



Dawley

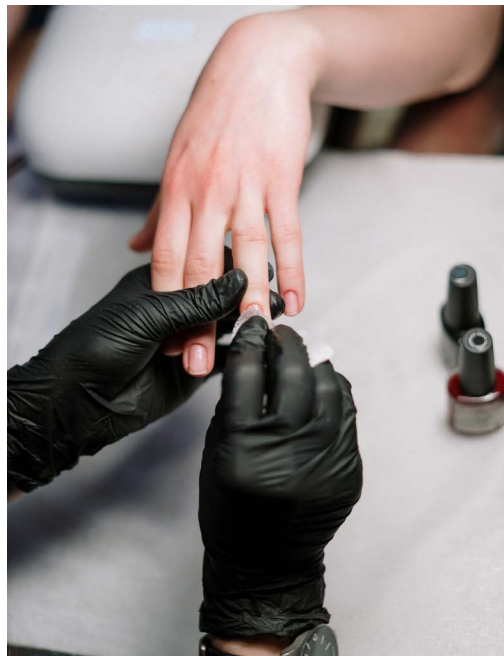
Farm Village

FOR LEASE | FOR SALE

Big Box Build-to-Suit Concept | 5901 E 18th St. | Sioux Falls, SD







Experience



Dawley Farm Village is an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment. The center features over 30 retailers and boasts a growing 5,669 population within just 1 mile. The retail district is surrounded by multiple growing multifamily & residential housing developments.



With shops ranging in apparel, health & beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT&T
- Ashley Furniture
