

500 N SYCAMORE AVE

OFFICE SPACE FOR LEASE



500 N Sycamore Avenue
Sioux Falls, SD 57110



3,400 SF +/-
Unfinished: 1,800 SF +/-



\$10.00 / SF NNN
Estimated NNN: \$3.00 / SF

LOCATION

Office space for lease in a prime location at the bustling junction of East 6th Street and North Sycamore Avenue, conveniently positioned across from Washington High School.

DESCRIPTION

- 2x2' ceiling tile
- 2 ADA compliant bathrooms
- Vaulted ceiling in lobby
- 7 offices
- Conference room with vaulted ceiling and large windows with abundant natural lighting
- Kitchenette with refrigerator
- 24 on-site parking stalls, 1 handicapped stall
- 1,800 SF +/- unfinished area, landlord willing to finish
- 900 Amp electrical service; 208 3-phase
- Sprinkler system for exterior yard
- Site size: 1.03 acres +/- or (46,195 SF +/-)
- Traffic counts: 8,100 vpd on N. Sycamore and 5,200 vpd on 6th Street
- Neighbors include Kum & Go, Washington Crossing Senior Living, East Pointe Townhomes, Washington Heights Apartments, Ronning Companies, First Premier Bank, Journey Orthodontics, East Ridge Dental, and many other thriving businesses.
- Contact Broker for additional information

SCOTT BLOUNT

605.231.1882

| scott@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

BUILDING COSTS

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

Space	SF (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
Available Space	3,400	\$10.00 / SF NNN	\$3.00 / SF	\$13.00 / SF	\$44,200	\$3,683.33
Total Available Space	5,200	\$10.00 / SF NNN	\$3.00 / SF	\$13.00 / SF	\$67,600	\$5,633.33

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant	Mid-American Energy	No	No
Electricity	Paid by Tenant	Xcel Energy	No	No
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A

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INTERIOR



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EXTERIOR & SIGNAGE



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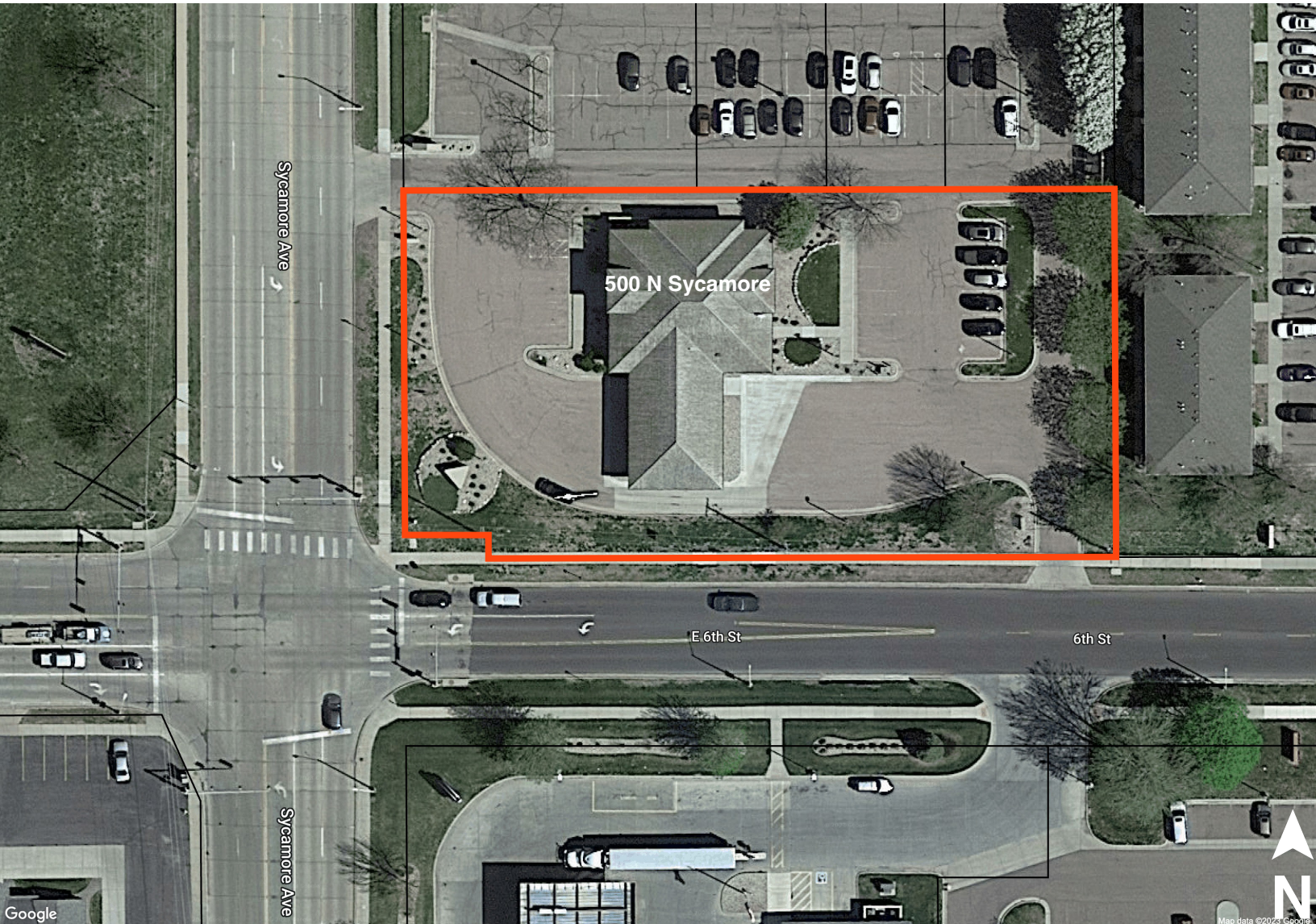
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SITE OUTLINE



