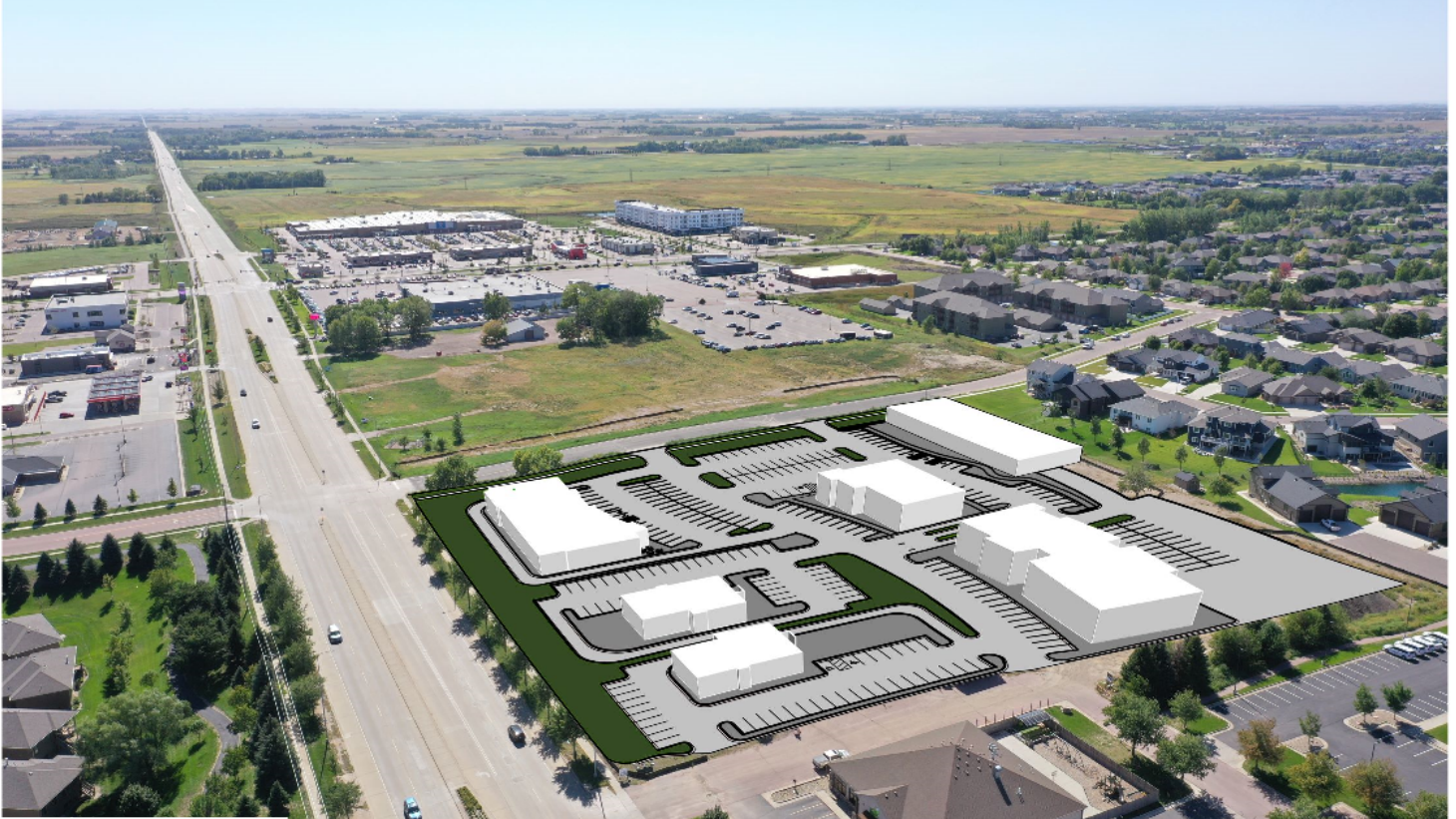


# 81 GARDENS

OFFICE / RETAIL / COMMERCIAL



7201 S. Minnesota Avenue  
Sioux Falls, SD 57108



Various Sizes Available  
Lots For Sale  
Build-to-Suit  
Lease Options



Sale: \$20-\$30 / SF  
Lease: TBD Upon Final Design  
of Proposed Project  
Contact Broker

## LOCATION

Highly desirable and visible development opportunity at the NW intersection of 81st Street and Minnesota Avenue! Positioned in the heart of south-central Sioux Falls with abundant growth and tons of traffic. Perfect place for your business to lease or own.

