

EAST SIDE PLAZA

HIGHLY VISIBLE LOCATION



2809 E. 10th Street
Sioux Falls, SD 57103

FOR LEASE

1,900 - 3,900 SF
\$13.50 / SF NNN

SIZE

- Suite 2809: 1,900 SF
- Suite 2811: 2,000 SF
- 3,900 SF Total

PRICE

- \$14.50 / SF NNN for separate suites
- \$13.50 / SF NNN for entire 3,900 SF
- Estimated NNN: \$2.95 / SF

LOCATION

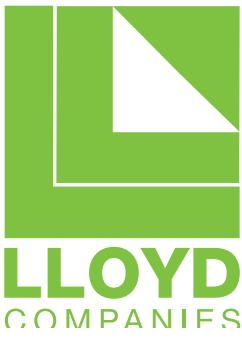
- High traffic location on the corner of E. 10th Street & Cleveland Avenue with excellent access to I-229

DESCRIPTION

- 3,900 total square feet now available; suite may be subdivided to 1,900 square feet or 2,000 square feet
- \$1,500,000 worth of property upgrades were recently completed
- Extensive renovations include facade updates, installation of double-paned windows and doors, new highly-insulated roof, and parking lot resurfacing
- 210 on-site parking spaces
- Highly visible property with traffic counts of 31,400 cars per day on Cleveland Ave and 10th St
- Monument & building signage opportunities
- Contact Broker for additional information

Find out more at lloydcompanies.com

SCOTT BLOUNT
605 231-1882
scott@lloydcompanies.com

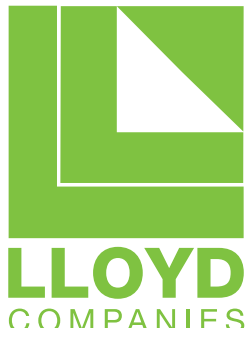


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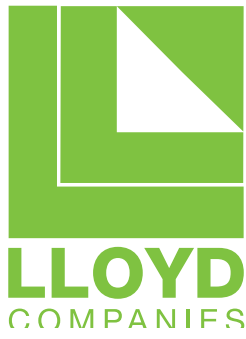
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	14,115	71,272	100,461
2010 Total Population	15,213	75,546	109,151
2019 Total Population	16,792	83,970	127,031
2019 Group Quarters	290	4,383	5,533
2024 Total Population	17,788	89,565	137,204
2019-2024 Annual Rate	1.16%	1.30%	1.55%
2019 Total Daytime Population	11,624	94,496	167,211
Workers	3,911	57,688	110,631
Residents	7,713	36,808	56,580
Household Summary			
2000 Households	5,919	27,979	40,361
2000 Average Household Size	2.38	2.43	2.38
2010 Households	6,132	29,377	43,938
2010 Average Household Size	2.43	2.42	2.36
2019 Households	6,739	32,841	51,190
2019 Average Household Size	2.45	2.42	2.37
2024 Households	7,130	35,133	55,355
2024 Average Household Size	2.45	2.42	2.38
2019-2024 Annual Rate	1.13%	1.36%	1.58%
2010 Families	3,656	17,728	26,011
2010 Average Family Size	3.11	3.07	3.01
2019 Families	3,856	19,123	29,683
2019 Average Family Size	3.18	3.11	3.05
2024 Families	4,019	20,223	31,875
2024 Average Family Size	3.21	3.13	3.07
2019-2024 Annual Rate	0.83%	1.12%	1.44%
Housing Unit Summary			
2000 Housing Units	6,128	29,205	42,047
Owner Occupied Housing Units	57.5%	58.1%	57.8%
Renter Occupied Housing Units	39.1%	37.7%	38.2%
Vacant Housing Units	3.4%	4.2%	4.0%
2010 Housing Units	6,600	31,481	47,303
Owner Occupied Housing Units	52.3%	56.9%	55.7%
Renter Occupied Housing Units	40.6%	36.4%	37.2%
Vacant Housing Units	7.1%	6.7%	7.1%
2019 Housing Units	7,254	35,241	54,978
Owner Occupied Housing Units	50.9%	55.6%	55.0%
Renter Occupied Housing Units	42.0%	37.6%	38.1%
Vacant Housing Units	7.1%	6.8%	6.9%
2024 Housing Units	7,649	37,568	59,222
Owner Occupied Housing Units	51.2%	56.0%	55.6%
Renter Occupied Housing Units	42.0%	37.5%	37.8%
Vacant Housing Units	6.8%	6.5%	6.5%
Median Household Income			
2019	\$44,478	\$53,246	\$55,486
2024	\$51,790	\$59,627	\$62,558
Median Home Value			
2019	\$141,124	\$174,334	\$189,583
2024	\$156,608	\$193,154	\$214,723
Per Capita Income			
2019	\$23,777	\$28,304	\$31,164
2024	\$27,030	\$31,817	\$34,953
Median Age			
2010	33.3	34.7	35.1
2019	34.1	36.1	36.8
2024	33.8	36.5	37.5

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