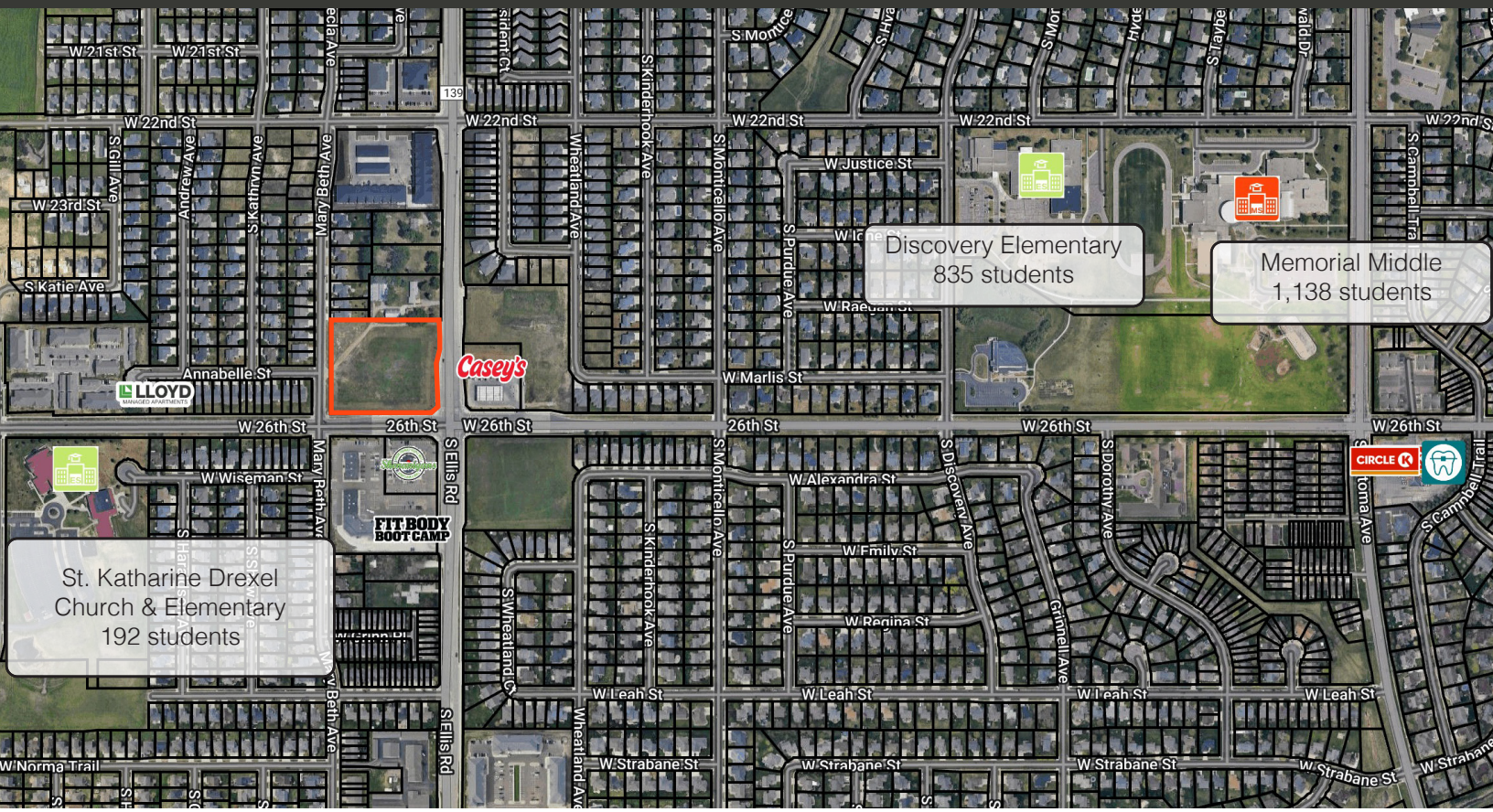
1701 S ELLIS ROAD

BUILD-TO-SUIT OPPORTUNITY FOR LEASE

LLOYD



1701 S Ellis Road
Sioux Falls, SD 57106

Size: TBD
Site Size: 4.38 Acres+/-
190,744 SF +/-

Contact Broker

LOCATION

Located on the corner of S Ellis Road and W 26th Street in the growing southwest side of Sioux Falls, this parcel experience over 14,700 vehicles per day. It's surrounded by residential neighborhoods, Discovery Elementary School, Memorial Middle School, Circle K, Casey's, St Katharine Drexel Church & School, and more.