## DESCRIPTION

- In close proximity to several retail attractions including Walmart, Burger King, McDonald's, Valvoline, and Holiday Gas Station, Aldi
- Located near the intersection of two major arterial roadways and just north of the future SD Hwy 100 with an exit planned at Minnesota Avenue
- Pad sites available now
- Projected construction commencement is early 2023
- Retail and office space available
- Lots for sale range from \$20-\$30 / SF depending on frontage and suite size
- Contact Broker for additional information

CO-LISTED WITH RYAN TYSDAL OF VANBUSKIRK COMPANIES

**RAQUEL BLOUNT** SIOR

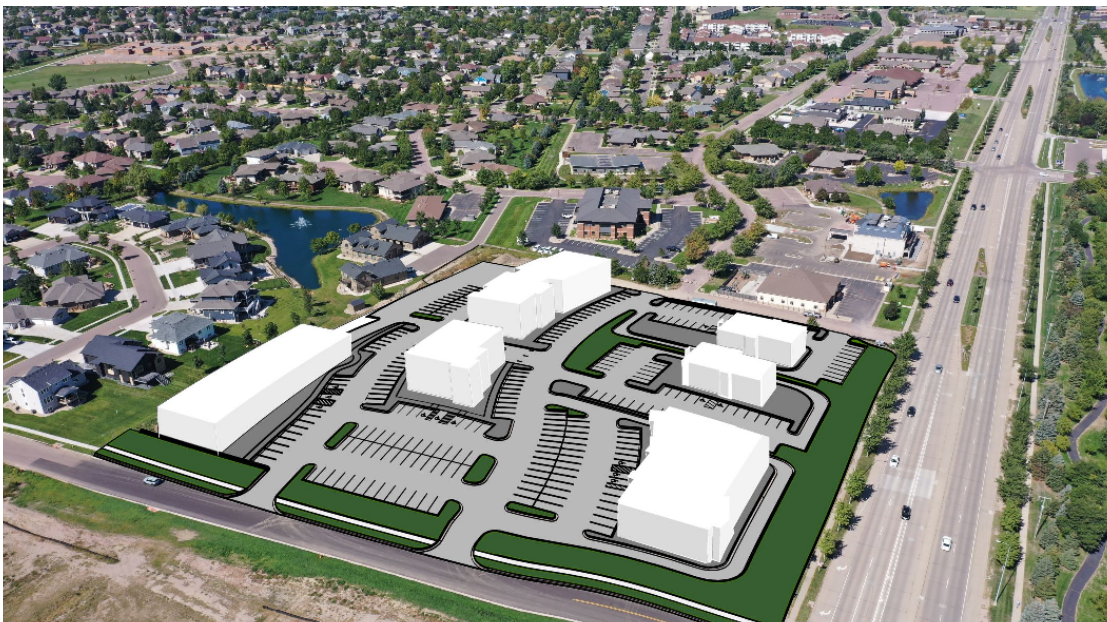
605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

