

PRICE REDUCTION



GILRICH VILLAGE SUITE 1116 FOR LEASE



1116 W. 41st St,
Sioux Falls, SD 57105



5,620 SF +/-
can be combined
with adjacent space



\$16.00 / SF NNN
Estimated NNN: \$4.15 / SF

LOCATION

Located near the intersection of 41st Street and Minnesota Avenue, this highly visible strip mall is surrounded by established national retailers including Costco, Dollar Tree, Office Depot, Planet Fitness, and Staples. This site benefits from high traffic counts, strong area co-tenancy, and proximity to I-229, less than one mile away.

DESCRIPTION

- Floor plan offers a vestibule entry with two doors, large open showroom, back office overlooking showroom, storage area, small storage room with a utility sink, and restrooms
- Double doors off the showroom lead to a storage area with one dock-high overhead garage door with lift for efficient loading and unloading
- Rear employee entrance for convenient access
- Available now
- Building, monument, and suite signage opportunities available
- 181 surface parking stalls, and additional designated employee parking behind the building
- Co-tenants include Hibachi Grill, Camille's Sidewalk Cafe, Juna Sleep Systems, Crossroads Book & Music, and Re-Bath
- Full access points from 41st Street (in/out); lighted intersection on Grange Avenue
- Attractive traffic counts of 25,500 VPD along 41st Street
- Adjacent to Costco, drawing 2.7M visits to the immediate area annually
- Can be combined with adjacent space for up to 14,260 SF +/-

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BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
5,620 SF +/-	\$16.00/SF NNN	\$4.15/SF	\$20.05/SF	\$113,243.00	\$9,436.92

*potential to combine suites #1110 - #1200 for a total of 17,460 SF +/-

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.70**
Property Insurance	Paid by LL, Reimbursed by Tenant	-
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$1.45*
Total	-	\$4.15*
CAM includes the following utilities: Water & Sewer		

**Real estate taxes and property insurance are presented as a combined figure in the table.

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	Yes
Trash	Paid by Tenant directly to Provider	Novak	No	Yes
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AREA ECONOMIC DRIVERS



Founded in 1860, Augustana is a private liberal arts institution offering more than 100 academic pathways. Its close proximity adds consistent weekday traffic from students, faculty, and campus visitors.

 **2,659 Students**



Anchored by The Empire Mall and surrounded by national retailers and restaurants, this district is Sioux Falls' top shopping destination.

 **13.9M Annual Visits**



Sanford Health's flagship campus in Sioux Falls is the largest hospital in South Dakota, featuring 545 beds and over 80 medical specialties.