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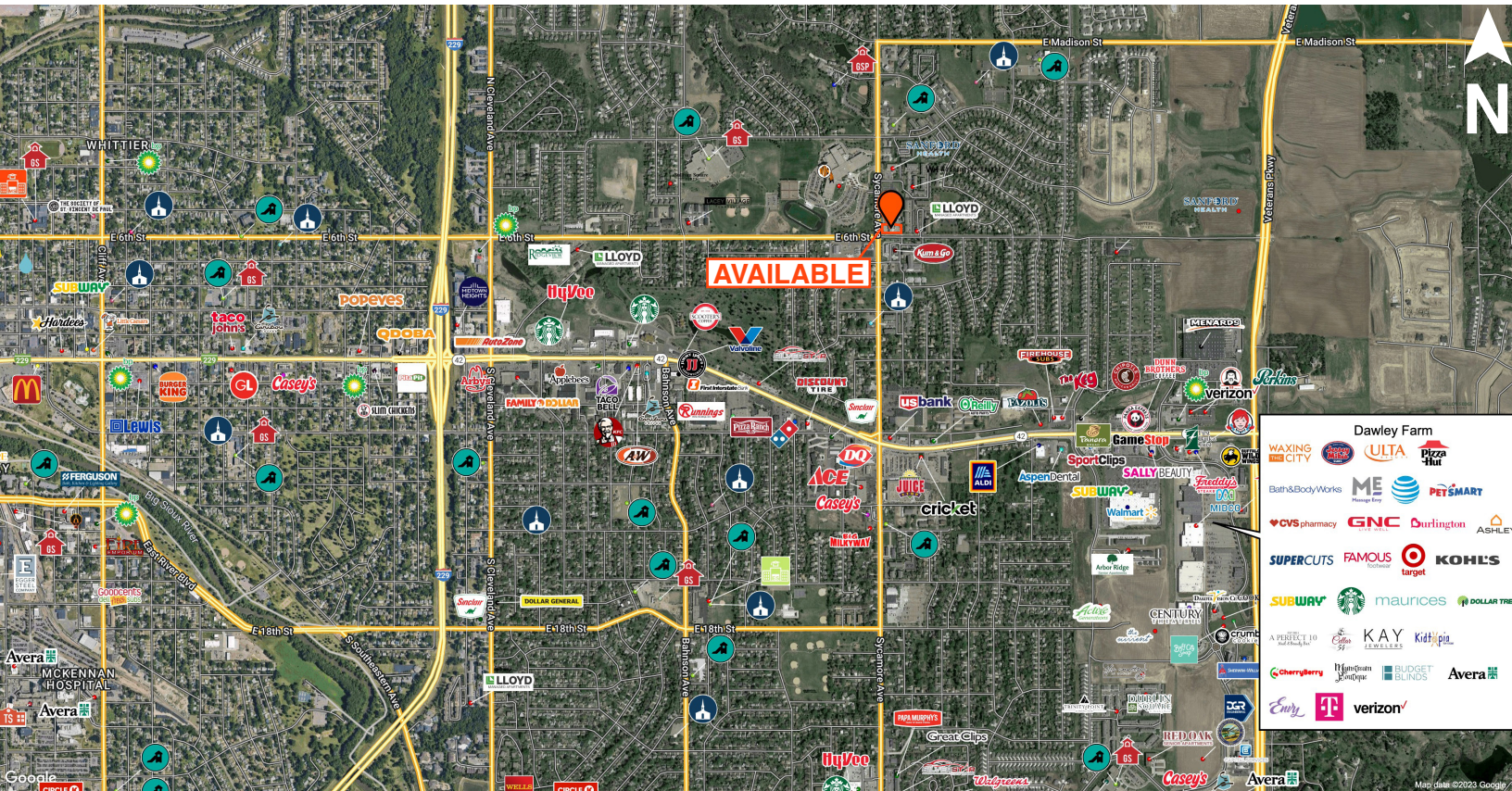
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AREA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,571	51,039	103,263
2020 Total Population	10,989	59,045	120,448
2020 Group Quarters	179	2,163	4,123
2023 Total Population	11,934	62,709	127,872
2023 Group Quarters	179	2,206	4,123
2028 Total Population	12,611	66,830	135,217
2023-2028 Annual Rate	1.11%	1.28%	1.12%
2023 Total Daytime Population	9,174	68,446	151,301
Workers	3,788	42,101	96,628
Residents	5,386	26,345	54,673
Household Summary			
2010 Households	3,596	19,722	40,670
2010 Average Household Size	2.62	2.46	2.40
2020 Total Households	4,022	23,103	48,710
2020 Average Household Size	2.69	2.46	2.39
2023 Households	4,350	24,488	51,960
2023 Average Household Size	2.70	2.47	2.38
2028 Households	4,584	26,045	54,955
2028 Average Household Size	2.71	2.48	2.39
2023-2028 Annual Rate	1.05%	1.24%	1.13%
2010 Families	2,401	12,371	24,801
2010 Average Family Size	3.20	3.08	3.03
2023 Families	2,731	14,563	30,594
2023 Average Family Size	3.41	3.20	3.07
2028 Families	2,850	15,485	32,323
2028 Average Family Size	3.44	3.21	3.08
