

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

Minnesota Avenue

Minnesota Avenue

33rd Street

Western Avenue

Western Avenue

Kiwanis Avenue

Louise Avenue

Louise Avenue

41st Street

41st Street

49th Street

SITE

University of Sioux Falls

AUGUSTANA UNIVERSITY

at home

Costco Wholesale

AutoZone

Walmart

Target

Home Depot

Best Buy

Staples

OfficeMax

Verizon

AT&T

Q-Link

Comcast

LifeScape

Schoeneman's

Avera

Acorn's

Family Dollar

State Farm

LifeScape

AutoZone

Best Buy

ScHEELS

JB's Beers

Campbell's

Five Guys

Kohl's

Bed Bath & Beyond

Ulta

Chico's

QVC

Everlane

Verizon

Billion

Plato's

Target

Bed Bath & Beyond

Kohl's

Five Guys

Carino's

Chuck & Cheese

Sprint

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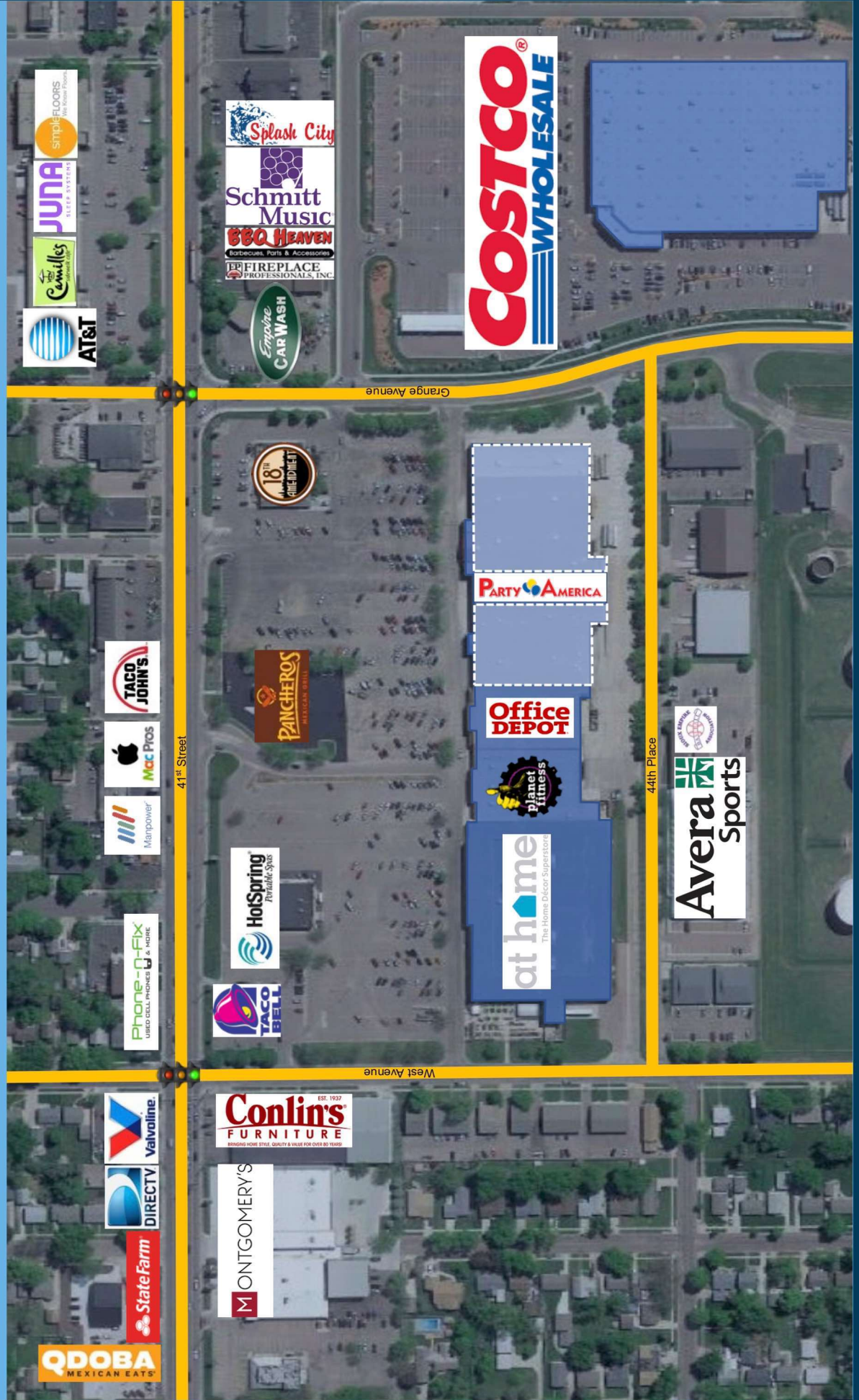
Q-Link

