

# 41 STREET MARKETPLACE

FOR LEASE

Costco-Anchored Power Center



size

Inline Space: 34,650 sqft  
East Endcap: 53,196 sqft  
(can be subdivided)



price

Inline: \$9.25 / foot (NNN)  
East Endcap: \$9.50 / foot (NNN)  
NNN estimate: \$2.00 / foot



co-tenancy

Costco, AT HOME, Scheel's Sports, 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

18,500 cars per day  
Site is situated between 2 signalized intersections, with 9 access points to the center.

Information deemed reliable but not guaranteed.



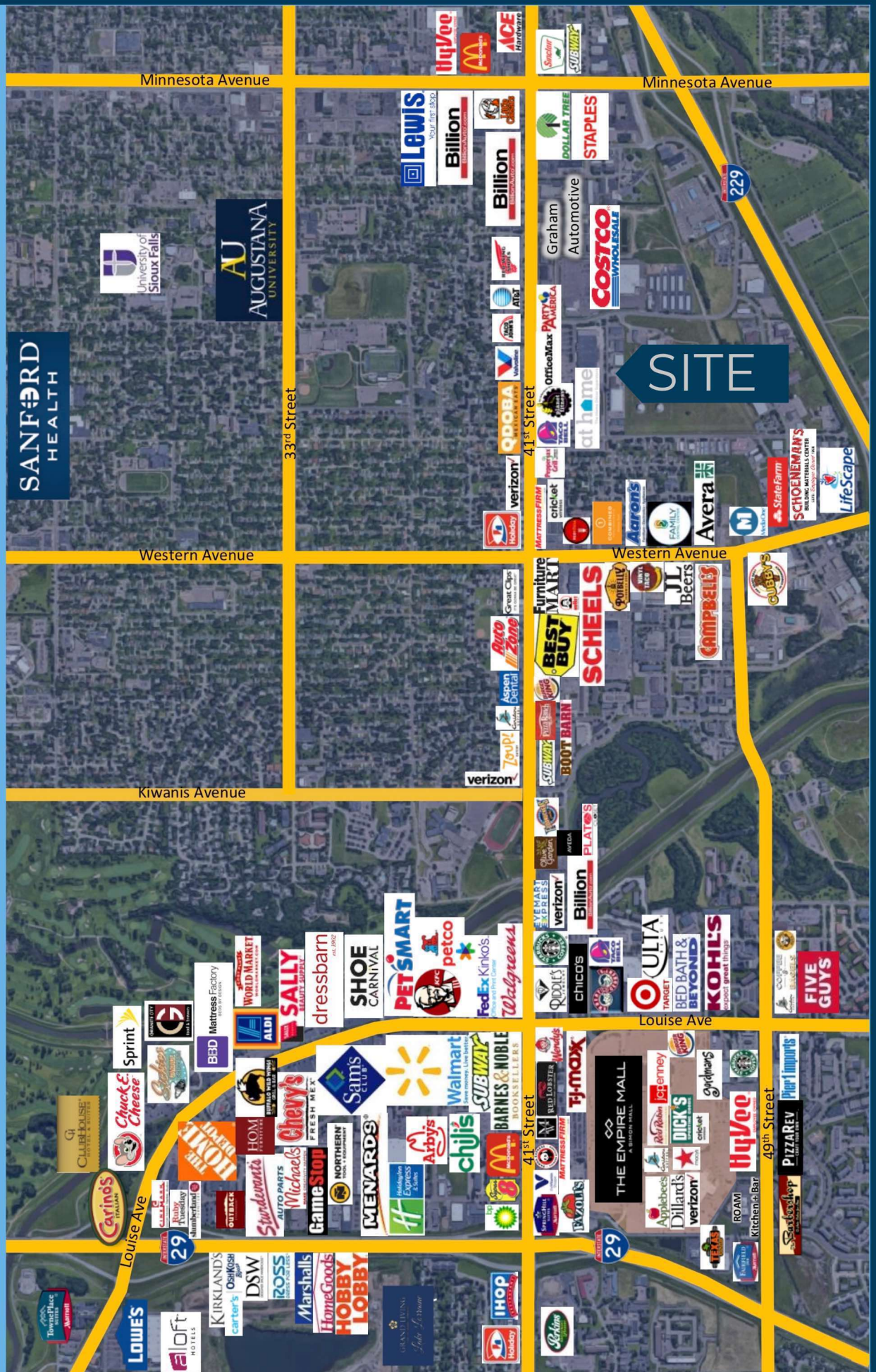
Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
VBClink.com | 605.361.8211