DESCRIPTION

- Build-to-suit opportunity for lease
- Zoned C-2 Commercial
- Located on the corner of a lighted intersection
- Join neighborhood tenants including Casey's, Shenanigans Sports Bar & Grill, Fit Body Boot Camp, Circle K, St. Katharine Drexel Church & School, Discovery Elementary School, Memorial Middle School, many single & multi-family residential neighborhoods, and more.
- Contact Broker for more information

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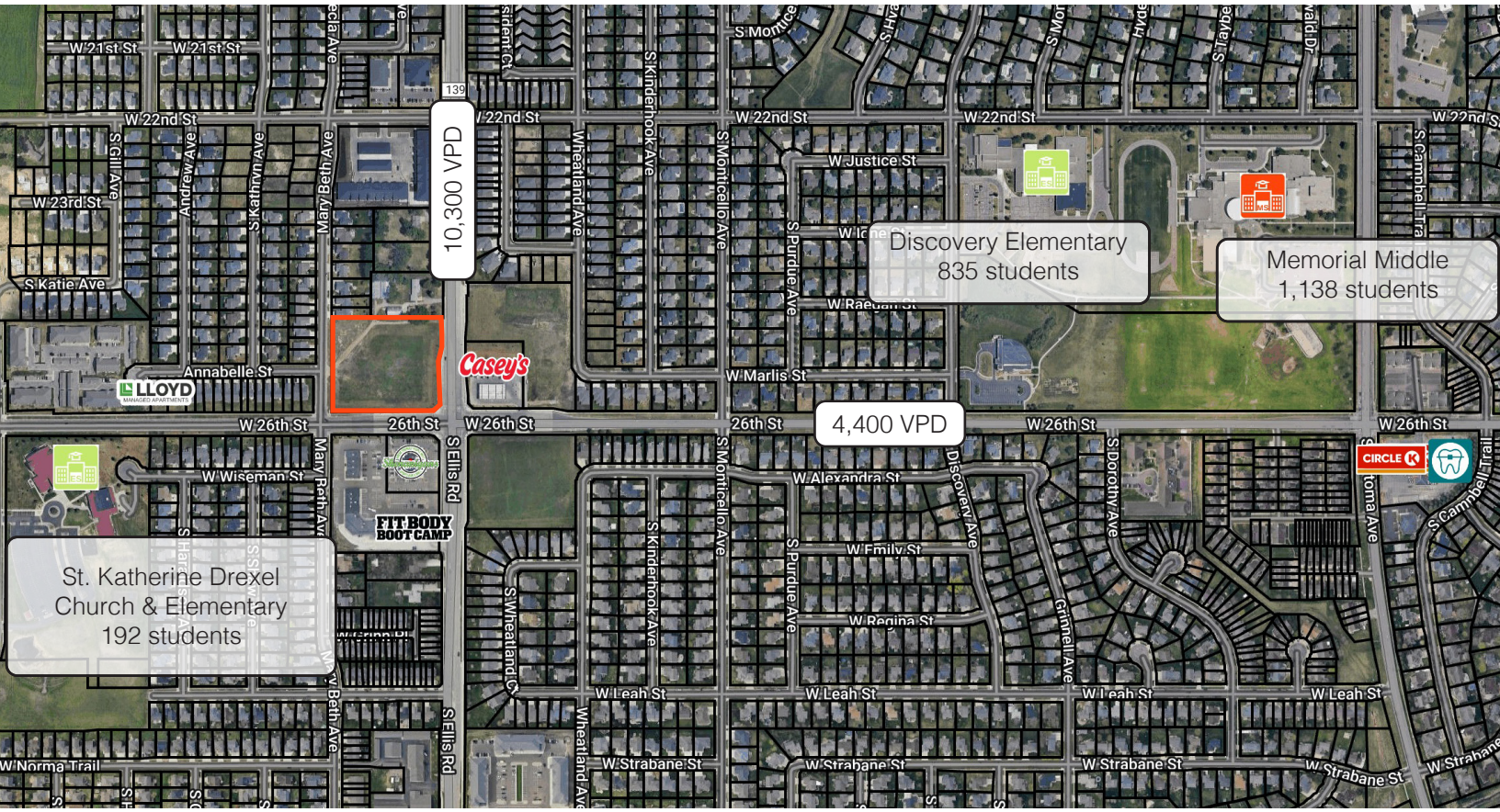
1701 S ELLIS ROAD

