



WESTERN AVE OFFICE BUILDING

4930 S WESTERN AVE | SIOUX FALLS, SD



OWNER OCCUPANT/INVESTMENT

Lloyd Companies is excited to offer a rare opportunity for an owner occupant investor to acquire a prime office property located along Western Avenue in South Sioux Falls, South Dakota. This property provides an excellent opportunity for a business to secure an investment and occupy as little as 1,273 usable square feet +/- or up to 7,611 +/- usable square feet now with the ability to accommodate their future growth as current leases expire. This property boasts an exceptional location and a range of attractive features that make it an excellent owner occupant opportunity. This building is a sought-after location for businesses, in one of the fastest-growing areas of Sioux Falls. The area is known for its thriving business community and a strong economy, making it an ideal location for office users. This property is conveniently located near shopping, dining, and other amenities. It also offers easy access to both I-229 and I-29.

QUICK FACTS

- **Address:**
4930 S Western Ave, Sioux Falls, SD 57108
- **Pricing:**
\$3,850,000
- **Price / SF:**
\$244.83
- **Total Available Space for Owner Occupancy:**
7,611 USF | 9,441 RSF
- **Total Building Size (GBA/RSF):**
15,725 SF +/-
- **Total Usable Square Feet (USF):**
12,677 SF +/-
- **Site Size:**
1.38 Acres +/- (60,000 SF +/-)
- **Parking:**
48 total spaces
- **Real Estate Taxes:**
\$36,272.66 (2023 Taxes payable in 2024)
- **Zoning:**
Office
- **Year Built:**
2000

RAQUEL BLOUNT

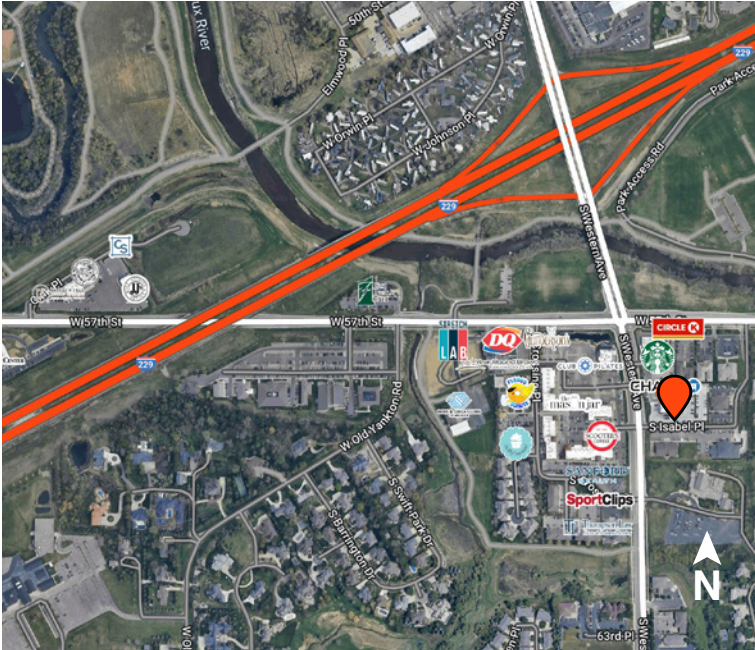
VP of Commercial Real Estate

605.728.9092 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104

JORDAN RIEFFENBERGER

Director of Commercial Real Estate
and Responsible Broker

605.275.4258 | 150 E. 4th Place, Ste. 600, Sioux Falls, SD 57104



Rent Roll

Current Rent Roll			Sizes Stated in Leases			Contract Rental Rate			Suite Sizes Per Updated Bldg. Size Breakdown					
Suite	Tenant	Lease Type	Usable Square Feet	Load Factor	Rentable Square Feet	Current \$/psf/Yr.	Annual Rent	Monthly Rent	Lease Start Date	Lease End Date	Options Remaining	Usable Square Feet	Load Factor	Rentable Square Feet
Suite 100	Vacant	TBD	3,168	1.24	3,930				TBD	TBD	TBD	3,168	1.24	3,930
Suite 101	Leased	Net Lease	3,027	N/A	3,027				3/1/24	2/28/26	Two, One Year Options to Renew	3,169	1.24	3,931
Suite 202 (#400)	Leased	Net Lease	1,824	N/A	2,100				10/1/14	9/30/26	One, Three Year Option to Renew	1,897	1.24	2,353
Suite 201	Vacant	TBD	1,273	1.24	1,580				TBD	TBD	TBD	1,273	1.24	1,580
Suite 200	To-Be-Vacant (11/30/2024)	TBD	3,169	1.24	3,931				TBD	TBD	TBD	3,169	1.24	3,931

	Annual Rent	Monthly Rent
Total Current Base Rent From Leased Spaces:	\$86,715.96	\$7,226.33

***Note - Information in the above Rent Roll is based on the information stated in the current leases. Not all square footages stated in the current leases match the update building size breakdown analyses completed. Contact Broker for the complete Rent Roll and additional details.**

Information herein is deemed reliable, but not guaranteed.



