

# RIVER PLAZA

For Lease

PRICE REDUCED



2425 S. Shirley Ave  
Sioux Falls, SD 57106

# FOR SALE

\$10.95 / SF NNN  
4,777 sq ft

## SIZE

- Suite 118: 4,777 SF  
Can be subdivided to 2,378 SF

## PRICE

- \$10.95 / SF NNN
- Estimated NNN: \$4.42 / SF

## LOCATION

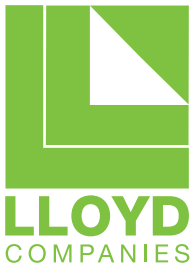
- Great visibility and a premier retail location across from the Century Theaters in the Meadows on the River shopping and dining destination.

## DESCRIPTION

- Co-tenants include: Ruby Tuesday, Coldstone Creamery, Gimme-A-Break, Ambiance, Nails Studio, Tip-Top-Tux, Lupulin Brewing Co. and Stride Rite.
- Suite 118 is a former catering hall with a small kitchen area, large open area, restrooms, and provides access to a loading dock.
- Several signage opportunities on building and multiple monument signs.
- Over 20,500 cars per day at the intersection of Shirley Avenue and Louise Avenue.
- Contact Broker for showing instructions.

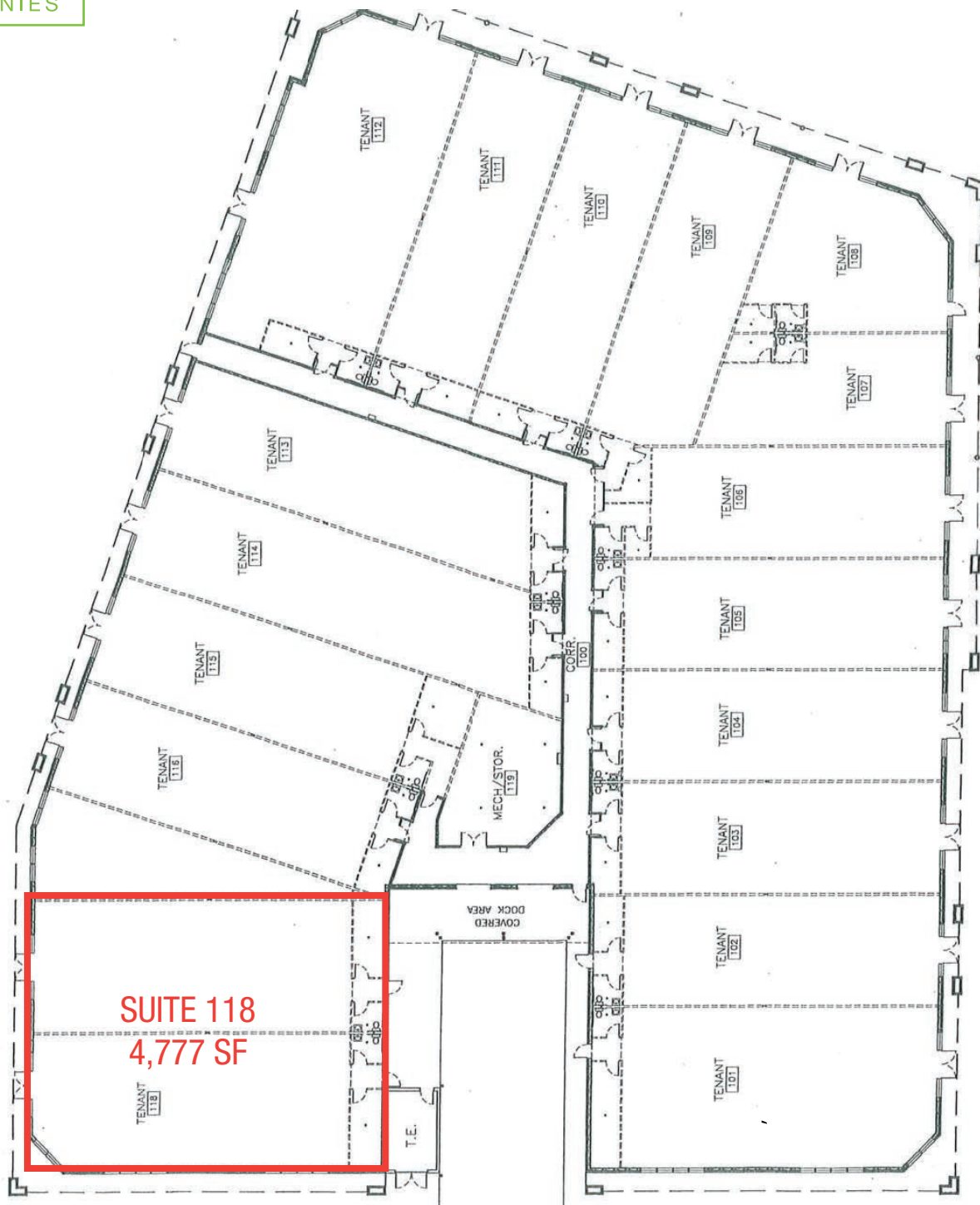
Find out more at [Lloydcompanies.com](http://Lloydcompanies.com)

