

41 STREET MARKETPLACE

FOR LEASE

Costco-Anchored Power Center



1431 West 41st Street
Sioux Falls, SD 57105



size

34,650 sqft



price

Inline: \$9.25 / foot (NNN)

NNN estimate: \$3.22 / foot



co-tenancy

Costco, Urban Air, AT HOME, Scheel's, Planet Fitness, Office Depot, Party City (dba Party America), Best Buy, Taco Bell, Empire Mall (Simon)



parking

Center includes 447 parking stalls with shared parking/access easement throughout.



location

Prime retail location on W. 41st St., the #1 retail corridor in SD! Site has convenient nearby access to Interstate 229 and Interstate 29.



traffic

20,800 cars per day

Site is situated between 2 signalized intersections, with 9 access points to the center.

Information deemed reliable but not guaranteed.

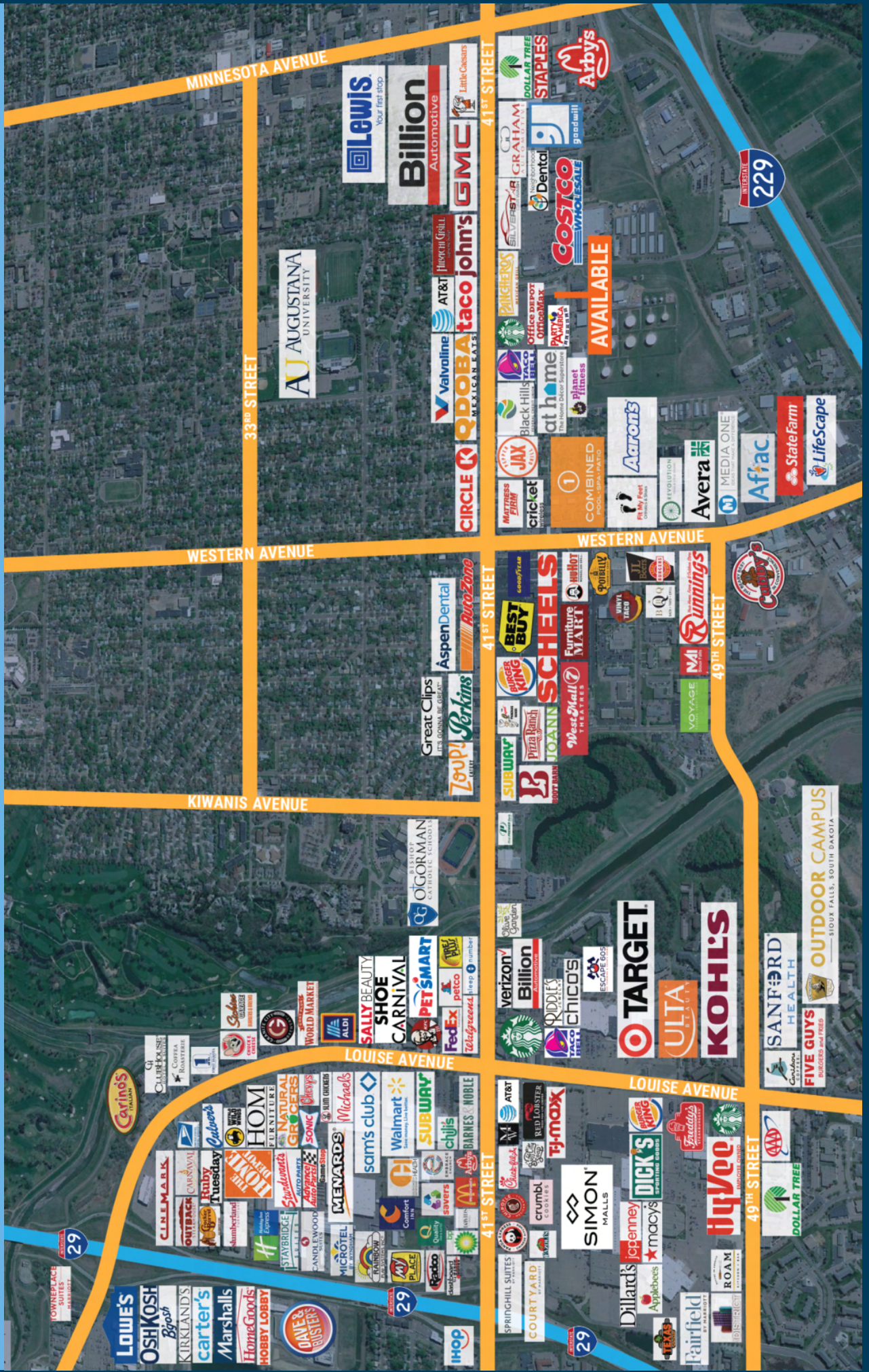


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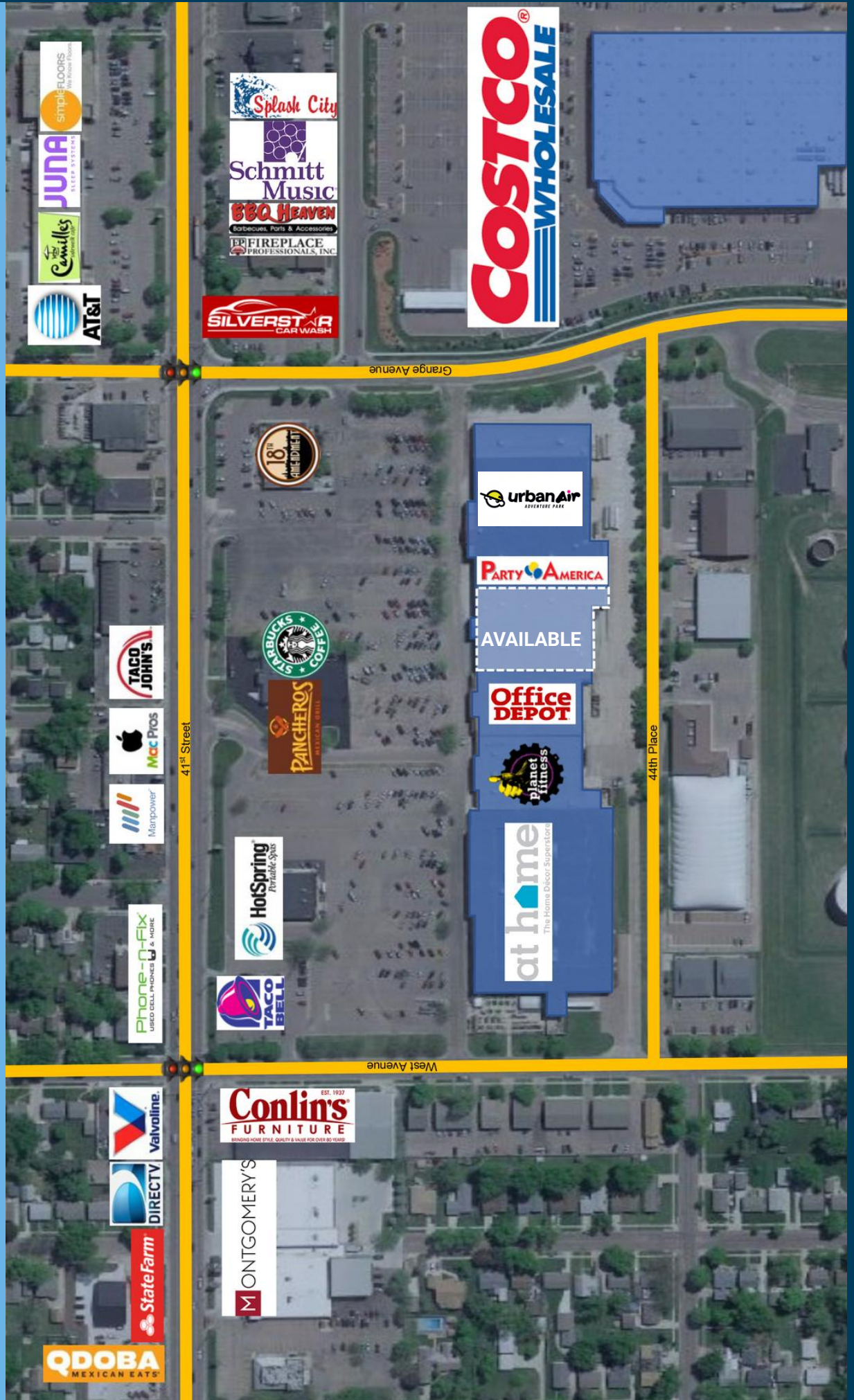