Building Size Breakdown

Building Size Breakdown (Based on ISG As-Built Plans Dated 7/2/2021)

Tenant / Occupant	Usable Square Feet (USF)	Load Factor (LF)	Rentable Square Feet (RSF)	Pro-Rata Share (RSF)
Main Level - Suite 100 (Available)	3,168	1.24	3,930	24.99%
Main Level - Suite 101 (Leased)	3,169	1.24	3,931	25.00%
Main Level - Common Areas	1,526			
Total Main Level Gross Area	7,864			
Second Level - Suite 202 (Leased)	1,897	1.24	2,353	14.96%
Second Level - Suite 201 (Available)	1,273	1.24	1,580	10.04%
Second Level - Suite 200 (Available 11/30/2024)	3,169	1.24	3,931	25.00%
Second Level - Common Areas	1,522			
Total Second Level Gross Area	7,861			
Total Usable Square Footage (USF)	12,677	1.24		
Total Rentable Square Footage (RSF) = GBA	15,725		15,725	100.00%
<hr/>				
Total Gross Building Area (GBA):	15,725			

Note - Current Leases do not correlate with the above info. as this size breakdown analyses was not completed at the time of leasing. Contact Broker for additional details.

	<u>USF</u>	<u>LF</u>	<u>RSF</u>
Total Leased Space:	5,066	1.24	6,284
Total Available Space for Owner Occupancy:	7,611	1.24	9,441

Information is deemed reliable, but not guaranteed

Parking Ratios

Total Usable Square Feet	12,677 Square Feet +/-
Total Number of Parking Spaces:	48 Spaces
3.79	Parking Spaces Per 1,000 Square Feet
1.14	Parking Spaces Per 300 Square Feet
0.76	Parking Spaces Per 200 Square Feet
0.57	Parking Spaces Per 150 Square Feet
1.00	Parking Spaces Per 275 Square Feet

Utility Information

Utility	Provider	Separately Metered
Gas	Mid-American Energy	No
Electricity	Xcel Energy	No
Water	City of Sioux Falls	No
Sewer	City of Sioux Falls	No
Trash	Waste Management	N/A
Phone/Cable/Internet	Tenant can select their preferred provider	N/A





