



LLOYD
COMPANIES

SYCAMORE SQUARE

Retail For Lease



4700 E 41st Street
Sioux Falls, SD 57110

FOR LEASE

\$17.00 - \$24.00 psf NNN
1,587- 3,391 SF

SIZE

- Suite A: 1,804 SF
- Suite B: 1,587 SF
- Can be combined for 3,391 SF

PRICE

- Suite A: \$17.00 psf NNN - Interior Bays
- Suite B: \$24.00 psf NNN - Endcap
- \$25.00 psf Tenant Improvement Allowance

LOCATION

- Be part of the expansive east side of Sioux Falls! New retail strip mall at 41st Street & Sycamore Avenue near several growing and established neighborhoods.

DESCRIPTION

- Neighbors include Casey's General Store, Fareway Food, The Gas Stop, The Attic, Goodwill, Marco's Pizza, Koko Fit Club and Athletico Physical Therapy, Scooter's Coffee Kiosk
- Drive-thru and patio potential for Tenant A
- New middle school to be located less than a mile to the east
- Close to Harmondon Baseball Fields
- First generation space!
- Estimated traffic counts total 18,800 vpd at the intersection of 41st & Sycamore
- Growing apartment complexes to the south
- Perfect neighborhood retail opportunity for services
- Co-tenants are Anytime Fitness and Stensland Family Farms
- Contact Broker for additional information

Find out more at Lloydcompanies.com

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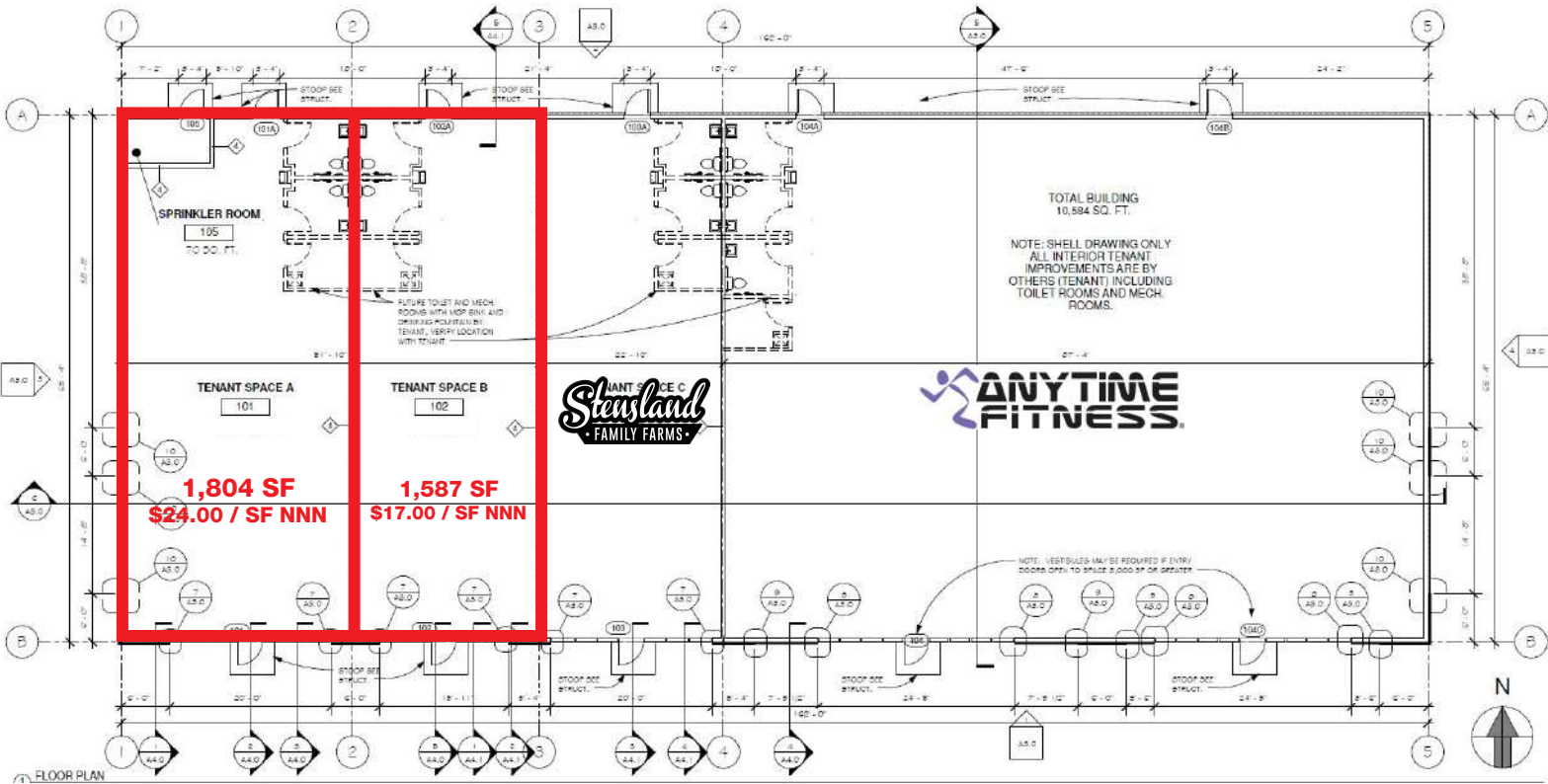
An Investment of