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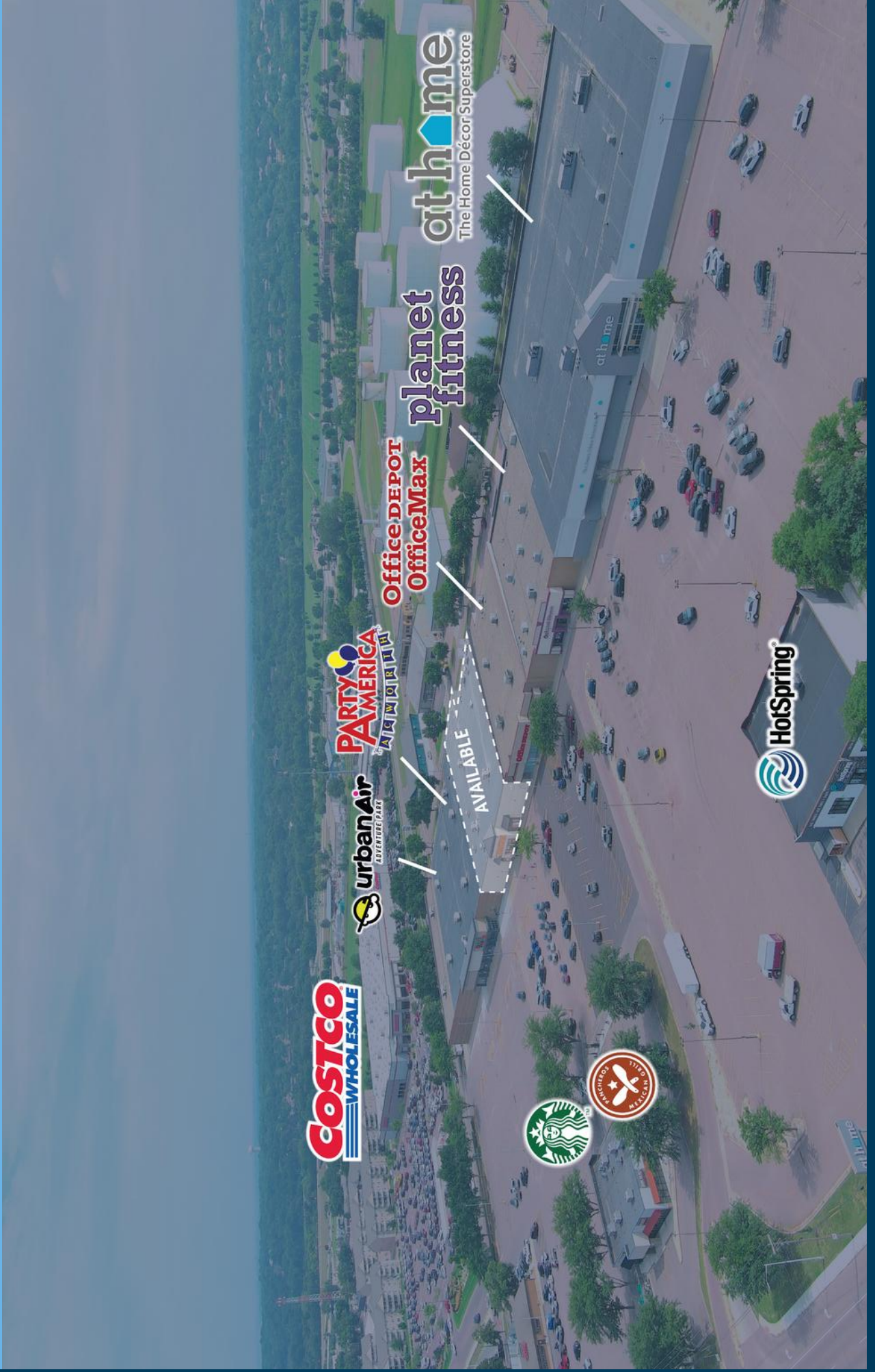
AREA RETAIL MAP