605 376 0127  
Ryan@VBClink.com

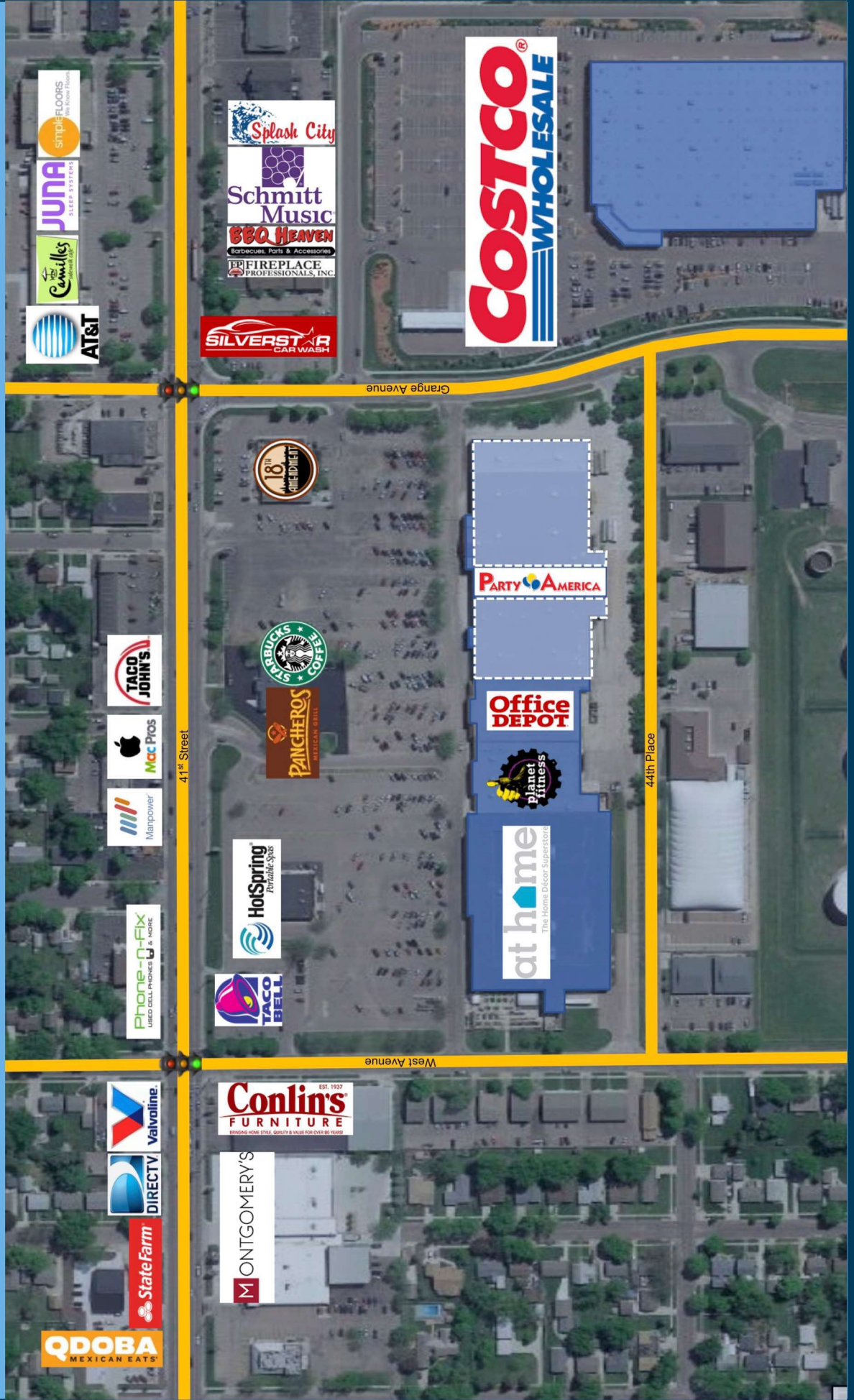


# AREA RETAIL MAP