 **12,000+ Employees**



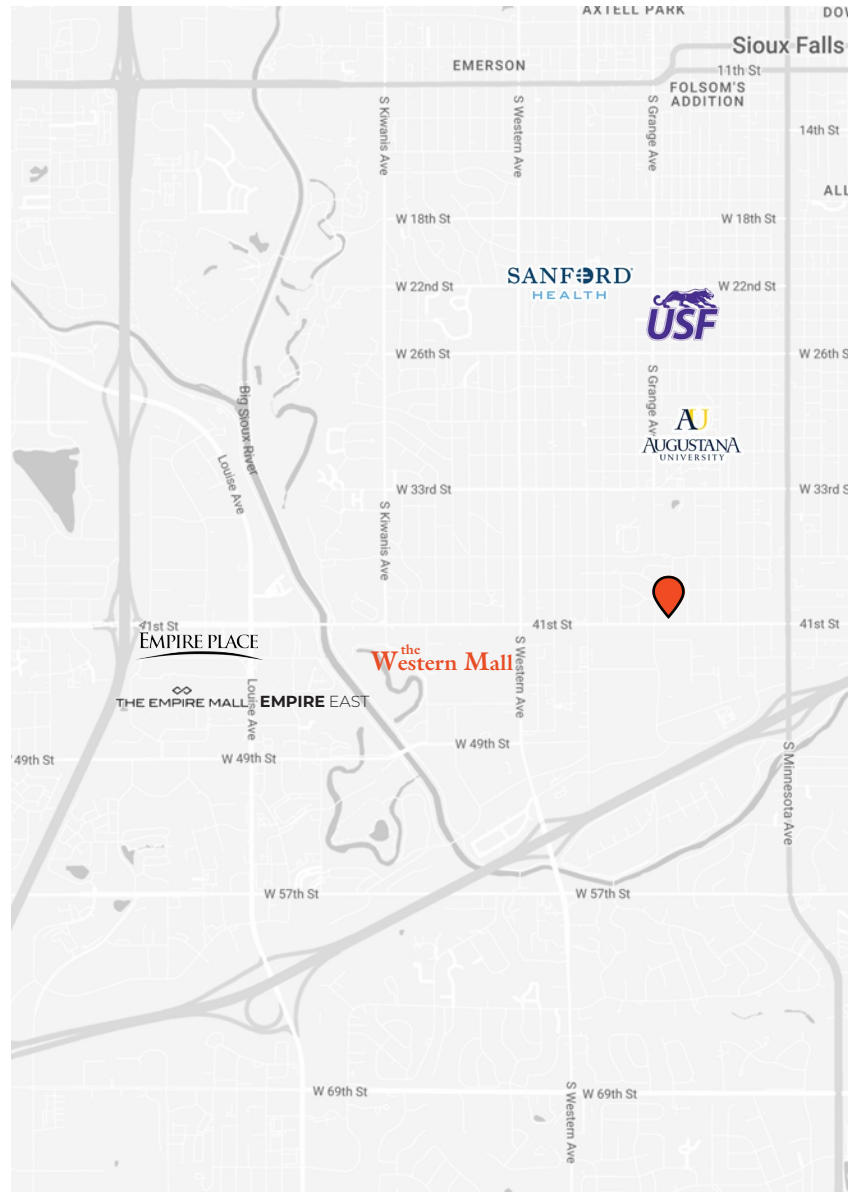
A private Christian university offering 90+ programs, USF is located just minutes away and adds steady weekday traffic from students, staff, and visitors.

 **1,150 Students**



A major retail destination along 41st Street, anchored by Scheels and Best Buy. With 4.6 million annual visits, it draws consistent traffic and supports a strong mix of dining, shopping, and service-based tenants.

 **4.6M Annual Visits**



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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AREA MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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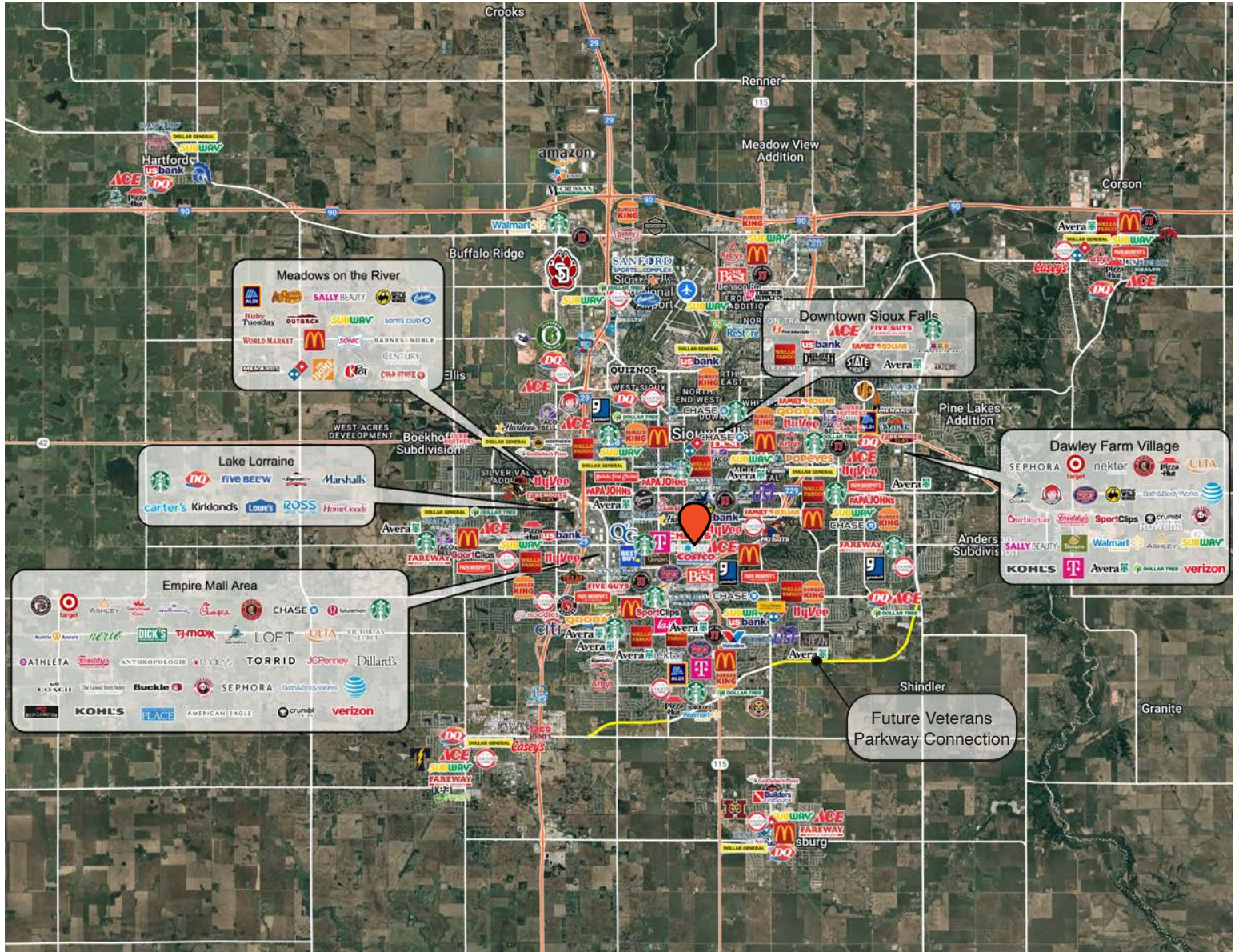
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GILRICH VILLAGE

