



69TH & MN MEDICAL OFFICE

OFFICE SPACE FOR SUBLEASE



6709 S Minnesota Ave, Suite 205,
Sioux Falls, SD 57108



3,552 SF +/-



\$22.00 / SF NNN

LOCATION

Premier medical office space in the IMA Medical Arts building near 69th & Minnesota Avenue. Features direct access from Minnesota Avenue and is surrounded by complimentary medical & office users. Located just north of the growing 85th & Minnesota corridor, with an above average income of \$123,201 within a 1-mile radius.

DESCRIPTION

- 2nd Level Class A Medical Office
- Sublease through 4/30/2027
- Floor plan offers 9 total offices with a reception/waiting area and break room
- Four (4) offices contain bathrooms & showers
- Recently renovated common areas include restrooms and a conference room
- Elevator and stairway access directly to suite
- Monument signage along Minnesota Avenue
- Ample parking with 128 surface stalls, including rear parking; lighted parking lot
- Co-tenants include Avera Medical Group, Sioux Falls Sleep Center, The Exercise Coach, Divinity Wellness Center, and more
- Exterior renovations in 2024 included painting, parking lot improvements, and a new monument sign

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

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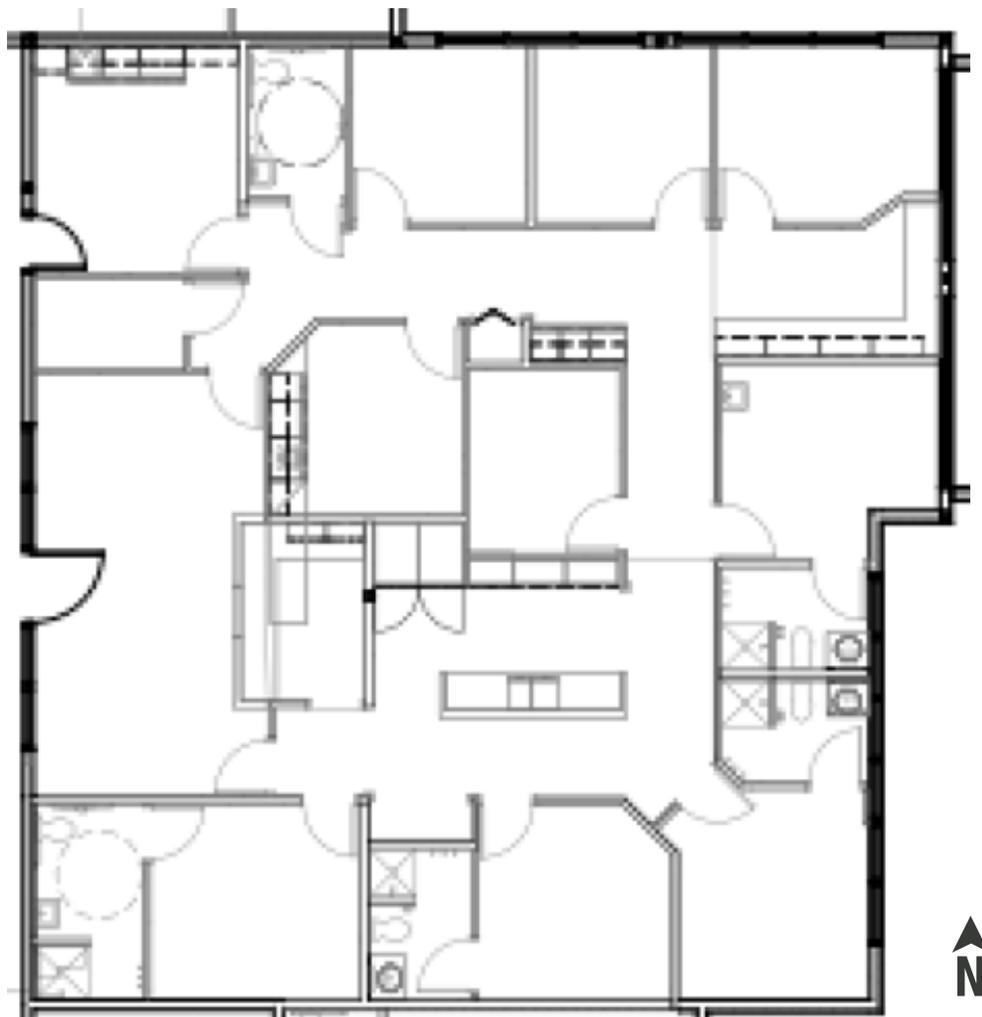
BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.
NNN estimates to be determined.

