

CORNERSTONE BANK BUILDING

69th & Louise



6045 S Louise Avenue
Sioux Falls, SD 57108

FOR LEASE

\$23.50 / SF Gross
500 - 1,588 SF

SIZE

- Suite A: 1,588 SF
- Landlord may be willing to subdivide suite to a 500 SF option + 1,071 SF option

PRICE

- \$23.50 / SF Gross with 4% Annual Rent Escalators
- Tenant Improvement Allowance: \$40 / SF

LOCATION

- Prime commercial office space available at the fast-paced corner of 69th Street & Louise Avenue.
- Located across the street from the Avera Medical Center and near proposed interchange at 85th Street.

DESCRIPTION

- Class 'A' first generation space on the second floor of Cornerstone Bank
- Conveniently located in the heart of a growing residential area with estimated traffic counts of 34,700 vpd
- Potential for pylon signage
- Co-tenants include Cornerstone Bank and VisionPoint Advisory Group
- Contact Broker for additional information.

Find out more at lloydcompanies.com

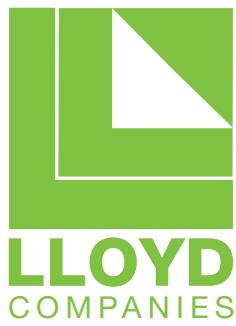
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Information deemed reliable, but not guaranteed.



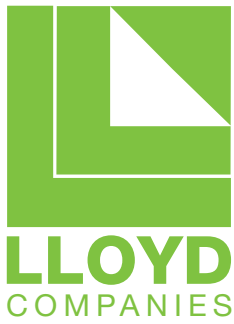
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AREA MAP

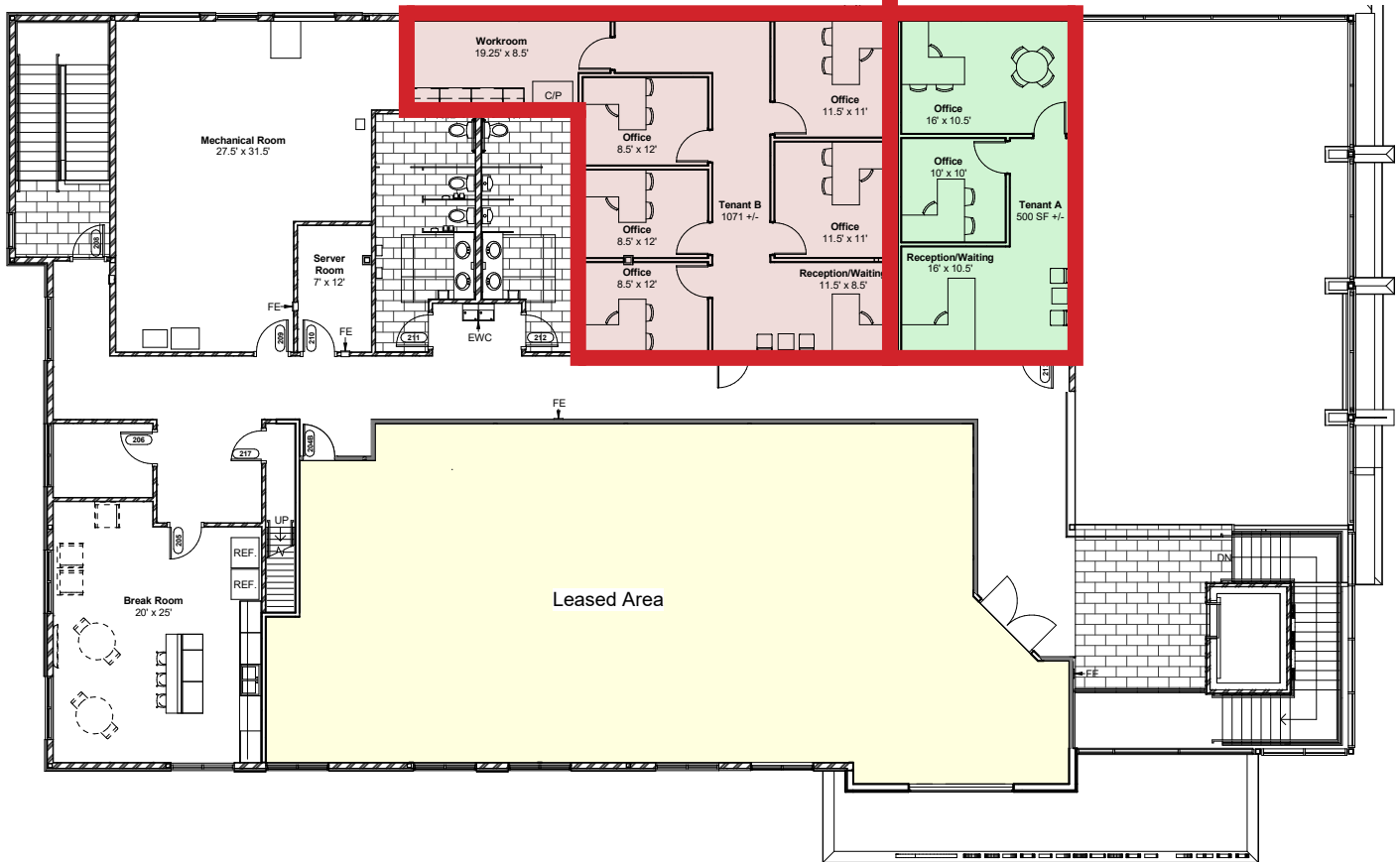
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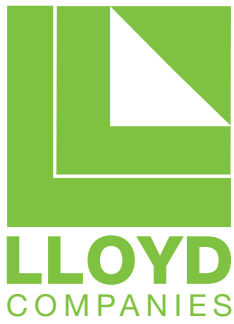
AVAILABLE