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers
- Kidtopia
- Kohl's
- Mainstream Boutique
- Maurices
- PetSmart
- Sally Beauty
- Sherwin Williams
- Target
- T-Mobile
- Ulta
- Verizon
- Walmart



Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- Panda Express
- Panera Bread
- Starbucks
- Subway (2)
- Wendy's



Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

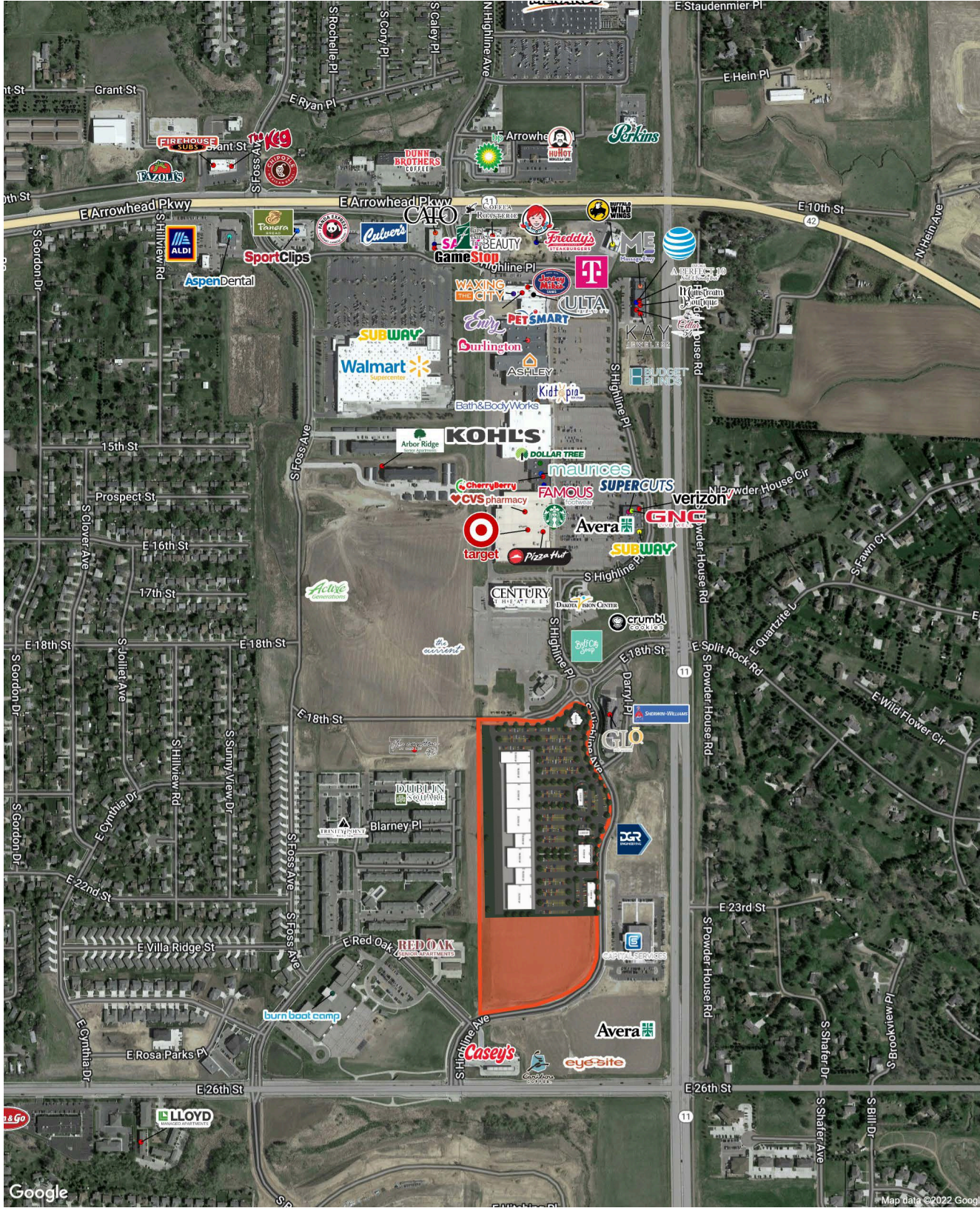
- Active Generations Senior Living (future)
- Carlton at Dawley Farm (coming soon)
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments (future)

Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Massage Envy
- Midco
- Sports Clips
- Supercuts
- Voyage Federal Credit Union
- Waxing the City

Area Map

- Land for Sale
- Land for Lease
- Built to Suit
- Lease Space Available
- Dominant east side shopping destination!
- To-Be-Constructed Big Box Retail and outlot parcels
- Anchored by:
Target, Kohls, Walmart, Ashley Furniture, Burlington Coat Factory, Century Theaters, Famous Footwear, Maurice's, Dollar Tree, Cherry Berry, Subway, Avera Health, Supercuts, ULTA Beauty, Bath & Body Works & more
- Available land is not subject to many retail use restrictions. Contact broker for more information.



Big Box Build-to-Suit Concept

Sale Price:

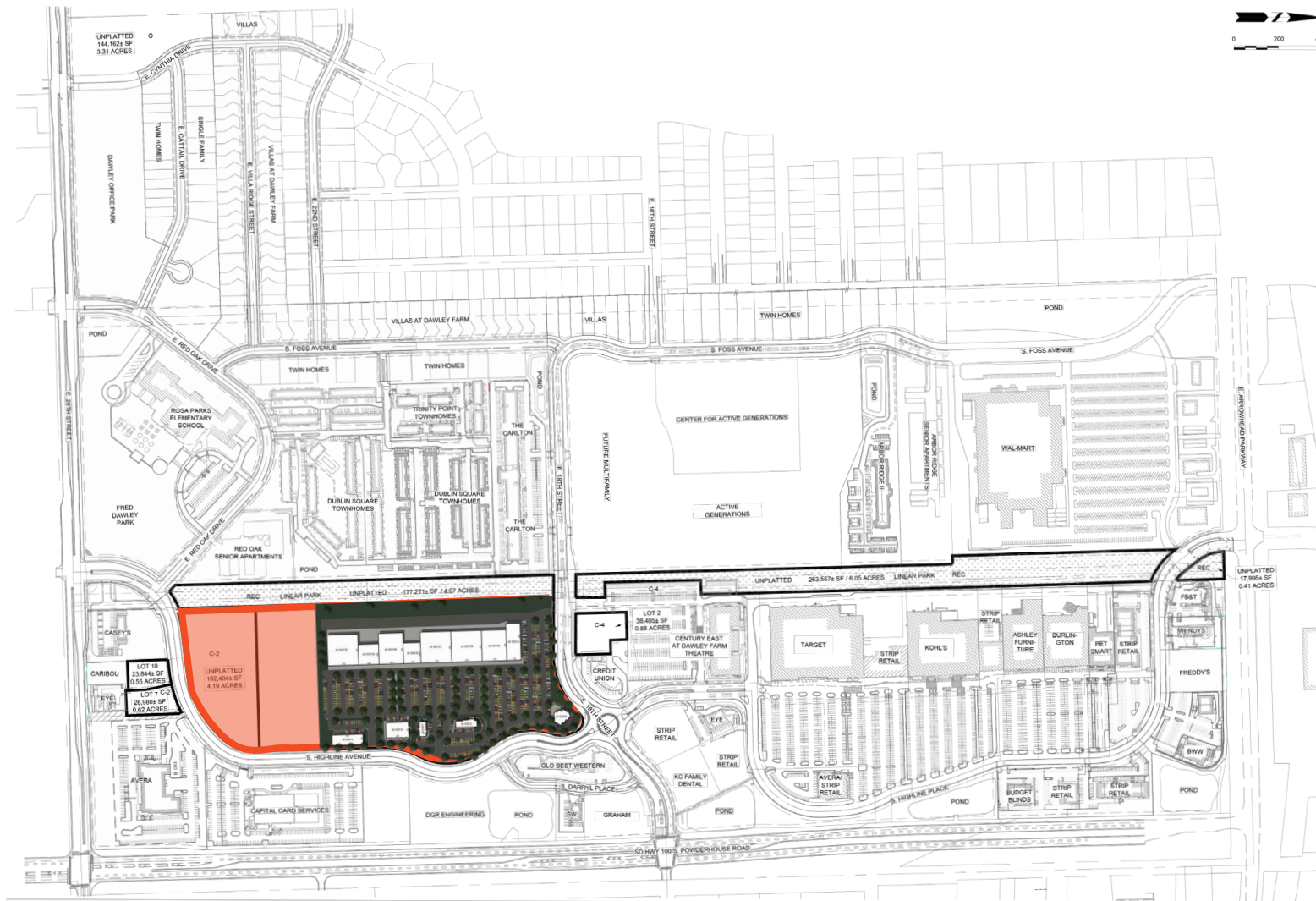
\$10 - 16.00/SF (based on location & size)