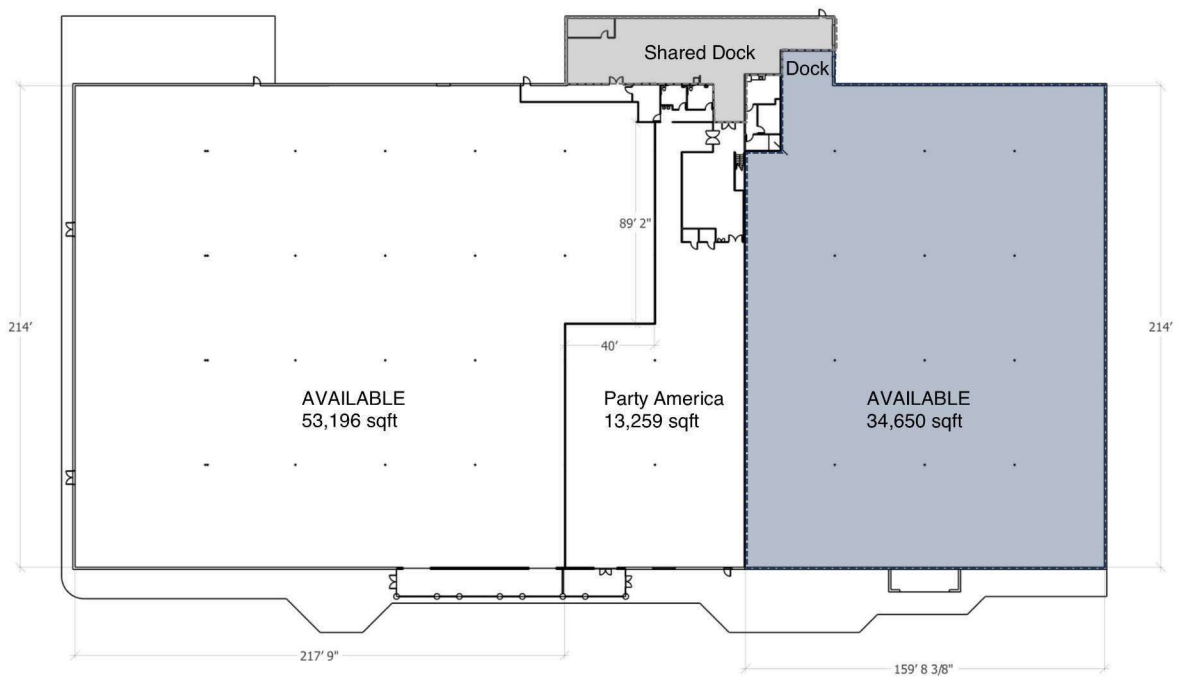




# 41ST STREET MARKETPLACE RETAIL MAP

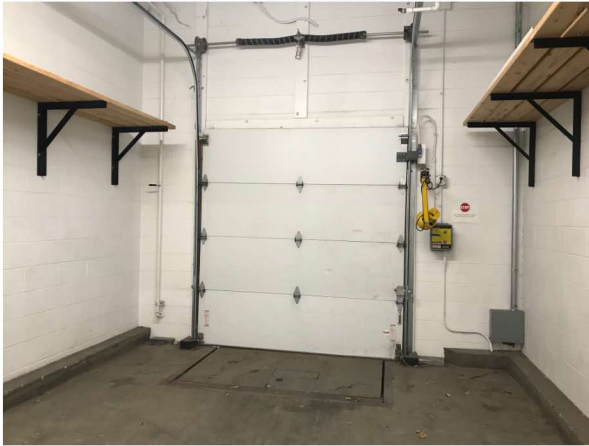
