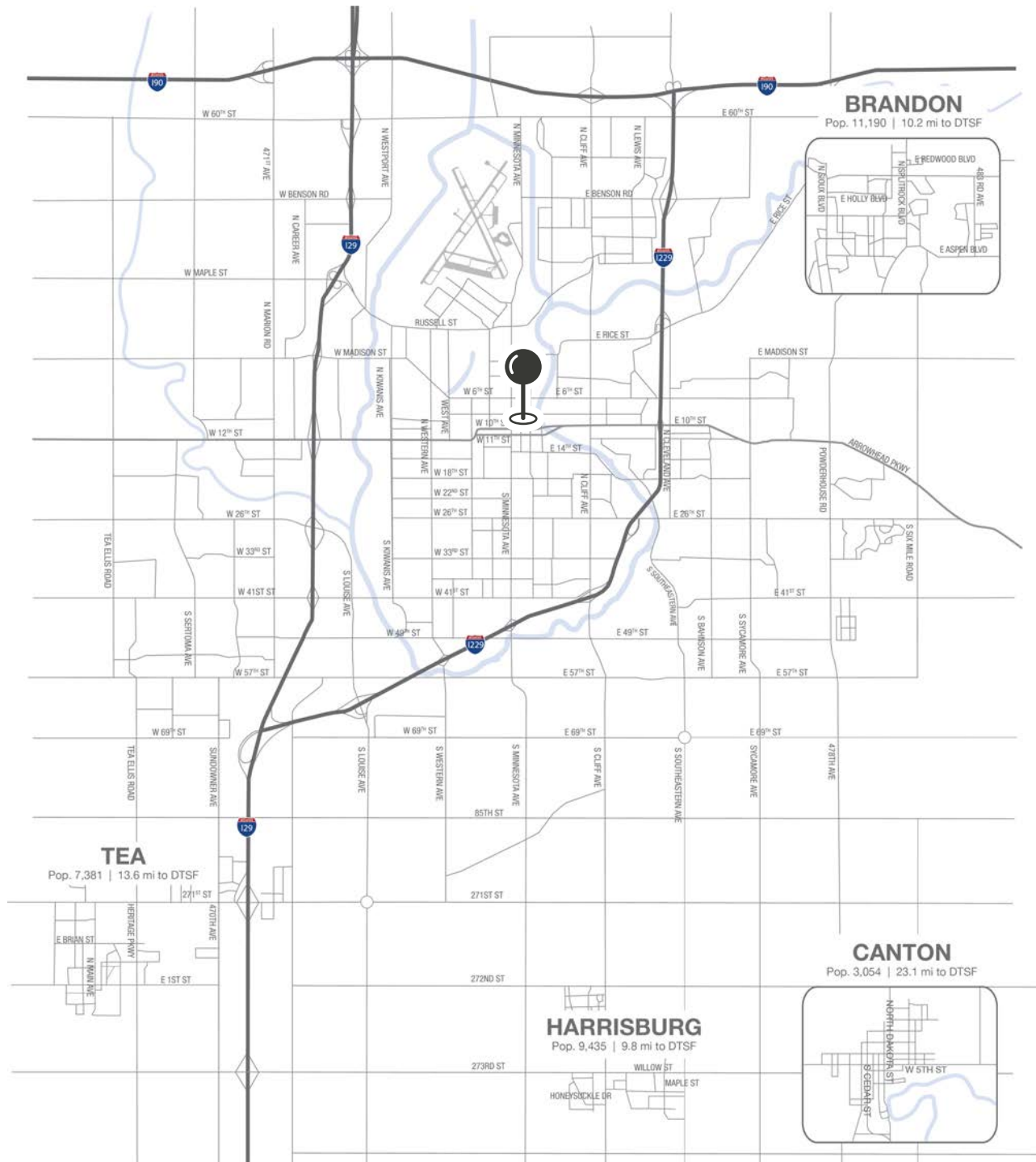
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CITY MAP



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MSA MAP



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SIoux FALLS DEMOGRAPHICS


POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls


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.


FAST FACTS




#1 City for Small Businesses
(B2B Review 2025)



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



#3 Hottest Job Market
(ZipRecruiter 2023)




Top 25 Safest Cities in America
(WalletHub 2025)

4M


of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

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