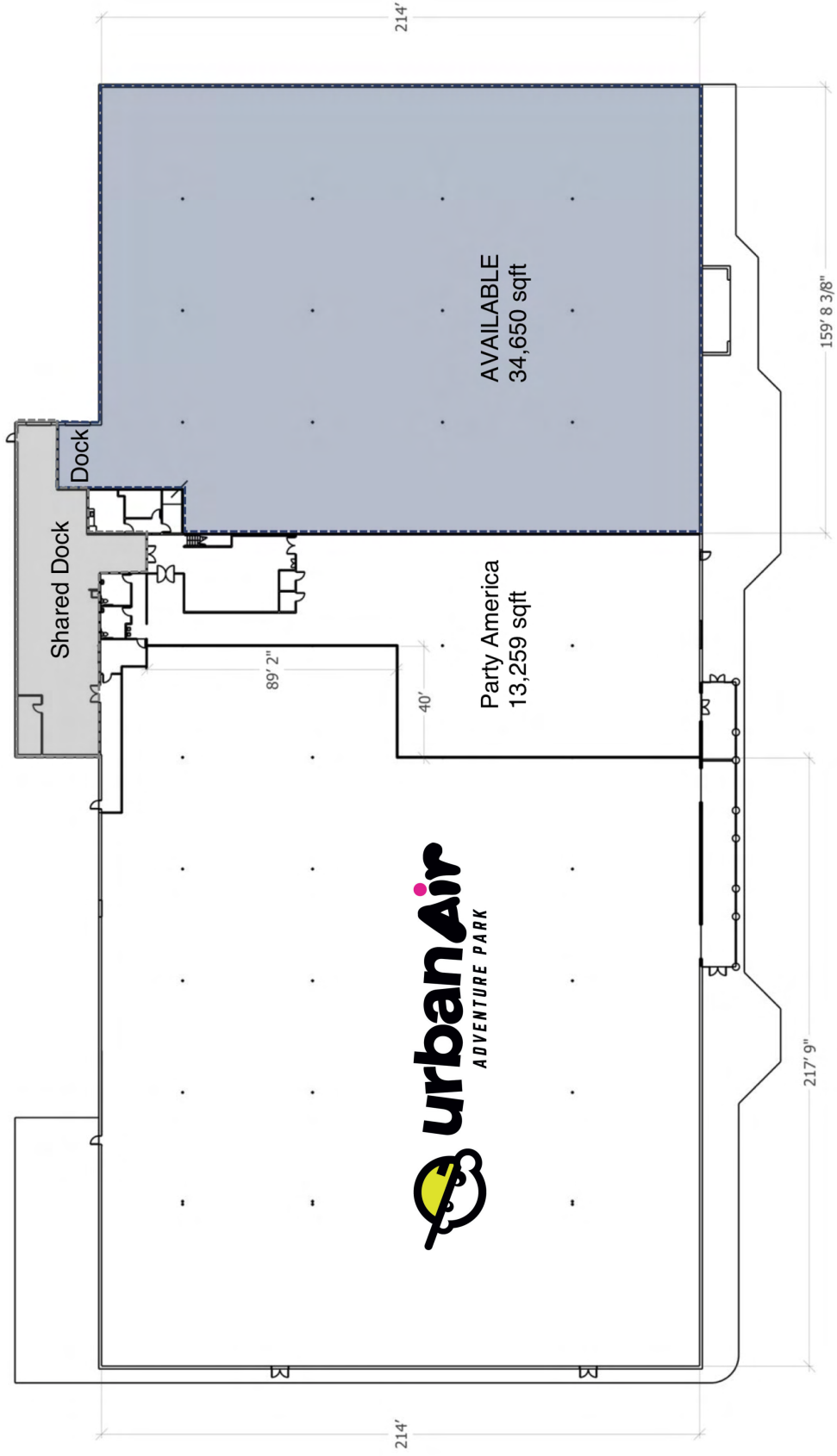
41ST STREET MARKETPLACE RETAIL MAP



POWERCENTER OVERVIEW



FLOORPLAN



1431 PROPERTY PHOTOS



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,458	81,081	151,196
2020 Total Population	8,167	90,461	183,344
2020 Group Quarters	459	2,545	4,865
2024 Total Population	8,225	97,534	199,492
2024 Group Quarters	458	2,524	4,864
2029 Total Population	8,331	104,186	215,119
2024-2029 Annual Rate	0.26%	1.33%	1.52%
2024 Total Daytime Population	16,388	134,599	214,877
Workers	12,640	90,653	126,733
Residents	3,748	43,946	88,144
Household Summary			
2010 Households	3,278	34,655	60,914
2010 Average Household Size	2.16	2.23	2.39
2020 Total Households	3,510	39,554	74,960
2020 Average Household Size	2.20	2.22	2.38
2024 Households	3,579	42,364	81,273
2024 Average Household Size	2.17	2.24	2.39
2029 Households	3,634	45,084	87,475
2029 Average Household Size	2.17	2.25	2.40
2024-2029 Annual Rate	0.31%	1.25%	1.48%
2010 Families	1,773	19,116	36,973
2010 Average Family Size	2.74	2.92	3.00
2024 Families	1,798	22,227	46,667
2024 Average Family Size	2.88	3.08	3.13
2029 Families	1,805	23,405	49,736
2029 Average Family Size	2.89	3.11	3.15
2024-2029 Annual Rate	0.08%	1.04%	1.28%
Housing Unit Summary			
