



1301-1337 John Deere Circle, Madison, SD
BRAND NEW INVESTMENT PROPERTY FOR SALE

PROPERTY HIGHLIGHTS

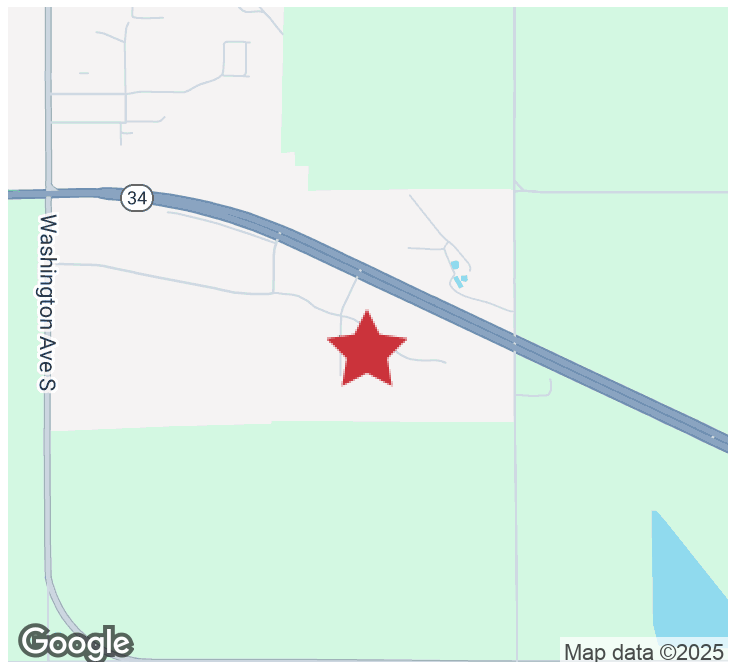
- Property includes 19 industrial shop units
- Each unit is 30' wide by 60' deep
- Units Include: floor drains, restroom, radiant heat, water, 14' overhead door
- Year Built: 2024
- Concrete parking lot
- Ten (10) of the nineteen (19) units are leased as of 11-12-25
- Contact broker for information on the leases in place

LOCATION DESCRIPTION

Area Neighbors: Runnings, Kibble Equipment, Global Polymer Industries, Inc, Madison Ace Hardware, Cenex

Easy access to Hwy 34

Sale Price	\$2,800,000 (\$80.70/SF)
Building SF	34,680 SF (60' X 578')
Lot Size	4.04 AC (175,867 SF)
2024 Taxes	\$1,463.28



