

**LLOYD**  
COMPANIES

# SHADOW CREEK RETAIL

## RETAIL SPACE FOR LEASE



1515 E. 69th Street  
Sioux Falls, SD 57108

# FOR LEASE

\$22.50 / SF NNN  
2,070 SF

## SIZE

- 2,070 SF

## PRICE

- \$ 22.50/ SF NNN
- TIA: \$30.00 / SF

## LOCATION

- First generation space available near the intersection of 69th Street & Cliff Avenue. Positioned in a growing area with several residential units and services in the surrounding area including Avera, USF Sports Complex, Sioux Falls Christian School, the Ransom Church and the FCA building.

## DESCRIPTION

- Drive-through available!
- Opportunities for building and monument signage
- Combined traffic counts at the Cliff Avenue and 69th Street intersection are estimated at 20,900 vpd
- Ingress / egress off of 69th Street
- Co-tenants include The Sauna Haus, Moda Stone and Stencil Group
- Contact Broker for additional information

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

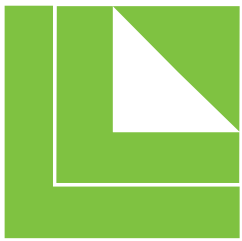
**RAQUEL BLOUNT, SIOR**

**605 728-9092**

[raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.



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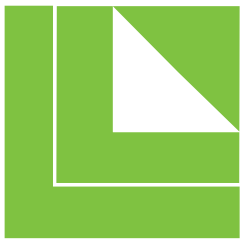


## EXTERIOR PICTURES AND MONUMENT SIGNAGE

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## SITE RENDERING

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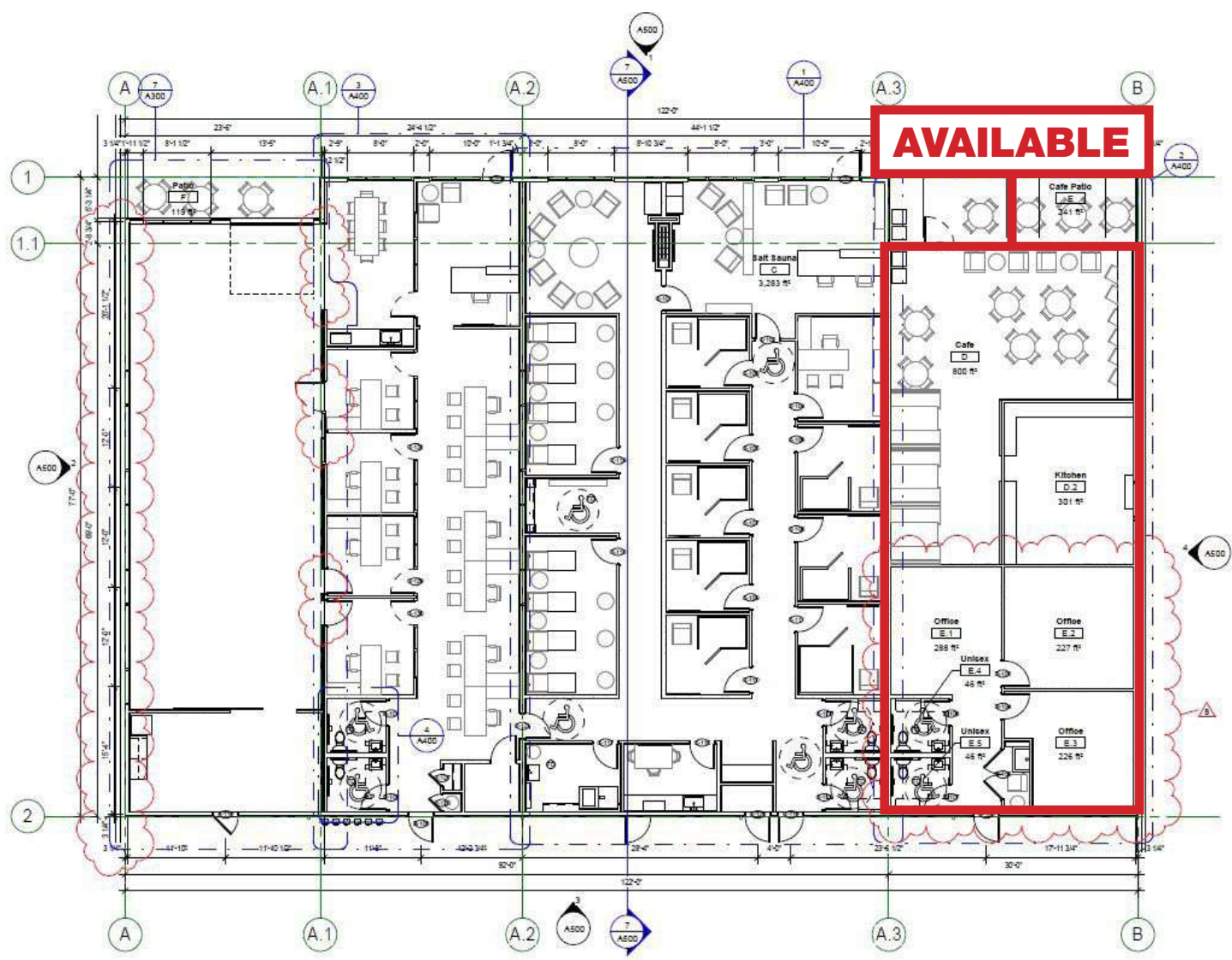
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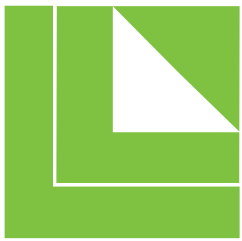