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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,672	82,476	152,335
2020 Total Population	9,290	91,013	184,210
2020 Group Quarters	487	2,676	4,865
2025 Total Population	9,438	98,116	202,777
2025 Group Quarters	490	2,664	4,879
2030 Total Population	9,764	106,191	220,901
2024-2029 Annual Rate	0.68%	1.59%	1.73%
2025 Total Daytime Population	15,358	135,736	218,189
Workers	11,104	91,516	128,679
Residents	4,254	44,220	89,510
Household Summary			
2010 Households	3,822	35,360	61,251
2010 Average Household Size	2.16	2.22	2.39
2020 Total Households	4,005	40,050	75,175
2020 Average Household Size	2.20	2.21	2.39
2025 Households	4,172	43,223	83,015
2025 Average Household Size	2.14	2.21	2.38
2030 Households	4,342	46,892	90,747
2030 Average Household Size	2.14	2.21	2.38
2024-2029 Annual Rate	0.80%	1.64%	1.80%
2010 Families	2,052	19,383	37,224
2010 Average Family Size	2.73	2.91	3.01
2025 Families	2,100	22,438	47,907
2025 Average Family Size	2.82	3.05	3.11
2030 Families	2,160	24,121	51,914
2030 Average Family Size	2.82	3.06	3.12
2024-2029 Annual Rate	0.57%	1.46%	1.62%
2025 Housing Units	4,456	46,300	89,008
Owner Occupied Housing Units	53.9%	48.9%	54.4%
Renter Occupied Housing Units	39.8%	44.5%	38.8%
Vacant Housing Units	6.4%	6.6%	6.7%
2025 Population 25+ by Educational Attainment			
Total	6,364	67,864	135,877
Less than 9th Grade	1.1%	1.6%	2.2%
9th - 12th Grade, No Diploma	2.4%	3.0%	3.3%
High School Graduate	17.5%	18.2%	19.8%
GED/Alternative Credential	2.8%	3.5%	3.5%
Some College, No Degree	21.8%	19.1%	18.9%
Associate Degree	12.8%	10.9%	11.9%
Bachelor's Degree	26.1%	28.1%	27.4%
Graduate/Professional Degree	15.5%	15.6%	13.0%
Median Household Income			
2025	\$67,013	\$70,521	\$76,475
2030	\$75,745	\$79,397	\$87,841
Median Age			
2010	31.8	35.1	33.9
2020	34.9	37.1	35.7
2025	36.1	38.1	36.6
2030	37.4	39.3	37.7
2025 Population by Sex			
Males	4,716	48,532	101,600
Females	4,722	49,584	101,177
2030 Population by Sex			
Males	4,872	52,238	110,113
Females	4,892	53,953	110,788
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	953	6,241	8,510
Total Employees:	12,247	87,547	119,784