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Floor Plan

Concept plan only;
Subject to change



Pylon Sign

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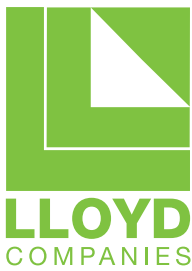
SYCAMORE SQUARE

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[Area Map](#)

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SYCAMORE SQUARE

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Market Profile

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,839	45,468	95,913
2010 Total Population	10,867	51,375	106,044
2019 Total Population	13,524	61,086	125,068
2019 Group Quarters	4	293	5,337
2024 Total Population	14,889	66,544	135,795
2019-2024 Annual Rate	1.94%	1.73%	1.66%
2019 Total Daytime Population	8,168	50,543	133,283
Workers	2,129	23,115	77,041
Residents	6,039	27,428	56,242
Household Summary			
2000 Households	2,672	17,609	38,482
2000 Average Household Size	2.93	2.57	2.38
2010 Households	4,038	20,339	42,274
2010 Average Household Size	2.69	2.51	2.38
2019 Households	5,047	24,098	49,769
2019 Average Household Size	2.68	2.52	2.41
2024 Households	5,560	26,224	54,044
2024 Average Household Size	2.68	2.53	2.41
2019-2024 Annual Rate	1.95%	1.71%	1.66%
2010 Families	3,066	13,840	25,619
2010 Average Family Size	3.12	3.04	3.02
2019 Families	3,754	16,132	29,616
2019 Average Family Size	3.14	3.07	3.07
2024 Families	4,101	17,448	31,979
2024 Average Family Size	3.15	3.08	3.09
2019-2024 Annual Rate	1.78%	1.58%	1.55%
Housing Unit Summary			
2000 Housing Units	2,737	18,038	40,069
Owner Occupied Housing Units	84.3%	71.0%	58.5%
Renter Occupied Housing Units	13.4%	26.6%	37.6%
Vacant Housing Units	2.3%	2.4%	4.0%
2010 Housing Units	4,177	21,412	45,356
Owner Occupied Housing Units	79.1%	67.8%	57.9%
Renter Occupied Housing Units	17.5%	27.1%	35.3%
Vacant Housing Units	3.3%	5.0%	6.8%
2019 Housing Units	5,221	25,339	53,301
Owner Occupied Housing Units	78.1%	66.7%	57.4%
Renter Occupied Housing Units	18.6%	28.4%	36.0%
Vacant Housing Units	3.3%	4.9%	6.6%
2024 Housing Units	5,728	27,474	57,654
Owner Occupied Housing Units	78.6%	67.3%	58.1%
Renter Occupied Housing Units	18.4%	28.2%	35.7%
Vacant Housing Units	2.9%	4.5%	6.3%
Median Household Income			
2019	\$84,354	\$71,458	\$57,864
2024	\$88,585	\$77,899	\$65,296
Median Home Value			
2019	\$236,051	\$208,418	\$198,049
2024	\$253,939	\$231,976	\$224,796
Per Capita Income			
2019	\$37,551	\$34,959	\$32,223
2024	\$41,089	\$38,635	\$36,025
Median Age			
2010	37.9	37.2	35.6
2019	39.5	38.5	37.1
2024	40.5	39.1	37.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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