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SITE PLAN

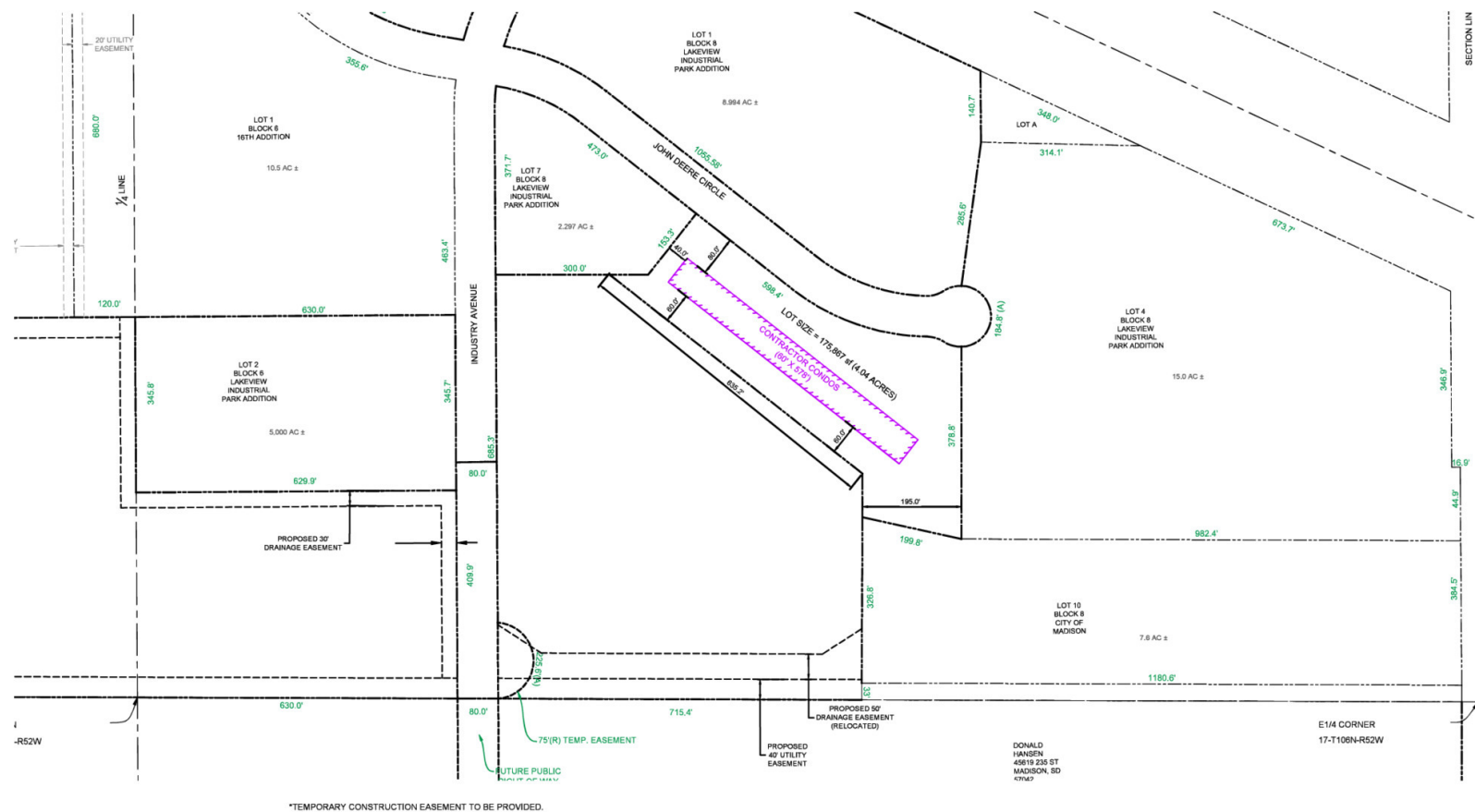
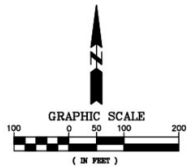
1301-1337 JOHN DEERE CIRCLE
Madison, SD 57042

FOR SALE

Industrial Property

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED WATER TOWER SITE (WT)
- PROPOSED ELECTRICAL SUBSTATION SITE (E)

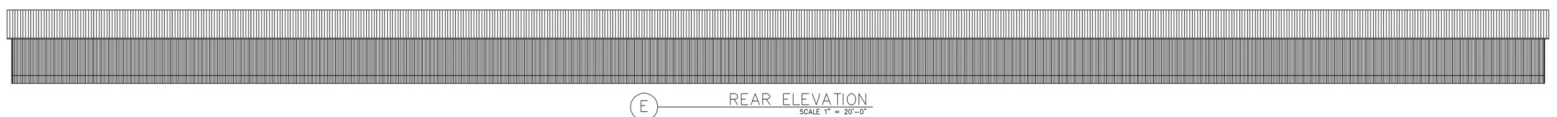
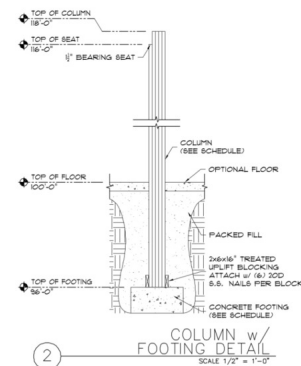
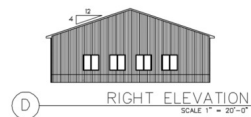
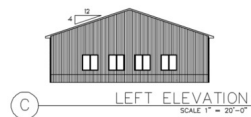
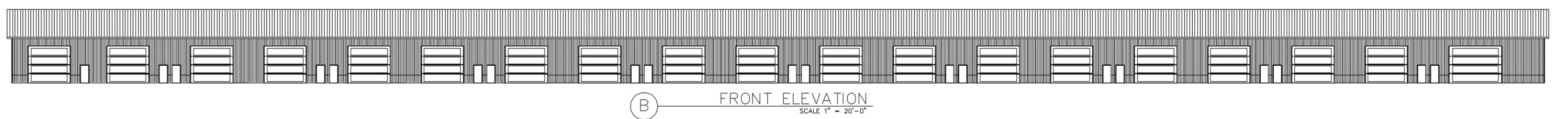
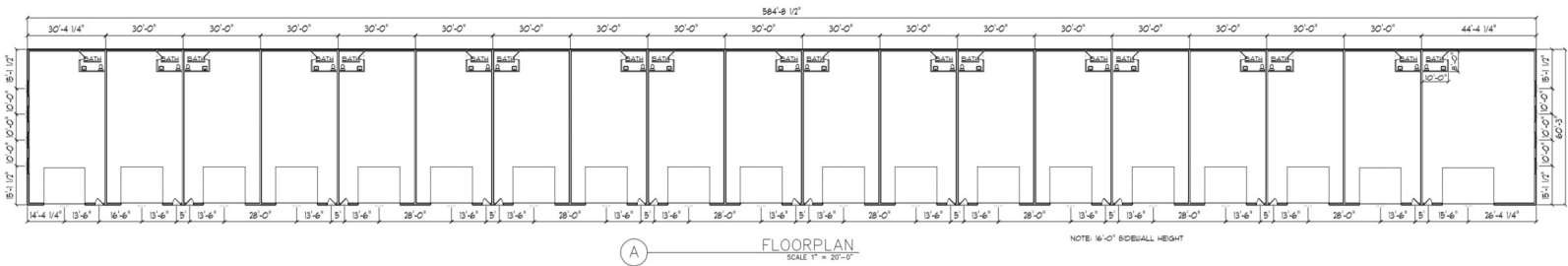