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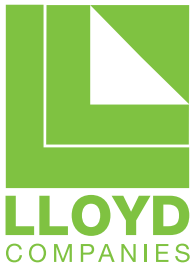
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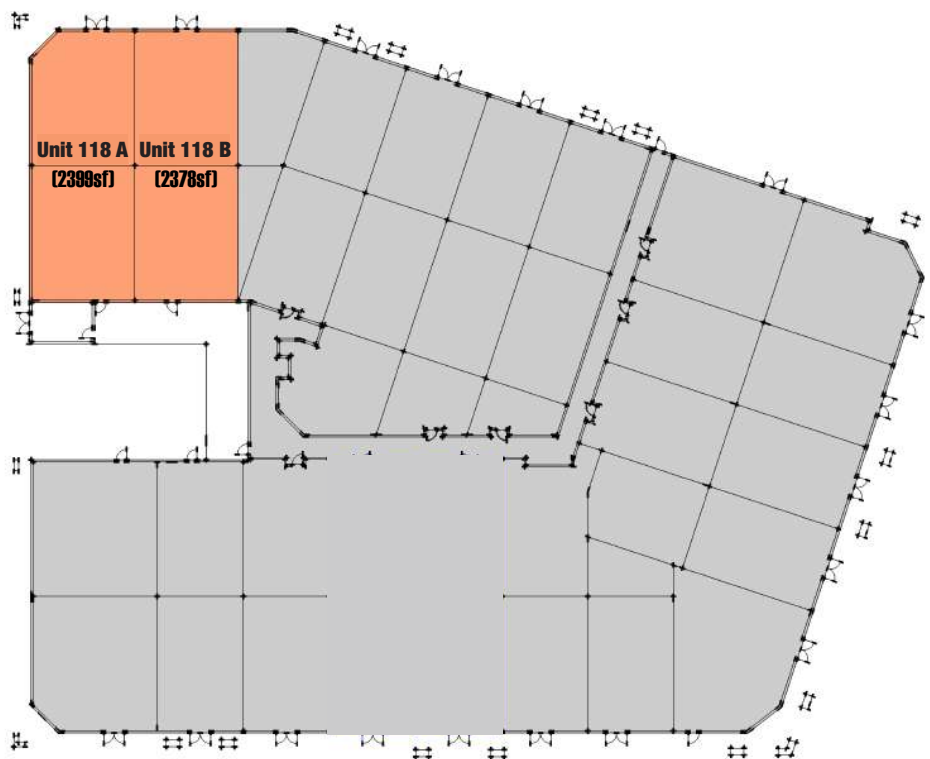
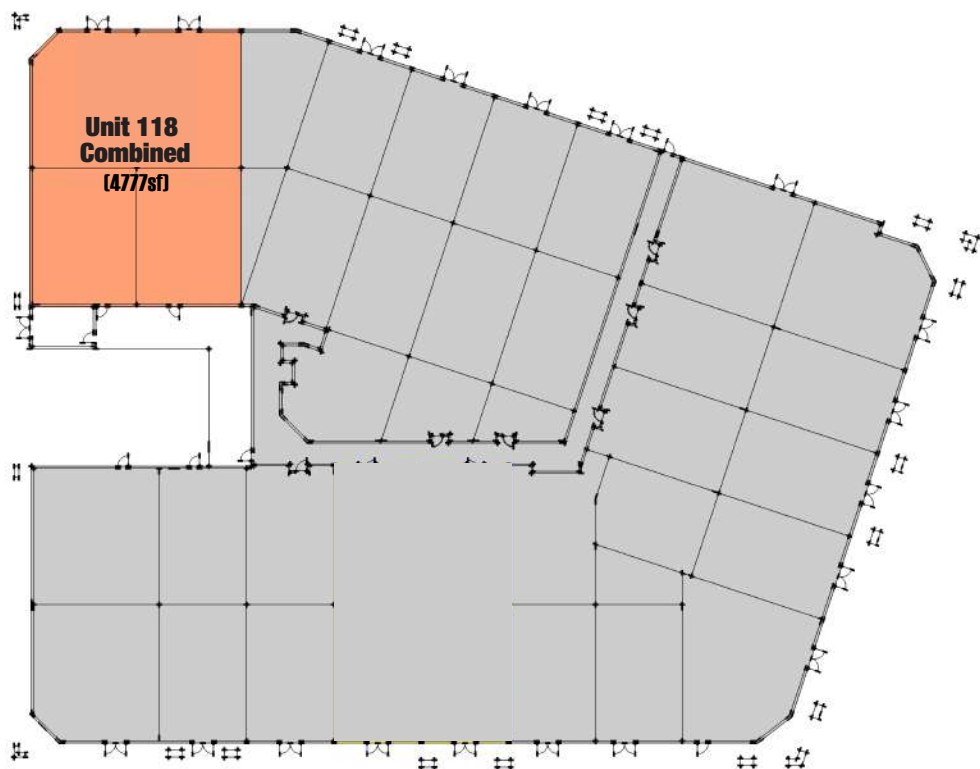
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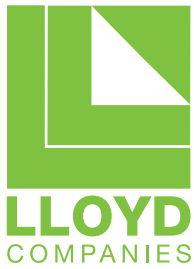
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## For Lease

### Suite 118

4,777 Square Feet Combined

\$10.95 / SF NNN

Estimated NNN: \$4.42 / SF

Several Signage Opportunities

Former Ivy Room

Floor plan includes catering kitchen area with hood system, loading dock and restrooms

Landlord will consider subdividing suites.