BUILD-TO-SUIT OPPORTUNITY FOR LEASE

LLOYD

SITE MAP



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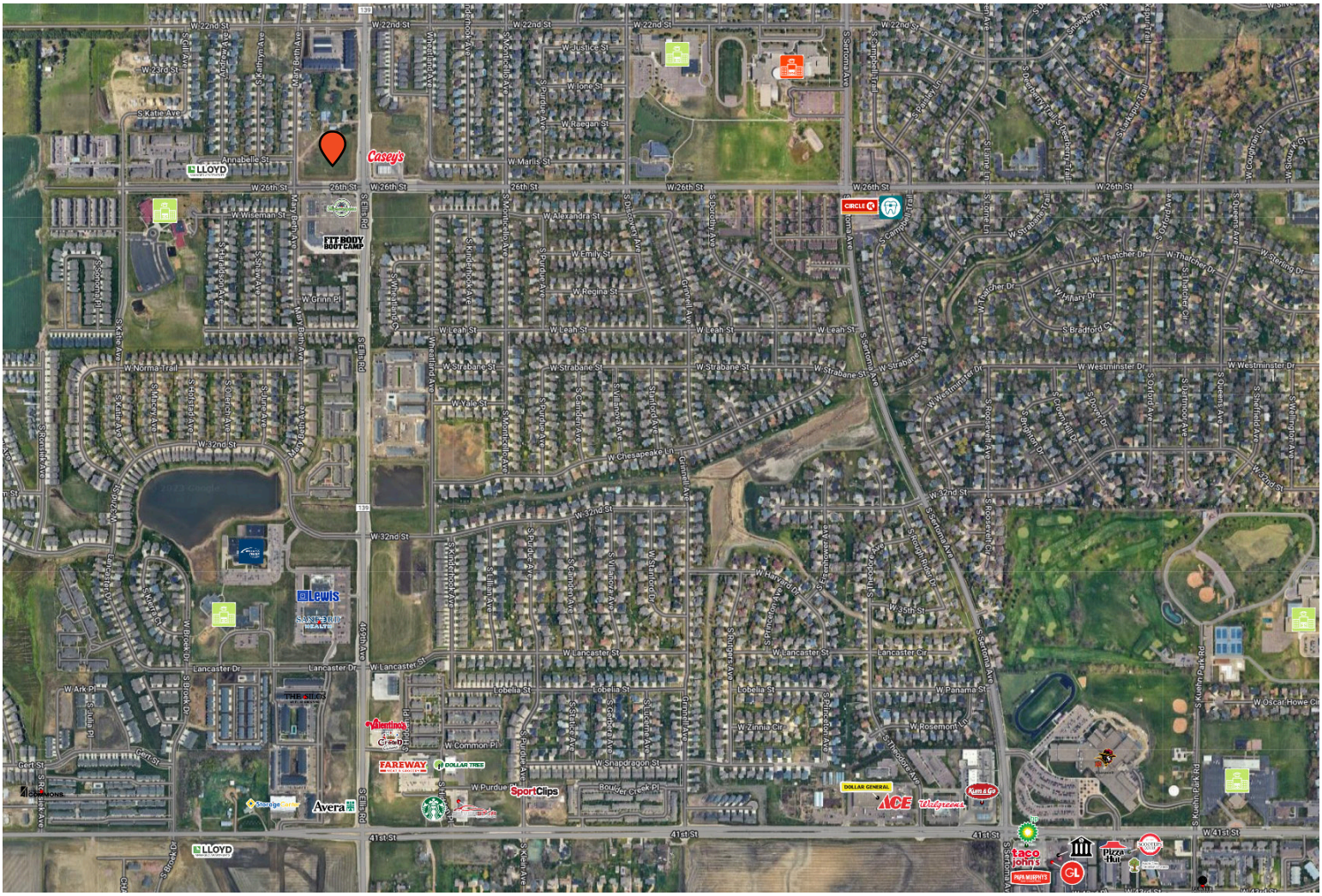
AREA MAP



