

# FOR SALE OR LEASE

## PROFESSIONAL OFFICE BUILDING

5101 S Nevada Avenue, Sioux Falls, SD 57105



PERFECT OPPORTUNITY FOR PROFESSIONAL OFFICE USER OR OWNER OCCUPANT!



### SIZE

Building: 21,788 SF

Land: 1.73 Acres



### PRICE

Sale Price: \$5,547,000

Lease Rate:

\$19.00 PSF NNN

2025 Est NNN: \$6.75 PSF



### LOCATION

Ideally located just off I-229 near 57th Street & Louise Avenue. Building is currently 100% occupied; 5,542 SF will be available 8/1/25, with an additional 13,078 SF available 11/16/25.



### TRAFFIC

Total of 50,500 vehicles per day on W 57th Street and Louise Ave.



### ZONING

LW - LIVE/WORK



### CO-TENANCY

Panera Bread, Noodles and Company, QDoba, Pomegranate Market, Jimmy Johns, Jersey Mike's, McDonald's, Taco Johns, Casey's, Highest Health Chiropractic, Back in Balance, Hilton Garden Inn, and many more thriving businesses!

Information deemed reliable but not guaranteed.



(605)-361-8211 | [VBCcommercial.com](http://VBCcommercial.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106

# MIKE VAN BUSKIRK

605-366-0936

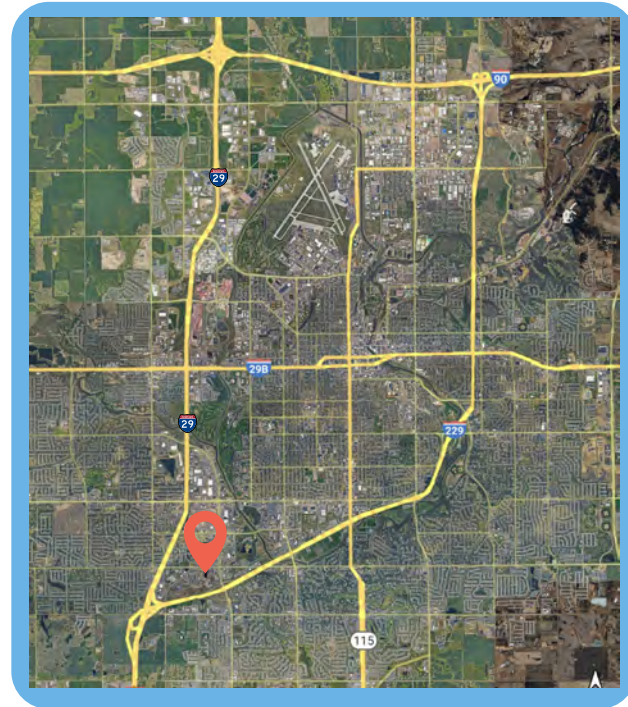
[mike@vbclink.com](mailto:mike@vbclink.com)



# AREA RETAIL MAP



- Ideally located just off I-229 near 57th Street and Louise Avenue.
- Conveniently surrounded by The Beacon Shopping Center, The Village on Louise, multiple national retailers, and only 3/4 of a mile from the Empire Mall.
- Surrounded by beautiful, mature trees and landscaping. Parking lot can be accessed via 59th Street on the south or via Nevada Avenue on the east.
- Surface parking with a parking ratio of 1:229
- Built in 2001, with an elegant canopied building entrance, spacious lobby, and building entrances on the north, south, and east sides.
- Elevator in building.
- Two monument signs, one at the main entrance on Nevada Avenue, and one at 59th Street & Nevada Avenue.