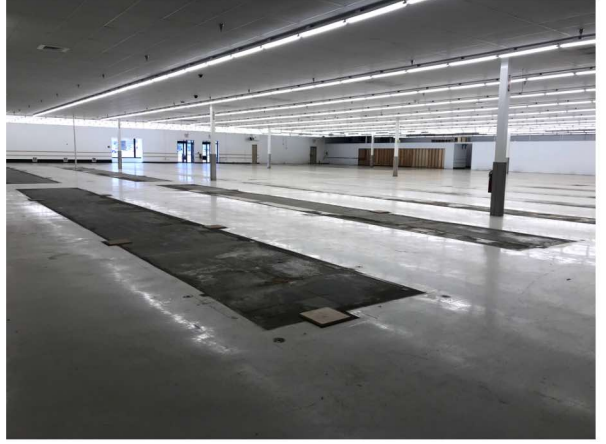
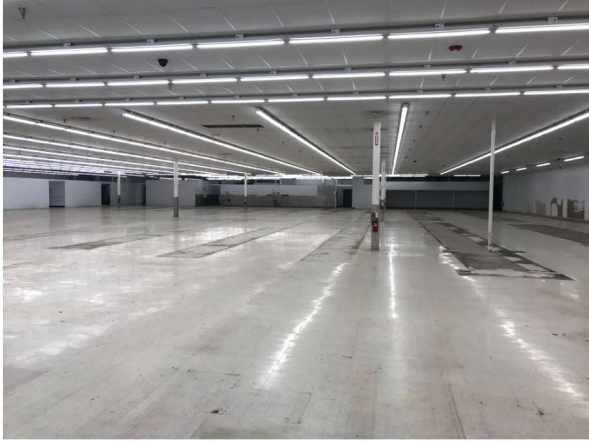
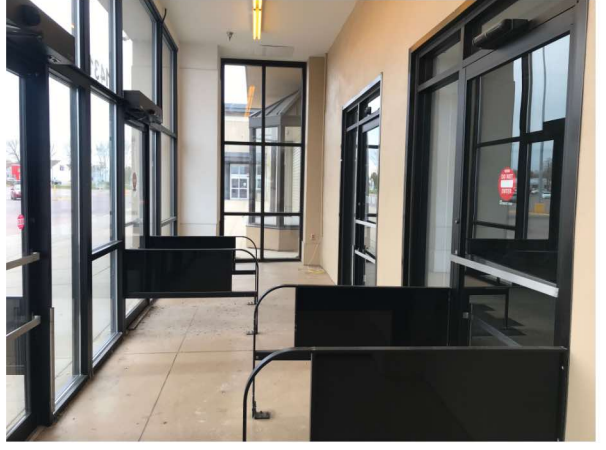