*TEMPORARY CONSTRUCTION EASEMENT TO BE PROVIDED.

FLOOR PLANS

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FOR SALE
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MADISON CONTRACTOR SHOPS

RENT ROLL

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Contractor Shops Rent Roll

1301 - 1337 John Deere Circle, Madison, SD

Suite	Tenant	Rentable SF	Monthly Rent	Annual Rent	\$ / SF (Annual)	Lease Start	Lease End
1301	Occupied	1,800	\$ 1,100.00	\$ 13,200.00	\$ 7.33	8/15/2024	MTM
1303	Vacant	1,800	\$ -	\$ -			
1305	Vacant	1,800	\$ -	\$ -	\$ -		
1307	Occupied	1,800	\$ 1,100.00	\$ 13,200.00	\$ 7.33	12/1/2024	11/30/2025
1309	Occupied	1,800	\$ 1,100.00	\$ 13,200.00	\$ 7.33	12/21/2024	12/31/2025
1311	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	11/1/2025	10/31/2026
1313	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	11/1/2025	10/31/2026
1315	Vacant	1,800	\$ -	\$ -	\$ -		
1317	Occupied	1,800	\$ 1,100.00	\$ 13,200.00	\$ 7.33	10/1/2025	9/30/2026
1319	Occupied	1,800	\$ 1,100.00	\$ 13,200.00	\$ 7.33	11/12/2024	11/1/2025
1321	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	11/1/2025	10/31/2025
1323	Vacant	1,800	\$ -	\$ -	\$ -		
1325	Vacant	1,800	\$ -	\$ -	\$ -		
1327	Vacant	1,800	\$ -	\$ -	\$ -		
1329	Vacant	1,800	\$ -	\$ -	\$ -		
1331	Vacant	1,800	\$ -		\$ -		
1333	Occupied	1,800	\$ 1,100.00	\$ 13,200.00	\$ 7.33	12/1/2024	11/31/2025
1335	Vacant	1,800	\$ -	\$ -	\$ -		
1337	Occupied	1,800	\$ 800.00	\$ 9,600.00	\$ 5.33	10/6/2025	9/30/2026
	Total	34,200	\$ 9,800	\$ 117,600.00			

Current Landlord Expenses

Expense	Amount
Insurance	\$ 8,760.00
Property Taxes	\$ 1,600.00
Snow Removal (2024/2025)	\$ 1,624.00
Total	\$ 11,984.00

PHOTOS

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DEMOGRAPHIC INFORMATION

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KEY FACTS

6,408

Population

34.8

Median Age

2.2

Average
Household Size

\$68,274

Median Household
Income

BUSINESS



453

Total Businesses



5,121

Total Employees

INCOME



\$68,274

Median Household
Income



\$38,178

Per Capita Income



\$139,763

Median Net Worth

EDUCATION

5.6%

No High School
Diploma



22.6%
High School
Graduate



33.4%
Some College/
Associate's Degree



38.4%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

58.2%



Blue Collar

19.8%



Services

21.9%



Unemployment
Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.0%)