Suite 118 B = 2,378 Square Feet

Suite 118 A = 2,399 Square Feet

Now Available

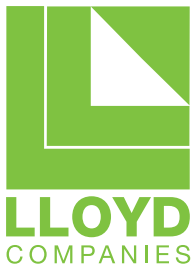


AVAILABILITY

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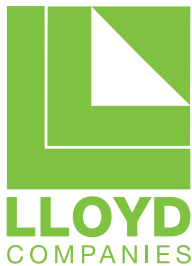
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### EXTERIOR

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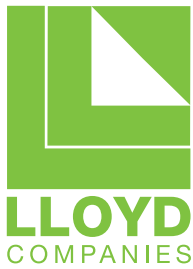


## NEIGHBORS

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AVAILABLE

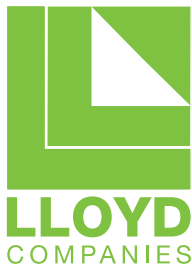


## AREA MAP

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## SIoux FALLS MSA DEMOGRAPHICS

Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four state area.

Source: City of Sioux Falls Planning Department  
<http://www.siouxfallsdevelopment.com/demographics.cfm>

\*Prior to December 31, 1992, the Sioux Falls Metropolitan Statistical Area consisted of Minnehaha County. On December 31, 1992, the Federal Office of Management and Budget revised the MSA designation to include Lincoln County. The 2005-2012 MSA figures include the counties of McCook & Turner.

#### Major Employers:

- Sanford Health - 9,542
- Sioux Falls School District - 3,400
- Citi - 1,800
- Avera Health - 8,298
- HyVee Food Stores - 3,116
- Good Samaritan Society - 1,500
- Smithfield Foods - 3,600
- Wells Fargo - 2,262
- Walmart/Sam's Club - 1,460

POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	165,800	240,202
2018	185,100	285,387

PROJECTED POPULATION		
YEAR	SIoux FALLS	MSA
2025	201,800	325,391
2030	217,000	370,693
2035	233,200	422,608

AGE DISTRIBUTION	
AGE (YEARS)	SIoux FALLS
0-19	28.1%
20-64	59.2%
65+	12.6%

## SIoux FALLS HIGHLIGHTS

- Forbes has also identified Sioux Falls as the nation's top small city for business and careers.
- Forbes named Sioux Falls #20 in Job Growth, #30 in Cost of Doing Business, #41 in Education and #1 in their 2015 top 10 list of Up and Coming Cities for Recent College Grads.
- Sioux Falls MSA has the 8th strongest local economy in the US, according to POLICOM Corporation's annual economic strength rankings in 2015.
- WalletHub ranked Sioux Falls #1 in 2014 for "Wallet Wellness" which gages the connection between physical, financial and emotional health, #4 as best city for families in 2016, #4 as best city in America to find a job in 2015, and #9 for best-run city in America in 2015.
- League of American Bicyclists recognized Sioux Falls with a bronze-level as a bicycle-friendly community.
- MoneyRates.com classified Sioux Falls as #7 for Best Cities for Young Entrepreneurs, in the top 10 nationally for Young Adult Affluence and #2 for Cities with Favorable Business Tax Climates.
- In 2016, MSN Money listed Sioux Falls #10 in this list of the 25 Most Livable Cities in the U.S.
- Sioux Falls ranked #8 in 2015 for well-being, according to the Gallup-Healthways 2015 Well-Being Index.
- Sioux Falls was mentioned as one of 25 happiest, healthiest cities in America by Prevention Magazine, winning the all-around healthiest category due to its highest levels of self-reported health. Easy commutes, low crime and unemployment, and good access to health insurance were also highly recognized. Healthline also recognized Sioux Falls among their top 10 list of Healthiest Small Towns in the U.S. in 2016.
- Livability.com recognized Sioux Falls in the top ten for "Best Place to Live in 2015", mentioning its big-city mixture of culture, business and industry.
- Sioux Falls came in at #6 in WalletHub's 2018 Best-Run Cities in America ranking. The list assessed 150 of the most populated cities nationwide by comparing the services residents receive against the city's total budget. A "quality of services" score was calculated according to 35 metrics related to the categories of financial stability; education; health; safety; economy; and infrastructure and pollution.
- SmartAsset ranked Sioux Falls as the #1 US city for young professionals in 2017 and 2018. The ranking took into account the city's median gross rent, five-year change in median earnings, entertainment and arts establishments, job diversity, unemployment rate, labor-force participation rate, and the number of people age 25 to 34 in the city.

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