Comcast

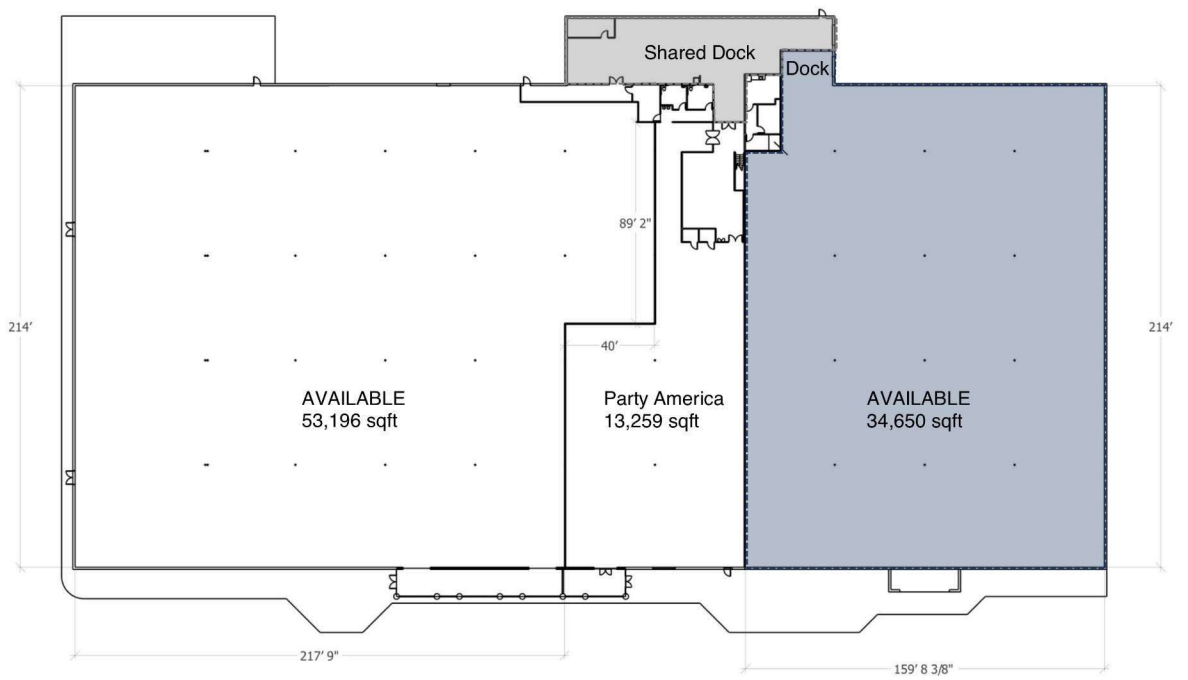
LifeScape

SITE

41st Street Market Place Area Retail Map



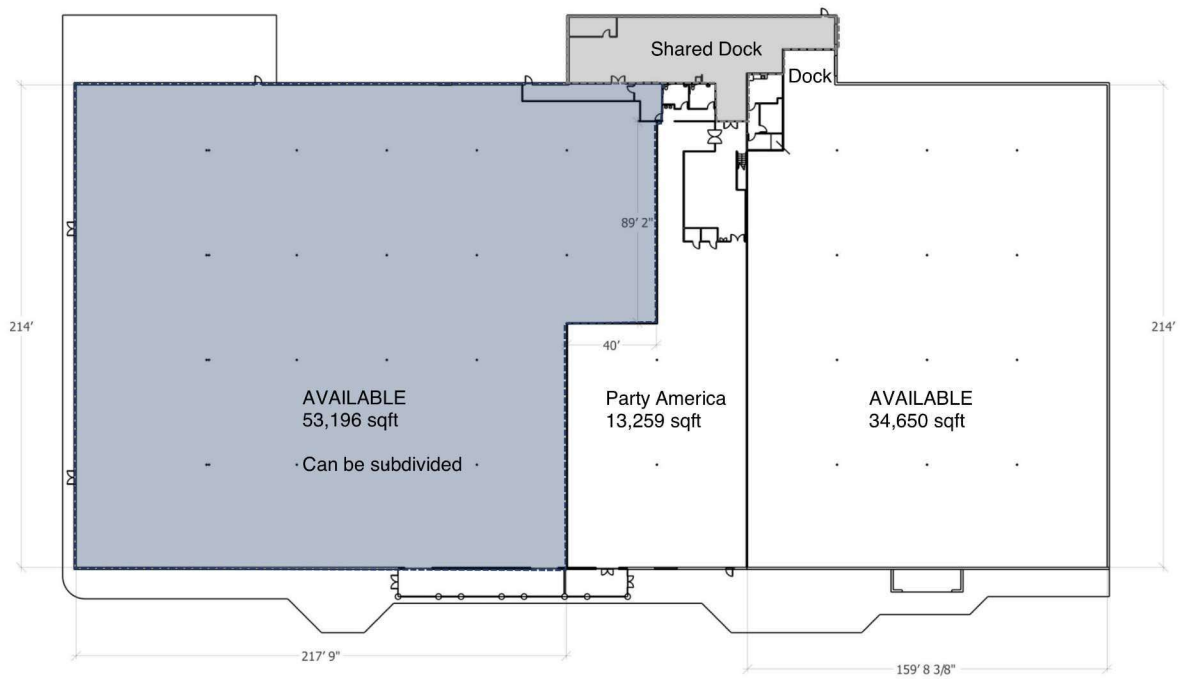
1431 West 41st Street



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: -96.74222

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,051	73,462	124,327
2010 Total Population	8,573	81,002	151,491
2019 Total Population	9,725	92,650	179,919
2019 Group Quarters	1,378	3,628	5,819
2024 Total Population	10,357	100,293	196,249
2019-2024 Annual Rate	1.27%	1.60%	1.75%
2019 Total Daytime Population	15,512	121,429	190,739
Workers	11,048	79,548	109,638
Residents	4,464	41,881	81,101
Household Summary			
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
2019 Households	3,918	39,571	72,257
2019 Average Household Size	2.13	2.25	2.41
2024 Households	4,230	42,854	78,833
2024 Average Household Size	2.12	2.26	2.42
2019-2024 Annual Rate	1.54%	1.61%	1.76%
2010 Families	1,810	19,076	37,001
2010 Average Family Size	2.73	2.93	3.01
2019 Families	2,005	21,205	42,953