2000 Housing Units	3,516	32,756	51,773
Owner Occupied Housing Units	60.4%	53.0%	58.9%
Renter Occupied Housing Units	36.0%	42.9%	37.3%
Vacant Housing Units	3.6%	4.1%	3.7%
2010 Housing Units	3,519	37,533	65,383
Owner Occupied Housing Units	56.7%	50.8%	58.3%
Renter Occupied Housing Units	36.4%	41.6%	34.8%
Vacant Housing Units	6.8%	7.7%	6.8%
2020 Housing Units	3,746	42,386	79,713
Owner Occupied Housing Units	51.4%	49.8%	56.2%
Renter Occupied Housing Units	42.3%	43.5%	37.9%
Vacant Housing Units	6.2%	6.7%	6.0%
2024 Housing Units	3,782	45,226	87,277
Owner Occupied Housing Units	52.2%	49.7%	54.7%
Renter Occupied Housing Units	42.4%	44.0%	38.5%
Vacant Housing Units	5.4%	6.3%	6.9%
2029 Housing Units	3,849	48,319	94,253
Owner Occupied Housing Units	54.5%	50.1%	54.2%
Renter Occupied Housing Units	39.9%	43.2%	38.6%
Vacant Housing Units	5.6%	6.7%	7.2%
Median Household Income			
2024	\$66,228	\$68,081	\$74,051
2029	\$78,545	\$78,630	\$86,684
Median Home Value			
2024	\$256,414	\$286,486	\$287,866
2029	\$261,165	\$293,333	\$294,580
Per Capita Income			
2024	\$41,741	\$43,583	\$41,196
2029	\$48,308	\$49,874	\$47,231
Median Age			
2010	32.5	35.0	33.9
2020	36.2	37.1	35.6
2024	36.3	37.4	35.9
2029	38.0	38.8	37.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 19, 2024