# 1431 West 41st Street

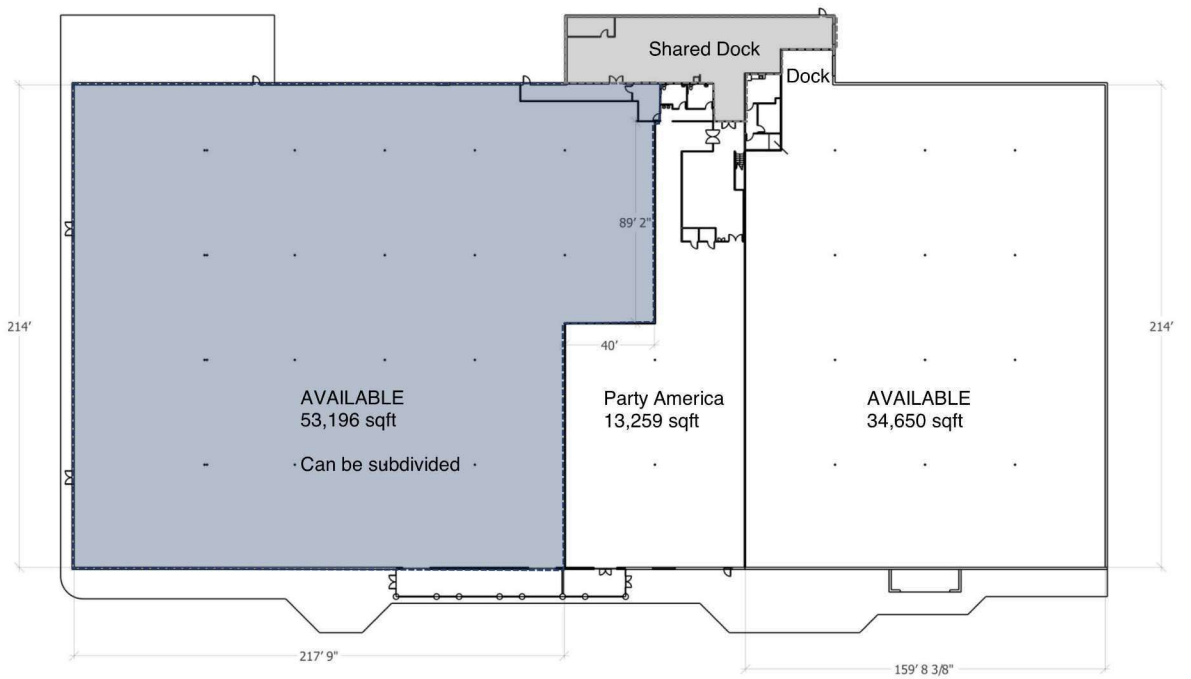




# 1431 PROPERTY PHOTOS



# 1401 West 41st Street





# 1401 PROPERTY PHOTOS





## Market Profile

1401 W 41st St, Sioux Falls, South Dakota, 57105  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 43.51316  
Longitude: -96.74221

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	9,051	73,462	124,327
2010 Total Population	8,573	81,002	151,491
2021 Total Population	9,706	94,143	183,177
2021 Group Quarters	1,378	3,657	5,815
2026 Total Population	10,307	101,857	199,378
2021-2026 Annual Rate	1.21%	1.59%	1.71%
2021 Total Daytime Population	14,019	117,510	192,780
Workers	9,740	75,792	112,537
Residents	4,279	41,718	80,243
<b>Household Summary</b>			
2000 Households	3,481	31,110	49,901
2000 Average Household Size	2.19	2.26	2.40
2010 Households	3,357	34,481	60,861
2010 Average Household Size	2.14	2.24	2.39
2021 Households	3,952	40,473	74,105
2021 Average Household Size	2.11	2.24	2.39
2026 Households	4,258	43,873	80,886
2026 Average Household Size	2.10	2.24	2.39
2021-2026 Annual Rate	1.50%	1.63%	1.77%
2010 Families	1,810	19,076	37,001
2010 Average Family Size	2.73	2.93	3.01
2021 Families	2,000	21,632	43,928
2021 Average Family Size	2.76	2.98	3.06
2026 Families	2,116	23,257	47,584
2026 Average Family Size	2.77	3.00	3.07
2021-2026 Annual Rate	1.13%	1.46%	1.61%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,581	32,450	51,844
Owner Occupied Housing Units	60.4%	53.7%	59.2%
Renter Occupied Housing Units	36.8%	42.2%	37.0%
Vacant Housing Units	2.8%	4.1%	3.7%
2010 Housing Units	3,573	37,386	65,350
Owner Occupied Housing Units	56.6%	50.9%	58.2%
Renter Occupied Housing Units	37.3%	41.4%	35.0%
Vacant Housing Units	6.0%	7.8%	6.9%
2021 Housing Units	4,156	43,696	79,418
Owner Occupied Housing Units	52.1%	49.8%	57.4%
Renter Occupied Housing Units	43.0%	42.9%	35.9%
Vacant Housing Units	4.9%	7.4%	6.7%
2026 Housing Units	4,468	47,262	86,509
Owner Occupied Housing Units	52.7%	50.9%	58.7%
Renter Occupied Housing Units	42.6%	41.9%	34.8%
Vacant Housing Units	4.7%	7.2%	6.5%
<b>Median Household Income</b>			
2021	\$55,761	\$56,831	\$60,671
2026	\$59,345	\$61,285	\$66,209
<b>Median Home Value</b>			
2021	\$215,497	\$237,935	\$225,549
2026	\$299,742	\$298,359	\$277,535
<b>Per Capita Income</b>			
2021	\$32,402	\$35,450	\$33,709
2026	\$35,983	\$39,360	\$37,641
<b>Median Age</b>			
2010	32.6	34.9	33.9
2021	36.0	37.1	36.0
2026	37.5	37.8	36.4

**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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

November 09, 2021