2019 Average Family Size	2.76	2.98	3.06
2024 Families	2,125	22,770	46,521
2024 Average Family Size	2.77	2.99	3.08
2019-2024 Annual Rate	1.17%	1.43%	1.61%
Housing Unit Summary			
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%
2019 Housing Units	4,107	42,875	77,572
Owner Occupied Housing Units	52.8%	49.9%	57.9%
Renter Occupied Housing Units	42.6%	42.3%	35.2%
Vacant Housing Units	4.6%	7.7%	6.9%
2024 Housing Units	4,414	46,284	84,346
Owner Occupied Housing Units	52.7%	50.6%	58.7%
Renter Occupied Housing Units	43.1%	42.0%	34.8%
Vacant Housing Units	4.2%	7.4%	6.5%
Median Household Income			
2019	\$54,882	\$54,692	\$58,525
2024	\$62,711	\$61,284	\$66,352
Median Home Value			
2019	\$170,430	\$194,600	\$189,887
2024	\$190,785	\$223,006	\$211,364
Per Capita Income			
2019	\$30,482	\$33,337	\$31,444
2024	\$34,588	\$37,299	\$35,306
Median Age			
2010	32.6	34.9	33.9
2019	35.1	36.8	35.8
2024	36.4	37.5	36.1

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

October 01, 2019