FLOOR PLAN

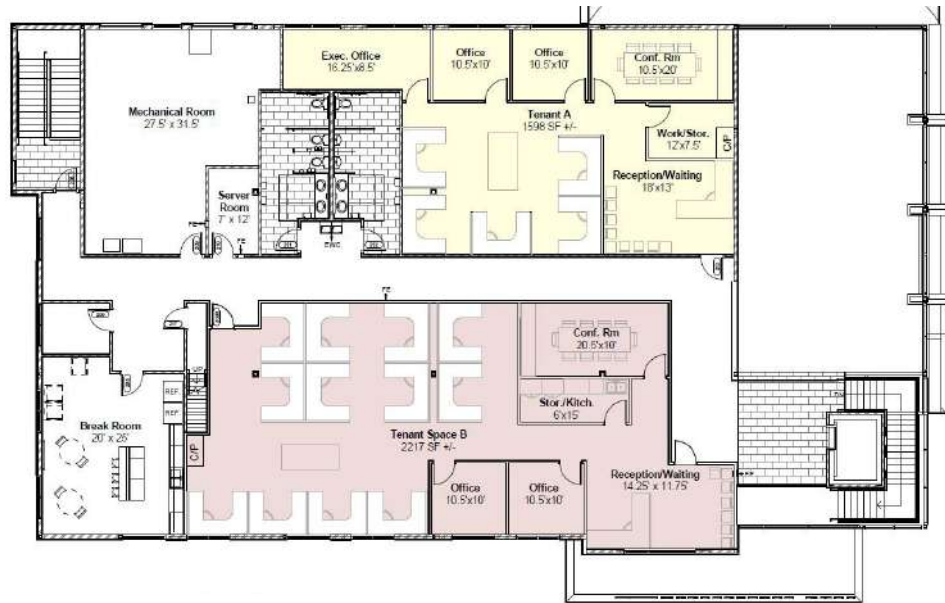
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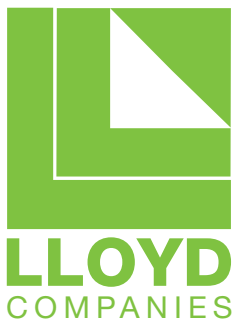
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SECOND FLOOR LAYOUTS