2023-2028 Annual Rate	0.86%	1.24%	1.11%
Housing Unit Summary			
2000 Housing Units	2,932	18,456	39,727
Owner Occupied Housing Units	56.8%	61.2%	59.8%
Renter Occupied Housing Units	39.9%	35.5%	36.3%
Vacant Housing Units	3.3%	3.4%	4.0%
2010 Housing Units	3,879	20,994	43,516
Owner Occupied Housing Units	54.4%	59.3%	58.7%
Renter Occupied Housing Units	38.3%	34.7%	34.7%
Vacant Housing Units	7.3%	6.1%	6.5%
2020 Housing Units	4,257	24,720	52,294
Vacant Housing Units	5.5%	6.5%	6.9%
2023 Housing Units	4,603	26,315	56,083
Owner Occupied Housing Units	52.7%	57.5%	56.1%
Renter Occupied Housing Units	41.8%	35.5%	36.5%
Vacant Housing Units	5.5%	6.9%	7.4%
2028 Housing Units	4,820	27,916	59,123
Owner Occupied Housing Units	55.7%	56.9%	56.2%
Renter Occupied Housing Units	39.4%	36.4%	36.8%
Vacant Housing Units	4.9%	6.7%	7.0%
Median Household Income			
2023	\$67,909	\$71,338	\$72,134
2028	\$78,929	\$81,348	\$81,254
Median Home Value			
2023	\$281,749	\$256,429	\$264,690
2028	\$295,258	\$266,369	\$275,728
Per Capita Income			
2023	\$32,971	\$38,488	\$41,309
2028	\$38,575	\$43,941	\$47,342
Median Age			
2010	33.1	35.3	35.2
2023	34.7	37.6	38.2
2028	34.6	38.3	39.1

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