Size	Base Rent	Yearly Base Total Est.	Monthly Base Total Est.
3,552 SF	\$22.00/SF NNN	\$78,144.00	\$6,512.00

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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SITE MAP



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AREA MAP



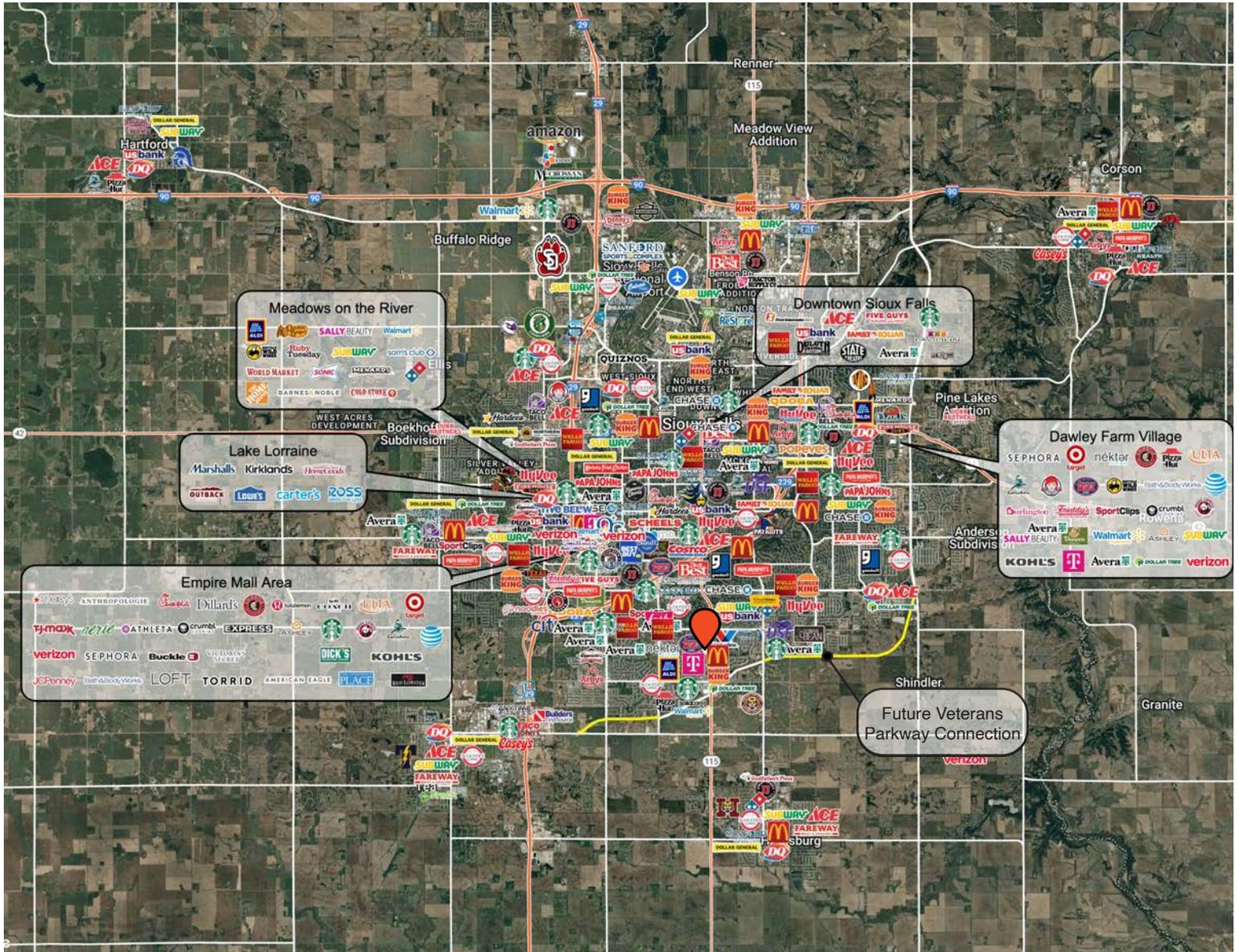
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CITY MAP