## BUILDING PLAN

Concept only;  
Subject to change

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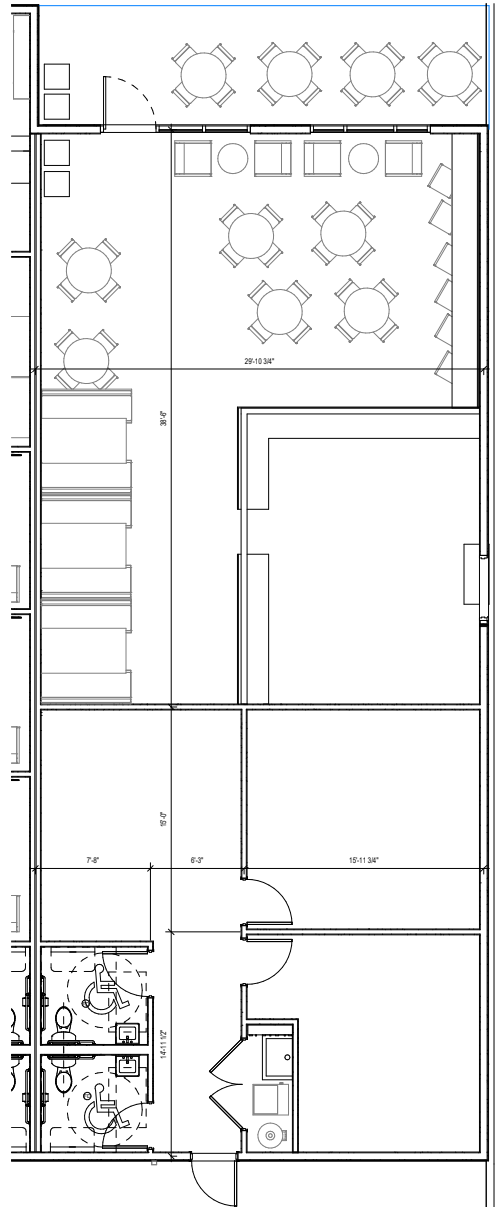




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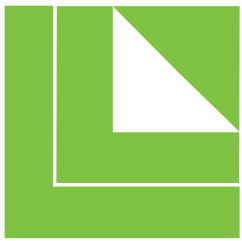
## FLOOR PLAN

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RAQUEL BLOUNT, SIOR  
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## SITE MAP

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# SHADOW CREEK RETAIL

## RETAIL SPACE FOR LEASE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,733	30,843	99,648
2010 Total Population	5,390	39,558	117,941
2019 Total Population	6,611	49,366	141,253
2019 Group Quarters	4	1,036	4,006
2024 Total Population	7,724	54,955	154,969
2019-2024 Annual Rate	3.16%	2.17%	1.87%
2019 Total Daytime Population	4,580	43,847	152,832
Workers	1,551	20,711	88,404
Residents	3,029	23,136	64,428
<b>Household Summary</b>			
2000 Households	1,393	11,512	40,876
2000 Average Household Size	2.68	2.58	2.36
2010 Households	2,156	15,247	48,158
2010 Average Household Size	2.50	2.53	2.37
2019 Households	2,718	19,015	57,512
2019 Average Household Size	2.43	2.54	2.39
2024 Households	3,187	21,153	63,034
2024 Average Household Size	2.42	2.55	2.39
2019-2024 Annual Rate	3.23%	2.15%	1.85%
2010 Families	1,548	10,545	28,873
2010 Average Family Size	2.95	3.04	3.01
2019 Families	1,916	12,905	33,901
2019 Average Family Size	2.89	3.08	3.05
2024 Families	2,231	14,273	36,980
2024 Average Family Size	2.89	3.10	3.07
2019-2024 Annual Rate	3.09%	2.04%	1.75%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,437	11,800	42,528
Owner Occupied Housing Units	74.3%	72.1%	57.2%
Renter Occupied Housing Units	22.6%	25.4%	38.9%
Vacant Housing Units	3.1%	2.4%	3.9%
2010 Housing Units	2,332	16,043	51,824
Owner Occupied Housing Units	68.4%	71.0%	56.1%
Renter Occupied Housing Units	24.1%	24.0%	36.8%
Vacant Housing Units	7.5%	5.0%	7.1%
2019 Housing Units	2,863	19,935	61,825
Owner Occupied Housing Units	61.2%	69.0%	56.2%
Renter Occupied Housing Units	33.8%	26.4%	36.8%
Vacant Housing Units	5.1%	4.6%	7.0%
2024 Housing Units	3,345	22,105	67,531
Owner Occupied Housing Units	61.6%	69.4%	57.1%
Renter Occupied Housing Units	33.6%	26.3%	36.2%
Vacant Housing Units	4.7%	4.3%	6.7%
<b>Median Household Income</b>			
2019	\$86,085	\$80,998	\$58,390
2024	\$90,289	\$85,996	\$66,195
<b>Median Home Value</b>			
2019	\$272,710	\$255,404	\$198,262
2024	\$289,490	\$284,893	\$224,473
<b>Per Capita Income</b>			
2019	\$44,713	\$40,898	\$32,206
2024	\$47,855	\$44,635	\$36,065
<b>Median Age</b>			
2010	38.2	37.9	34.4
2019	40.8	38.9	36.2
2024	41.6	39.4	36.7

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