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1701 S ELLIS ROAD

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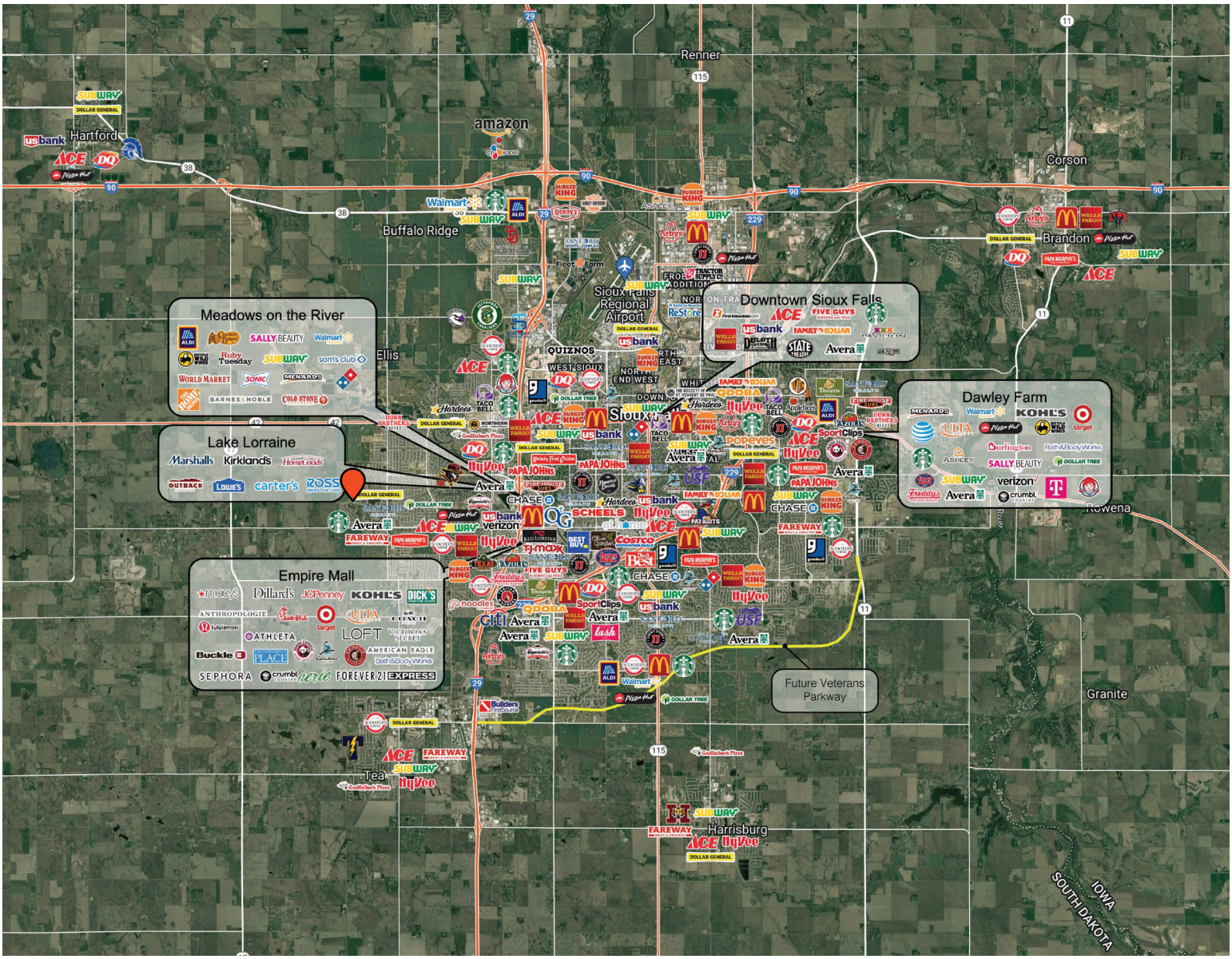
LLOYD