1.0 - 24.9 Acres (subdividable)

Lease Price:

Contact Broker

2,500 - 134,500 SF +/-



Big Box Build-to-Suit Concept



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Big Box Build-to-Suit Concept

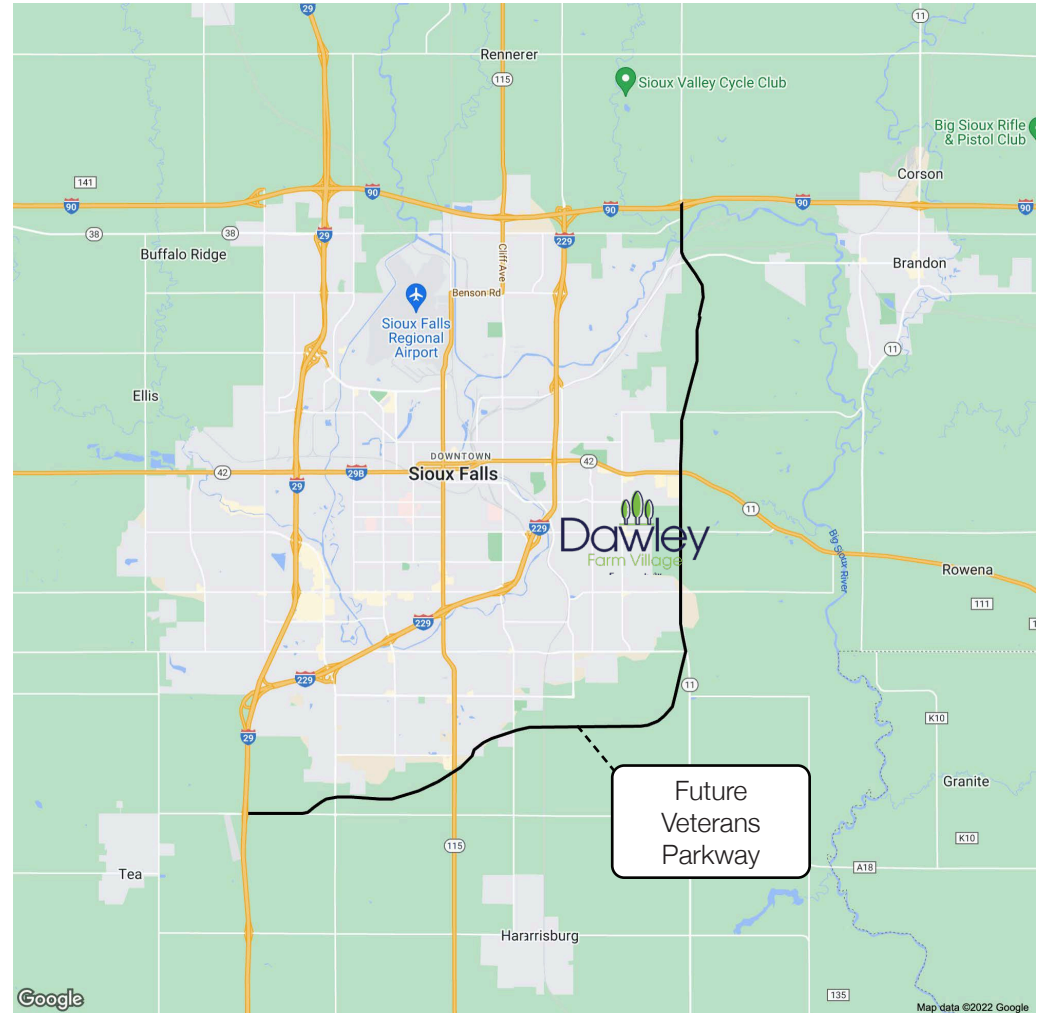


Ease of Access

Dawley Farm Village is located at the crossroads of Veterans Parkway and Highway 42. Just minutes from I-229 and I-90, Dawley Farm is at the heart of the rapidly-growing east region of Sioux Falls. Conveniently located less than 15 minutes from both Downtown Sioux Falls and Brandon, the shopping center brings in visitors from the city of Sioux Falls and neighboring rural communities.

The State of South Dakota Transportation Commission approved plans to complete construction on the remaining 8.5 miles that make up the southern section of Veterans Parkway. This project is the final stage in connecting I-29 and I-90 with construction expected to begin in 2023 and an anticipated completion date in 2026. This 6-lane (3 in each direction) addition is aimed to largely reduce congestion on nearby roads and prepare Sioux Falls for 2050 transportation system needs. With this addition, it is anticipated that the area of Dawley Farms Village will largely increase in traffic.

The area is also very accessible by other means of transportation with bike paths and bus routes developed around and through the shopping area. The center is designed with ample sidewalk & bike path space to be pedestrian-friendly and welcoming neighboring residents to visit.