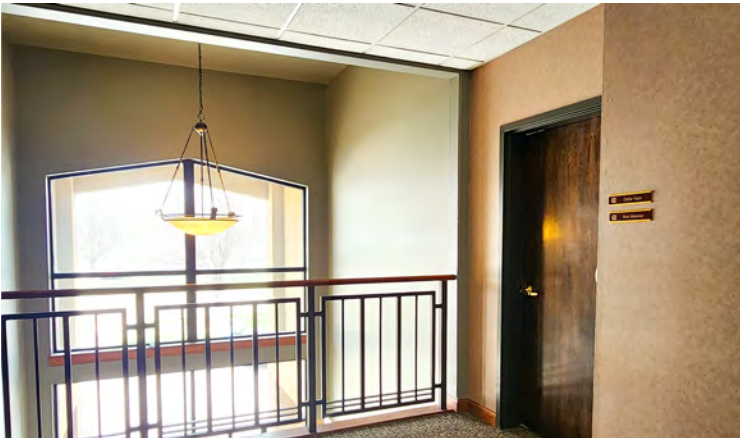


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# INTERIOR PHOTOS



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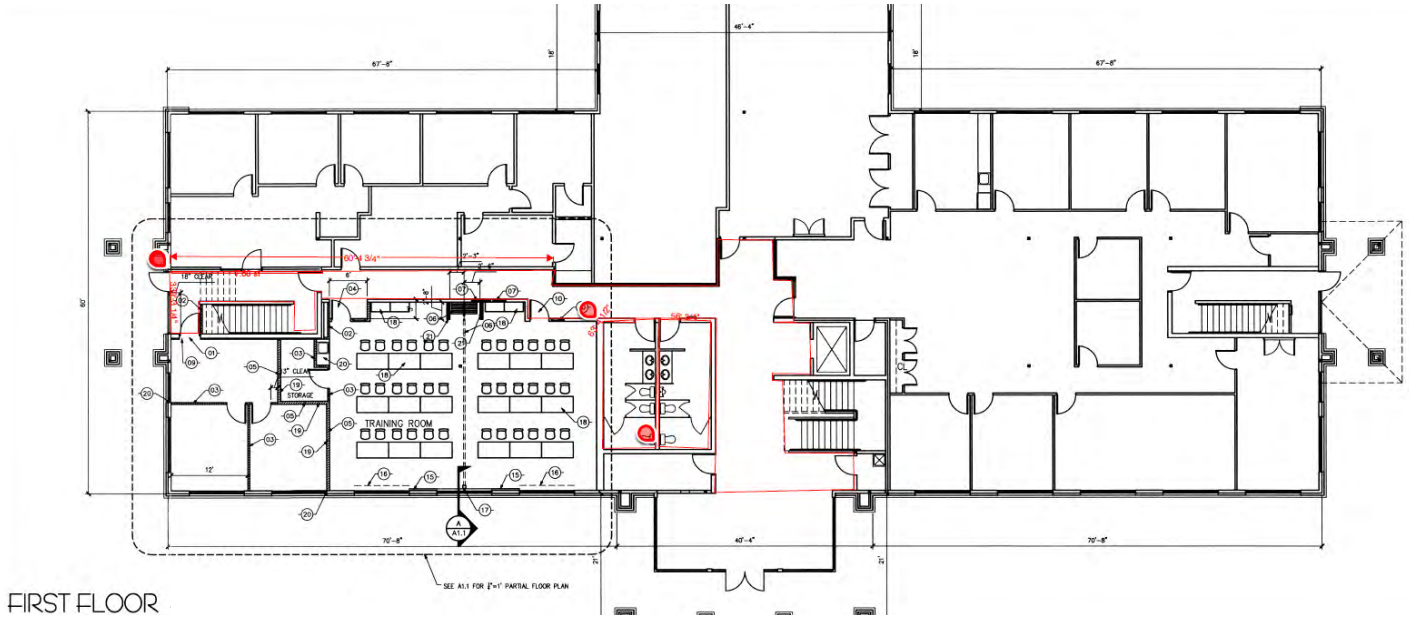
## EXTERIOR PHOTOS