CITY MAP



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1701 S ELLIS ROAD

BUILD-TO-SUIT OPPORTUNITY FOR LEASE

LLOYD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,924	38,751	79,304
2020 Total Population	11,083	48,194	94,952
2020 Group Quarters	2	571	2,018
2023 Total Population	12,263	51,060	100,790
2023 Group Quarters	2	572	2,022
2028 Total Population	13,454	54,041	106,531
2023-2028 Annual Rate	1.87%	1.14%	1.11%
2023 Total Daytime Population	5,806	34,721	109,965
Workers	1,010	13,235	66,741
Residents	4,796	21,486	43,224
Household Summary			
2010 Households	2,121	15,234	32,689
2010 Average Household Size	2.79	2.51	2.34
2020 Total Households	4,088	18,824	39,322
2020 Average Household Size	2.71	2.53	2.36
2023 Households	4,527	20,014	41,788
2023 Average Household Size	2.71	2.52	2.36
2028 Households	4,980	21,285	44,192
2028 Average Household Size	2.70	2.51	2.36
2023-2028 Annual Rate	1.93%	1.24%	1.12%
2010 Families	1,586	10,019	18,970
2010 Average Family Size	3.23	3.04	2.97
2023 Families	3,159	12,546	23,261
2023 Average Family Size	3.23	3.15	3.09
2028 Families	3,434	13,200	24,478
2028 Average Family Size	3.24	3.15	3.10
2023-2028 Annual Rate	1.68%	1.02%	1.03%
Housing Unit Summary			
2000 Housing Units	505	10,257	26,289
Owner Occupied Housing Units	89.3%	71.8%	56.6%
Renter Occupied Housing Units	6.1%	26.0%	39.6%
Vacant Housing Units	4.6%	2.2%	3.8%
2010 Housing Units	2,233	16,103	35,292
Owner Occupied Housing Units	79.5%	68.2%	55.6%
Renter Occupied Housing Units	15.6%	26.4%	37.0%
Vacant Housing Units	5.0%	5.4%	7.4%
2020 Housing Units	4,273	19,572	41,719
Owner Occupied Housing Units	68.9%	66.2%	54.1%
Renter Occupied Housing Units	26.7%	30.0%	40.1%
Vacant Housing Units	4.4%	3.9%	5.7%
2023 Housing Units	4,911	20,939	44,366
Owner Occupied Housing Units	69.5%	67.8%	56.6%
Renter Occupied Housing Units	22.7%	27.8%	37.6%
Vacant Housing Units	7.8%	4.4%	5.8%
2028 Housing Units	5,362	22,160	46,727
Owner Occupied Housing Units	65.6%	67.3%	57.4%
Renter Occupied Housing Units	27.2%	28.8%	37.2%
Vacant Housing Units	7.1%	3.9%	5.4%

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Median Household Income			
2023	$104,887	$80,651	$70,674
2028	$116,343	$89,915	$79,413
Median Home Value			
2023	$345,042	$247,583	$242,509
2028	$360,904	$257,995	$250,342
Per Capita Income			
2023	$49,123	$40,618	$39,655
2028	$56,738	$46,930	$45,710
Median Age			
2010	30.5	32.2	31.8
2020	32.9	34.6	34.3
2023	33.8	34.7	34.9
2028	32.7	34.9	35.3
2020 Population by Age			
Total	11,083	48,194	94,952
0 - 4	8.2%	7.7%	7.2%
5 - 9	9.1%	7.7%	7.1%
10 - 14	8.2%	7.5%	6.8%
15 - 24	13.0%	12.3%	13.5%
25 - 34	14.8%	15.5%	16.6%
35 - 44	16.4%	14.5%	14.0%
45 - 54	12.3%	11.2%	10.5%
55 - 64	9.2%	10.9%	10.6%
65 - 74	6.0%	7.9%	7.9%
75 - 84	2.3%	3.2%	3.8%
85 +	0.5%	1.5%	2.0%
18 +	70.0%	73.2%	75.4%
2023 Population by Age			
Total	12,264	51,058	100,788
0 - 4	8.3%	7.7%	7.4%
5 - 9	8.6%	7.5%	7.1%
10 - 14	8.6%	7.2%	6.8%
15 - 24	12.3%	11.9%	12.4%
25 - 34	13.8%	16.3%	16.5%
35 - 44	15.9%	15.9%	15.7%
45 - 54	13.0%	10.7%	10.3%
55 - 64	10.7%	10.6%	10.0%
65 - 74	6.4%	7.6%	7.9%
75 - 84	2.0%	3.4%	4.0%
85 +	0.5%	1.3%	1.9%
18 +	70.1%	73.9%	75.2%
2028 Population by Age			
Total	13,455	54,043	106,533
0 - 4	8.7%	8.0%	7.6%
5 - 9	8.5%	7.4%	7.0%
10 - 14	8.5%	7.2%	6.8%
15 - 24	12.5%	11.9%	13.1%
25 - 34	15.7%	15.8%	14.9%
35 - 44	14.8%	16.4%	16.4%
45 - 54	11.8%	10.7%	10.6%
55 - 64	9.5%	9.3%	8.8%
65 - 74	6.4%	7.6%	7.9%
75 - 84	2.8%	4.4%	4.8%
85 +	0.6%	1.5%	2.0%
18 +	69.7%	73.7%	74.8%

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