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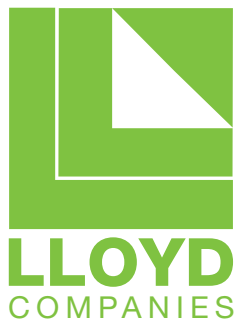
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EXTERIOR RENDERINGS

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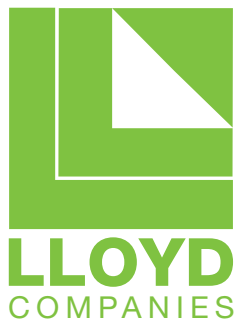
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,088	36,197	96,196
2010 Total Population	5,962	50,308	119,937
2019 Total Population	7,665	60,776	144,212
2019 Group Quarters	9	1,982	3,727
2024 Total Population	8,994	67,435	158,398
2019-2024 Annual Rate	3.25%	2.10%	1.89%
2019 Total Daytime Population	10,231	68,130	156,190
Workers	6,491	39,267	90,744
Residents	3,740	28,863	65,446
Household Summary			
2000 Households	1,018	14,614	39,415
2000 Average Household Size	2.05	2.34	2.36
2010 Households	2,688	20,619	48,935
2010 Average Household Size	2.21	2.34	2.37
2019 Households	3,419	24,841	58,562
2019 Average Household Size	2.24	2.37	2.40
2024 Households	3,981	27,549	64,210
2024 Average Household Size	2.26	2.38	2.41
2019-2024 Annual Rate	3.09%	2.09%	1.86%
2010 Families	1,548	12,520	29,559
2010 Average Family Size	2.87	2.94	3.00
2019 Families	1,912	14,759	34,741
2019 Average Family Size	2.93	2.99	3.05
2024 Families	2,223	16,280	37,904
2024 Average Family Size	2.96	3.01	3.07
2019-2024 Annual Rate	3.06%	1.98%	1.76%
Housing Unit Summary			
2000 Housing Units	1,083	15,093	40,991
Owner Occupied Housing Units	36.5%	56.5%	58.7%
Renter Occupied Housing Units	57.5%	40.3%	37.5%
Vacant Housing Units	6.0%	3.2%	3.8%
2010 Housing Units	3,039	22,209	52,649
Owner Occupied Housing Units	46.4%	57.8%	58.2%
Renter Occupied Housing Units	42.1%	35.0%	34.7%
Vacant Housing Units	11.5%	7.2%	7.1%
2019 Housing Units	3,884	26,700	63,017
Owner Occupied Housing Units	50.5%	58.5%	58.3%
Renter Occupied Housing Units	37.5%	34.5%	34.6%
Vacant Housing Units	12.0%	7.0%	7.1%
2024 Housing Units	4,510	29,528	68,863
Owner Occupied Housing Units	51.8%	59.5%	59.2%
Renter Occupied Housing Units	36.5%	33.8%	34.1%
Vacant Housing Units	11.7%	6.7%	6.8%
Median Household Income			
2019	\$69,945	\$64,639	\$61,341
2024	\$81,196	\$74,043	\$69,642
Median Home Value			
2019	\$278,538	\$203,234	\$196,417
2024	\$309,671	\$232,393	\$222,717
Per Capita Income			
2019	\$41,328	\$35,637	\$33,265
2024	\$45,804	\$39,736	\$37,322
Median Age			
2010	33.5	33.6	33.6
2019	34.9	36.1	35.7
2024	34.9	36.5	35.9

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MARKET PROFILE



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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
2020	190,750	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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