Daily Traffic & Visits



7.1K
visits/day

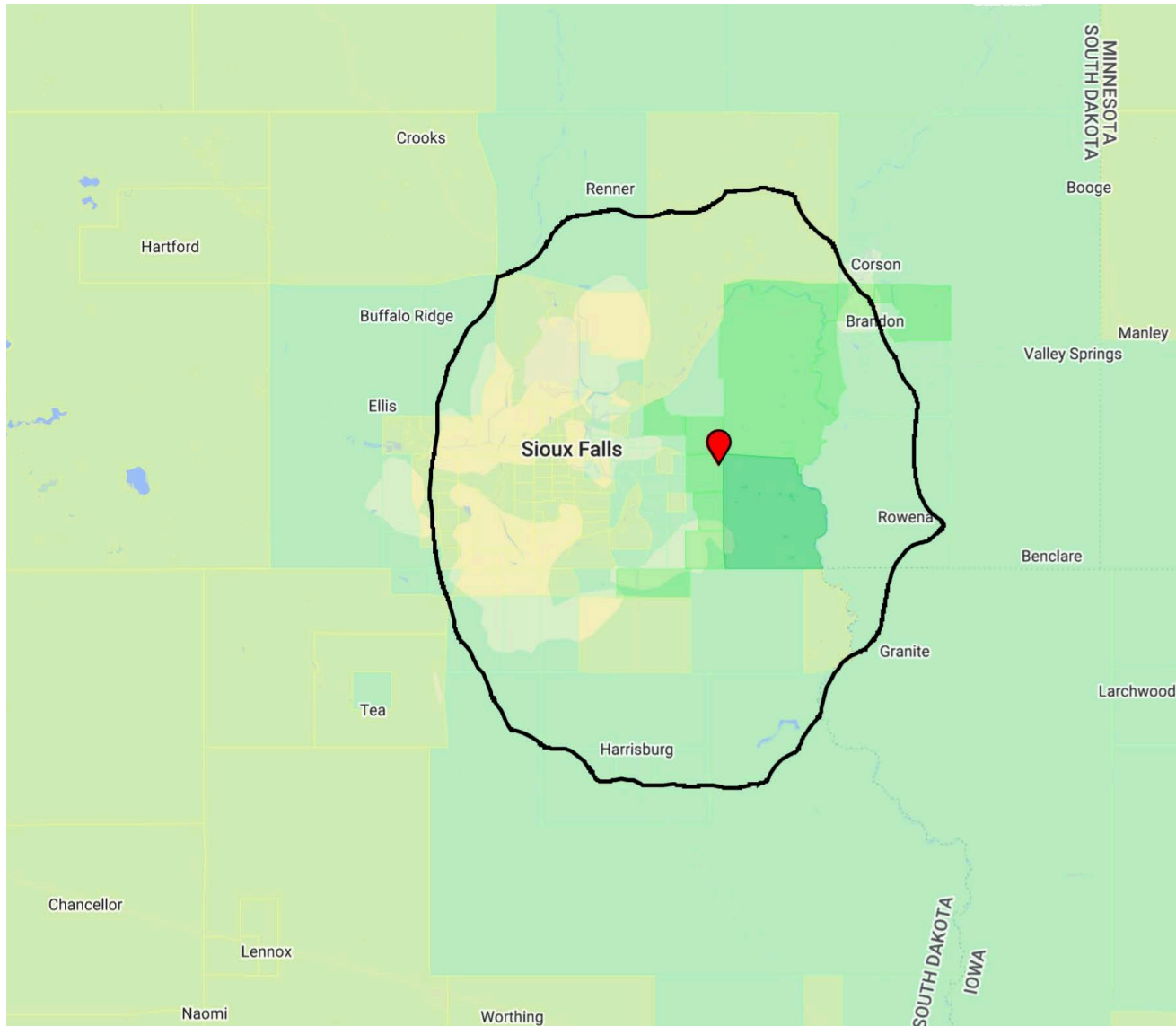


30+
retailers



* Source: Traffic counts - Esri. Visits calculated using a daily average of the year's visits based on Safe Graph yearly store area data. Visits are tracked using location sharing technologies on smartphones & is defined as a 5 minute or longer duration of being within the defined area.

Visitor Data



7.1K
visits/day



2.6M
2021 visits

Key

- 121,540 or more total visits in 2021
- 26,980 to 121,540 total visits in 2021
- 5,890 to 26,980 total visits in 2021
- 5 to 5,890 total visits in 2021
- Majority of Visits Origination

* Source: Safe Graph. Visits over the year 2021 and where the traveler(s) originate (usually work or home). Visits are tracked using location sharing technologies on smartphones & is defined as a 5 minute or longer duration of being within the defined area.

Economic Drivers



Active Generations is building its new campus for seniors that will offer adult daycare; social, recreational, & educational activities; nutrition & food delivery services; counseling services, and more.



250 - 500 Patrons



Glo by Best Western, built in 2020, serves the east side as one of the newest and only hotels in the area.



79 Beds



CAPITAL SERVICES

Capital Services built their new headquarters in 2021 and chose Dawley Farms Village as a result of majority of their employees living near the center.



150 Employees



Avera is in the midst of building their newest 3-story, 86,000 sq/ft medical center that will service Sioux Falls & rural surrounding communities.