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# FLOOR PLAN - 1ST FLOOR

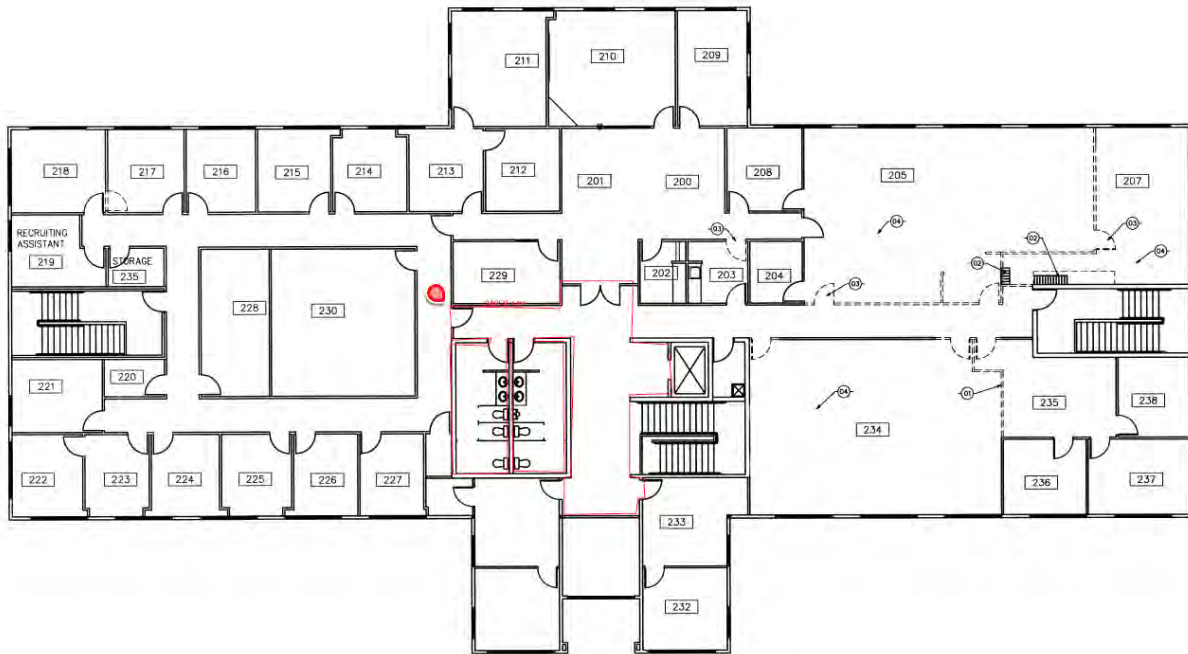


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## FLOOR PLAN - 2ND FLOOR



SECOND FLOOR  
Scale: 1/8"=1'



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## Sioux Falls Demographics Overview



**310,000**

Residents

**122,900**

Metro Households

**4,000-6,000**

Annual Growth in Population

**18.3 Minutes**

Average Commute Time



**700,000**

Retail population draw from 4-State area

### Crossroads City

Located at the intersection of I-29 & I-90

### 5 County Metro Area

Minnehaha/Lincoln/McCook/Turner SD & Rock County MN

### 36.7 Years

Median Age of Residents



### Income

Median Family Income

\$101,334

Median Household Income

\$77,605

Per Capita Income

\$41,241

### Major Employers

•Sanford Health

•Sioux Falls School District

•Hy-Vee Food Stores

•Avera Health

•Smithfield Foods

•Amazon



### Post-Secondary Education

108,000 Students attend Post-Secondary Institutions within 150 miles of Sioux Falls

### 8 Higher-Education Institutions

- Augustana University
- University of Sioux Falls
- USD - Sioux Falls
- Sanford School of Medicine of USD
- Southeast Technical College
- Mount Marty College
- Stewart School

### Educational Attainment

Less than High School Diploma	6.1%
High School Graduate	25.8%
Some College or Associate's Degree	31%
Bachelor's Degree	25.7%
Graduate or Professional Degree	11.4%



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