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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)



Top 5 Happiest Cities in America
(WalletHub 2025)



Top 25 Safest Cities in America
(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.7%

Sioux Falls MSA Unemployment Rate
(September 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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,109	37,903	122,515
2020 Total Population	8,315	52,406	147,507
2020 Group Quarters	0	726	2,814
2025 Total Population	9,700	58,705	162,202
2025 Group Quarters	0	728	2,799
2030 Total Population	11,443	66,296	177,967
2024-2029 Annual Rate	3.36%	2.46%	1.87%
2025 Total Daytime Population	8,563	62,362	176,693
Workers	3,524	34,604	104,337
Residents	5,039	27,758	72,356
Household Summary			
2010 Households	1,797	15,331	50,332
2010 Average Household Size	2.84	2.38	2.36
2020 Total Households	3,268	21,760	61,485
2020 Average Household Size	2.54	2.38	2.35
2025 Households	3,769	24,189	67,499
2025 Average Household Size	2.57	2.40	2.36
2030 Households	4,421	27,230	74,041
2030 Average Household Size	2.59	2.41	2.37
2024-2029 Annual Rate	3.24%	2.40%	1.87%
2010 Families	1,444	9,777	30,331
2010 Average Family Size	3.21	2.95	2.98
2025 Families	2,481	14,345	38,795
2025 Average Family Size	3.25	3.09	3.09
2030 Families	2,875	16,015	42,266
2030 Average Family Size	3.30	3.12	3.11
2024-2029 Annual Rate	2.99%	2.23%	1.73%
2025 Housing Units	3,957	25,780	72,609
Owner Occupied Housing Units	64.4%	55.6%	53.5%
Renter Occupied Housing Units	30.9%	38.3%	39.5%
Vacant Housing Units	4.8%	6.2%	7.0%
2025 Population 25+ by Educational Attainment			
Total	6,501	39,751	108,568
Less than 9th Grade	0.1%	1.1%	1.7%
9th - 12th Grade, No Diploma	2.0%	1.6%	2.5%
High School Graduate	15.3%	16.6%	18.9%
GED/Alternative Credential	1.8%	1.9%	3.2%
Some College, No Degree	12.2%	16.4%	18.9%
Associate Degree	8.4%	9.8%	11.6%
Bachelor's Degree	34.2%	32.5%	28.9%
Graduate/Professional Degree	26.0%	20.1%	14.2%
Median Household Income			
2025	\$123,201	\$93,506	\$77,563
2030	\$144,728	\$108,324	\$89,011
Median Age			
2010	36.3	35.8	34.0
2020	39.9	37.1	35.6
2025	40.1	37.5	36.6
2030	39.9	38.4	37.7
2025 Population by Sex			
Males	4,671	28,570	80,404
Females	5,029	30,135	81,798
2030 Population by Sex			
Males	5,487	32,181	87,852
Females	5,955	34,116	90,115
Data for all businesses in area			
Total Businesses:	360	2,962	7,406
Total Employees:	3,100	35,507	99,790