The smallest group: \$25,000 - \$34,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	8.8%	+2.1%	
\$15,000 - \$24,999	11.9%	+2.2%	
\$25,000 - \$34,999	2.6%	-0.6%	
\$35,000 - \$49,999	8.8%	0	
\$50,000 - \$74,999	22.7%	+4.0%	
\$75,000 - \$99,999	11.1%	-1.3%	
\$100,000 - \$149,999	23.0%	-2.3%	
\$150,000 - \$199,999	5.1%	-1.9%	
\$200,000+	6.0%	-2.1%	

Bars show deviation from Lake County

[Source](#)

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

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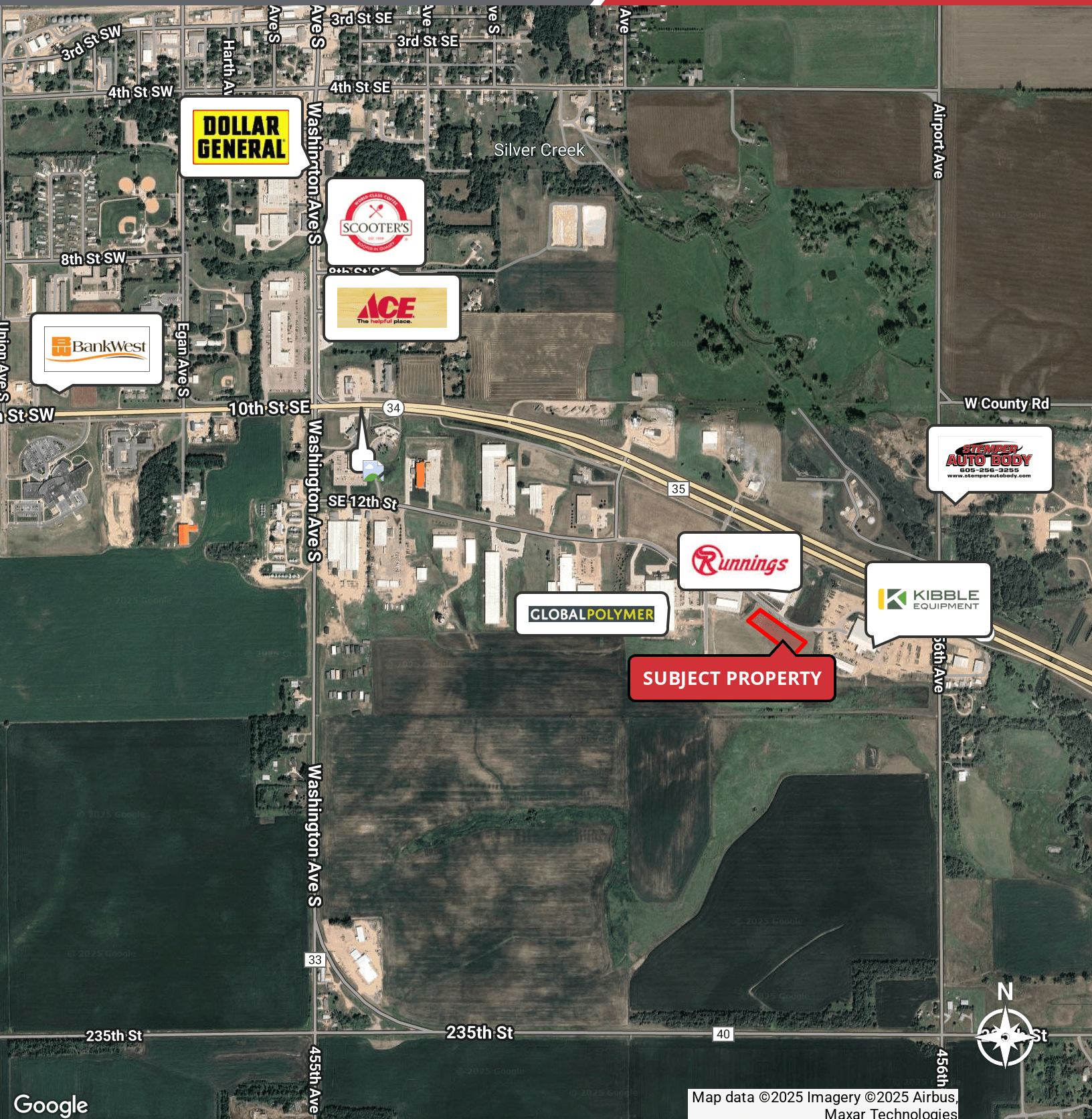
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LOCATION MAP

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Map data ©2025 Imagery ©2025 Airbus,
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