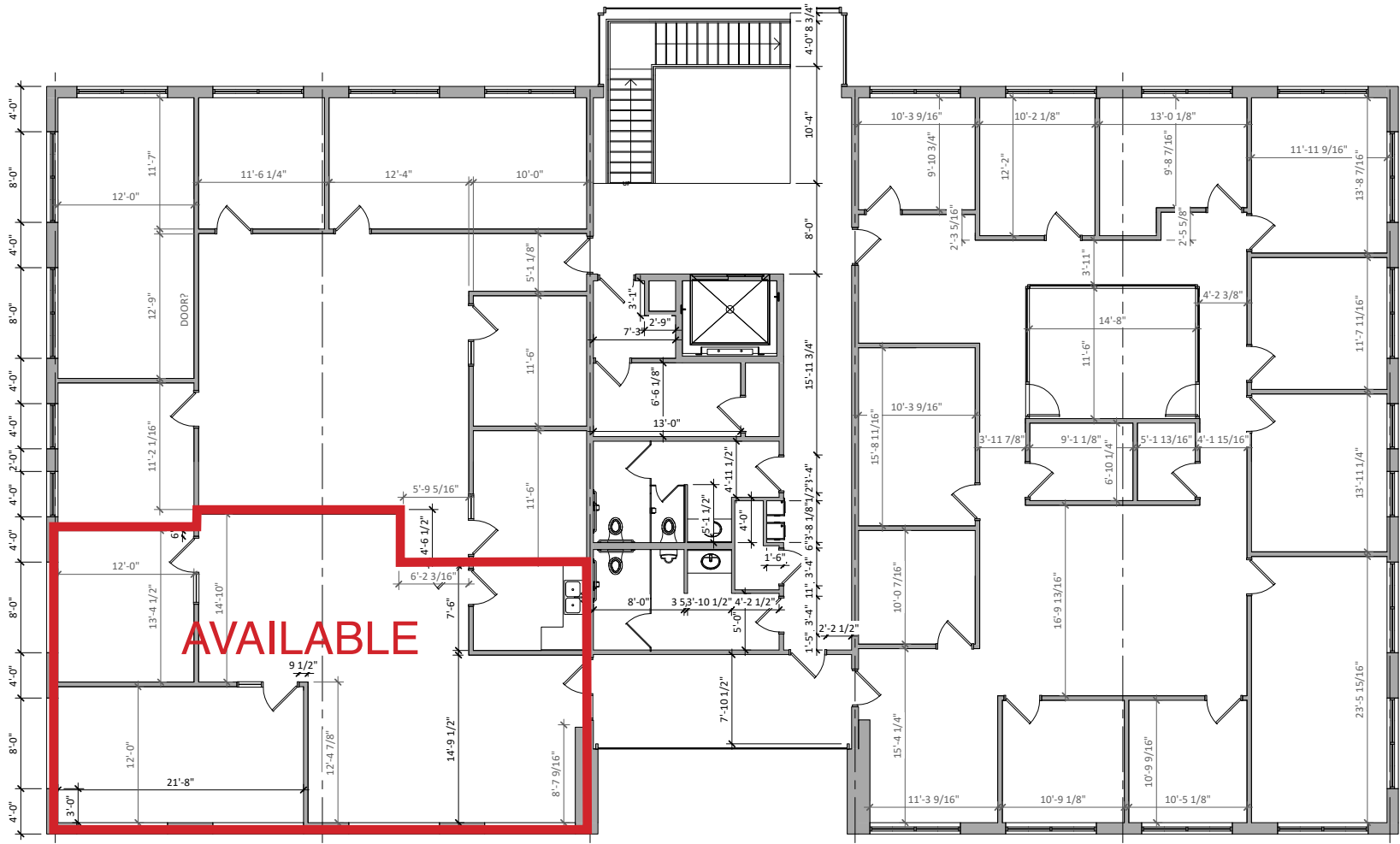








EXTERIOR



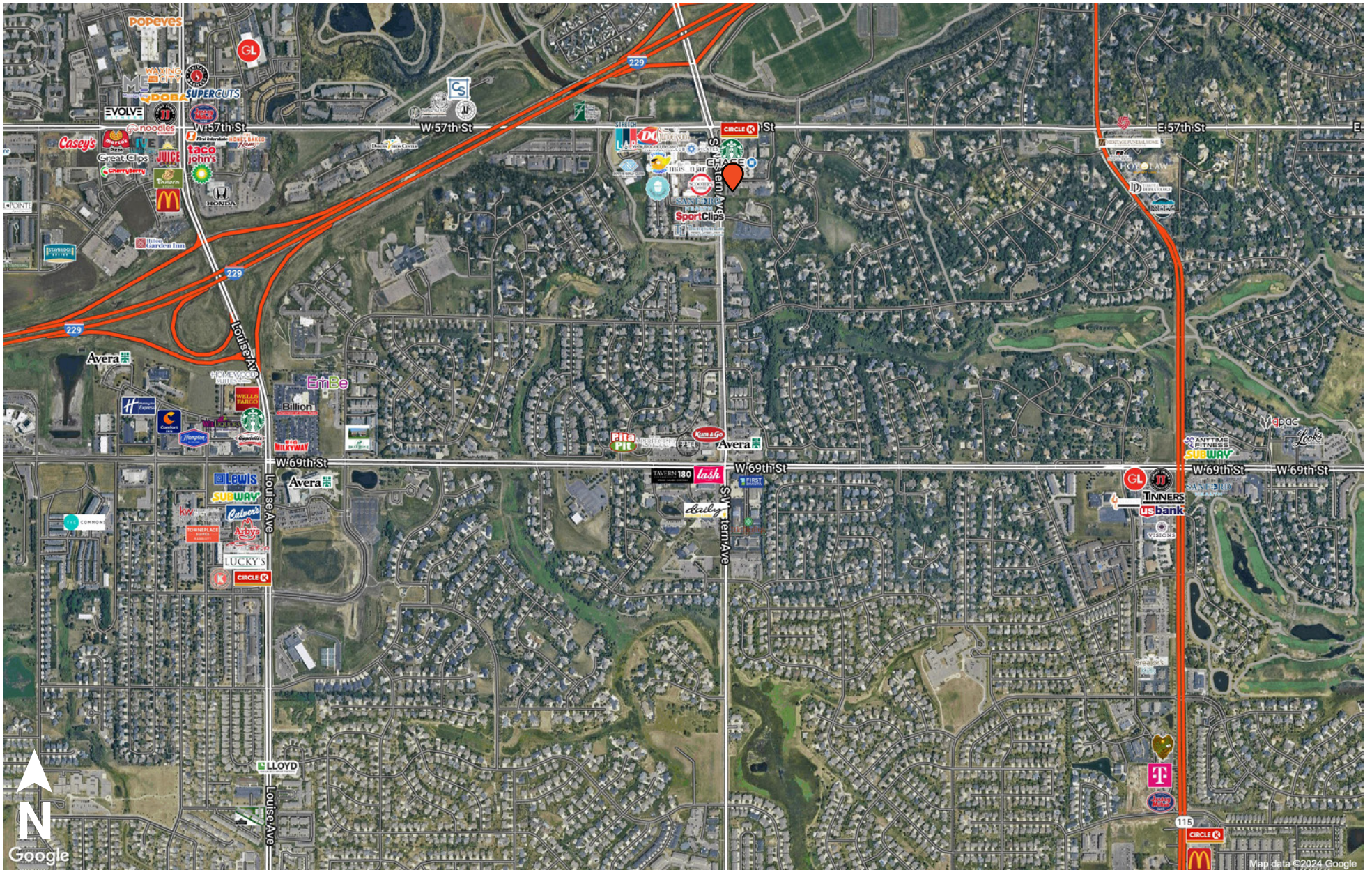
AVAILABLE

SUITE 201

1,273 USF +/-
1,580 RSF +/-







AREA MAP



OWNER OCCUPANT/INVESTMENT - OFFICE BUILDING | 4930 S WESTERN AVENUE | SIOUX FALLS, SD

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,908	34,576	101,336
2020 Total Population	10,429	45,647	125,346
2020 Group Quarters	12	658	2,129
2023 Total Population	11,266	49,519	134,732
2023 Group Quarters	12	661	2,130
2028 Total Population	12,401	52,958	143,394
2023-2028 Annual Rate	1.94%	1.35%	1.25%
2023 Total Daytime Population	6,939	56,075	137,195
Workers	1,613	32,758	78,205
Residents	5,326	23,317	58,990
Household Summary			
2010 Households	1,904	14,448	40,914
2010 Average Household Size	2.58	2.35	2.41
2020 Total Households	4,043	19,038	50,829
2020 Average Household Size	2.58	2.36	2.42
2023 Households	4,381	20,543	54,777
2023 Average Household Size	2.57	2.38	2.42
2028 Households	4,838	21,939	58,310
2028 Average Household Size	2.56	2.38	2.42
2023-2028 Annual Rate	2.00%	1.32%	1.26%
2010 Families	1,347	8,736	25,498
2010 Average Family Size	3.05	2.98	3.00
2023 Families	2,976	12,046	33,254
2023 Average Family Size	3.15	3.09	3.08
2028 Families	3,283	12,821	35,337
2028 Average Family Size	3.15	3.10	3.08
2023-2028 Annual Rate	1.98%	1.25%	1.22%
Housing Unit Summary			
2000 Housing Units	147	9,287	32,116
Owner Occupied Housing Units	73.5%	48.7%	62.0%