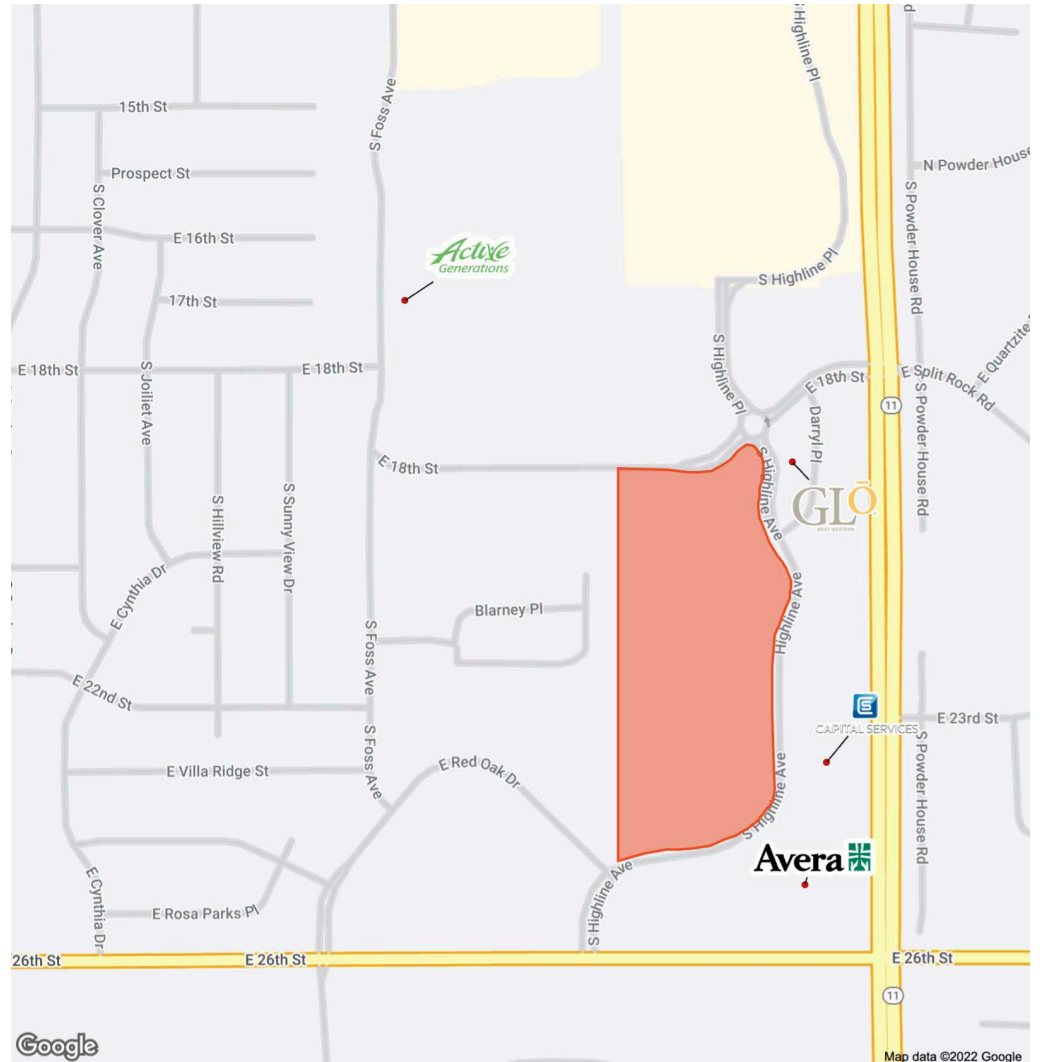


120 Employees



RAQUEL BLOUNT SIOR

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Demographics

	1-mile	3-mile	5-mile	MSA
Population	5,669	56,115	118,072	202,191
Daytime Population	4,958	38,189	128,487	222,657
Median Household Income	\$72,853	\$73,247	\$66,390	\$66,990

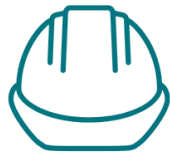
* Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2022 geography.

Residents

The Dawley Farm Village surrounding area has been growing exponentially over the years especially when it comes to housing. With ample housing developments under construction and many in planning phases, this growth is expected to continue into the coming years. Not only does the area feature many multi-family complexes, but also single-family homes that hold a median value of \$269,444 (1-mile radius).