Renter Occupied Housing Units	25.9%	48.2%	34.5%
Vacant Housing Units	0.7%	3.2%	3.5%
2010 Housing Units	2,123	15,669	43,858
Owner Occupied Housing Units	63.4%	54.9%	61.0%
Renter Occupied Housing Units	26.2%	37.3%	32.3%
Vacant Housing Units	10.3%	7.8%	6.7%
2020 Housing Units	4,209	19,965	53,739
Vacant Housing Units	3.9%	4.6%	5.4%
2023 Housing Units	4,509	21,426	58,142
Owner Occupied Housing Units	72.0%	60.4%	61.9%
Renter Occupied Housing Units	25.2%	35.5%	32.3%
Vacant Housing Units	2.8%	4.1%	5.8%
2028 Housing Units	4,949	22,798	61,657
Owner Occupied Housing Units	74.5%	62.3%	62.7%
Renter Occupied Housing Units	23.3%	33.9%	31.9%
Vacant Housing Units	2.2%	3.8%	5.4%
Median Household Income			
2023	\$90,826	\$80,151	\$80,170
2028	\$102,064	\$89,124	\$89,150
Median Home Value			
2023	\$297,666	\$274,707	\$268,642
2028	\$317,846	\$290,469	\$282,642
Per Capita Income			
2023	\$50,797	\$49,188	\$45,505
2028	\$58,462	\$55,893	\$52,013
Median Age			
2010	30.7	33.7	33.2
2023	33.5	36.1	35.9
2028	32.9	36.6	36.3

MARKET PROFILE



SIoux FALLS DEMOGRAPHICS

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.

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

FAST FACTS



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



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,750

Avera
8,298



3,688

Smithfield
3,600

HyVee
EMPLOYEE OWNED
2,939

amazon
2,505



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CONTACT INFO