74.5%
households with
2+ people*



>750
units under
construction



56.1K
residents within
3 miles

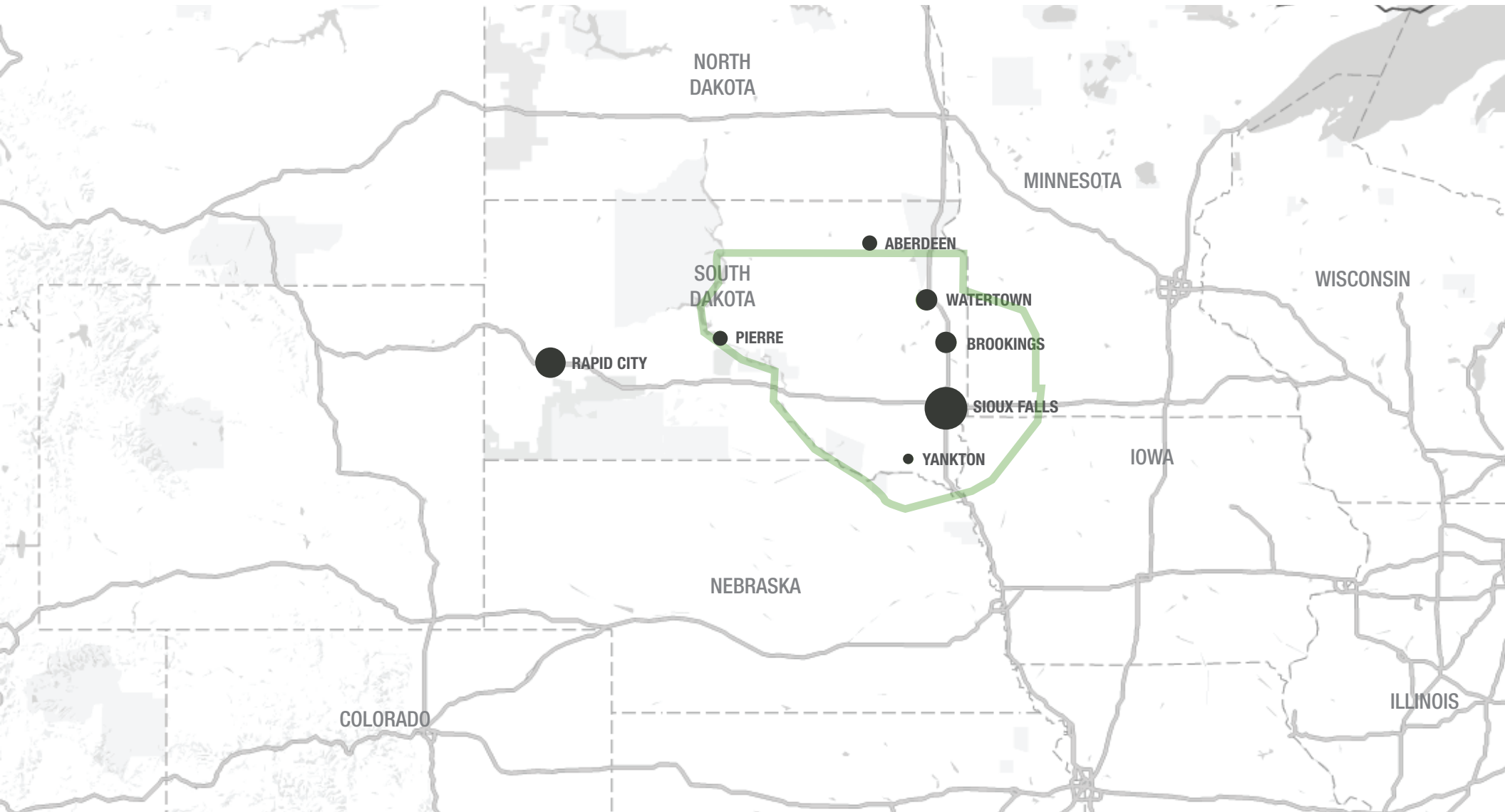


118.1K
residents within
5 miles



* Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2022 geography.

Trade Area



Demographics

Sioux Falls, ranked #1 on Forbe's The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

POPULATION PROJECTION

Year	Sioux Falls	MSA
2022	202,191	289,759
2027	214,291	307,639

FAST FACTS



Lincoln County -
One of the Fastest
Growing Counties
in U.S.
(City of SF 2020)



Best City for Young
Professionals
(SmartAsset 2021)



Top Ten for Financial
Independence
(Choose Fi 2021)



Top Five Hottest Job
Market
(ZipRecruiter 2020)



Top City for Millenni-
als Buying Homes
(SmartAsset 2020)



High Economic
Strength Rankings
(Policom 2020)



Second Best City to
Start a Career
(Zippia 2020)



Top Six Happiest
Cities in America
(WalletHub 2020)

TOP EMPLOYERS

SANFORD
HEALTH

11,239

Avera

7,888

Smithfield

3,700



3,688

HyVee
EMPLOYEE OWNED

3,050

WELLS
FARGO

2,364

LAND FOR SALE

PAWLEY FARM VILLAGE

Highline Place | Sioux Falls



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Information herein is deemed reliable, but not guaranteed.