## CONCEPT PLAN

Concept only; subject to change

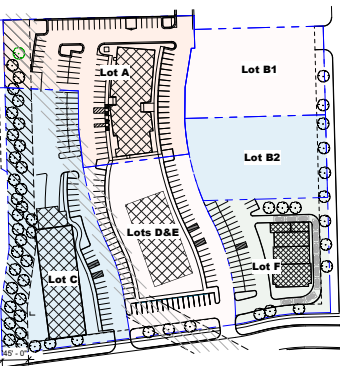


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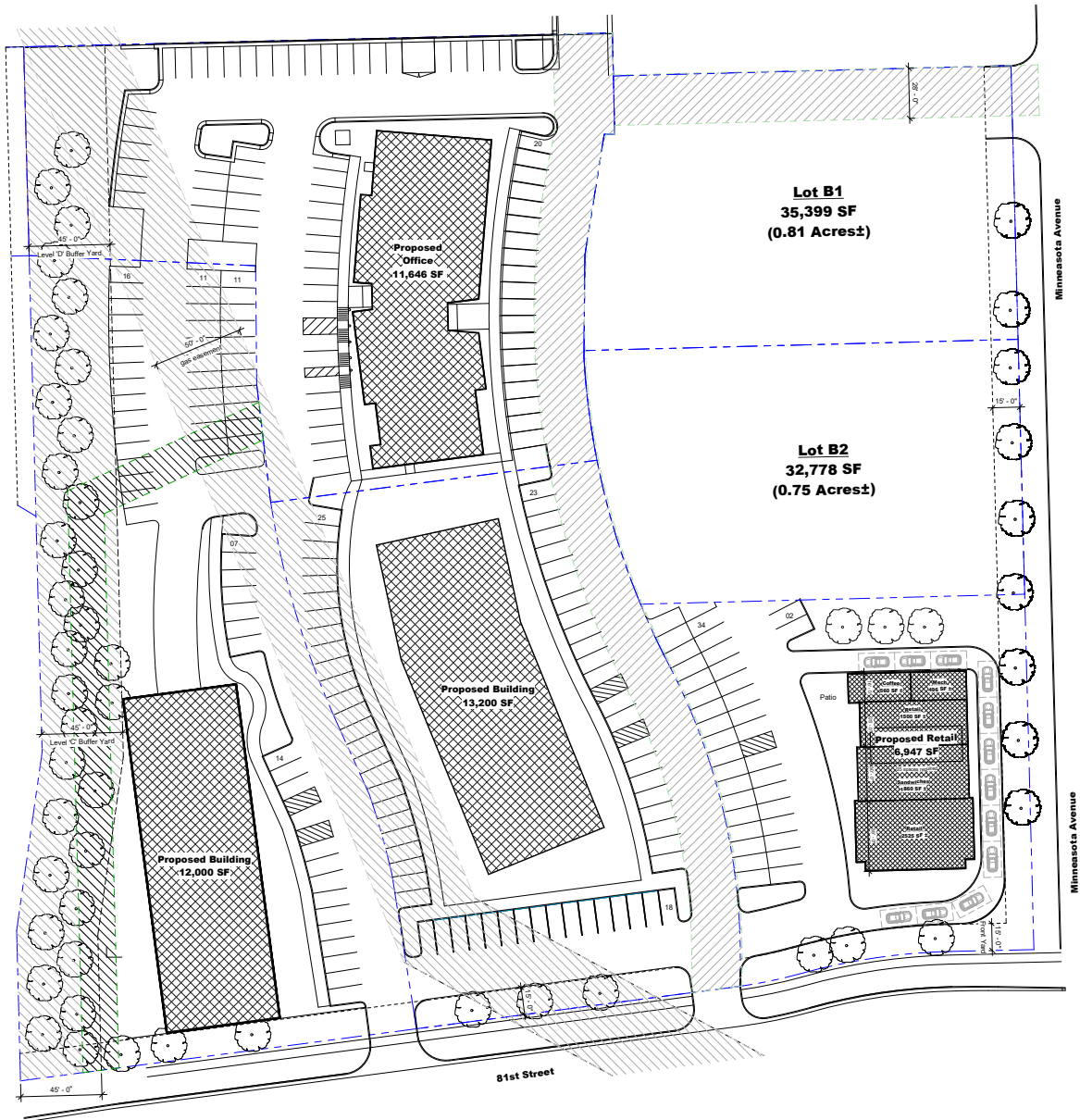
## SITE PLAN

Concept only; subject to change

<b>Lot A</b>
Lot Square Footage: 61,580 SF (±1.41 Acres)
<b>Lot B1</b>
Lot Square Footage: 35,399 SF (±0.81 Acres)
Parking Required: TBD
Parking Shown: TBD
<b>Lot B2</b>
Lot Square Footage: 32,778 SF (±0.75 Acres)
Parking Required: TBD
Parking Shown: TBD
<b>Lot C</b>
Lot Square Footage: 71,669 SF (±1.65 Acres)
Parking Required: TBD
Parking Shown: TBD
<b>Lots D&amp;E</b>
Lot Square Footage: 56,047 SF (±1.29 Acres)
Parking Required: TBD
Parking Shown: TBD
<b>Lot F</b>
Lot Square Footage: 36,114 SF (±0.83 Acres)
Parking Required: 35 Spaces
Parking Shown: 36 Spaces



3 Overall Outlot Plan  
Scale: 1" = 100'-0"



1 Overall Site Plan  
Scale: 1" = 30'-0"

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

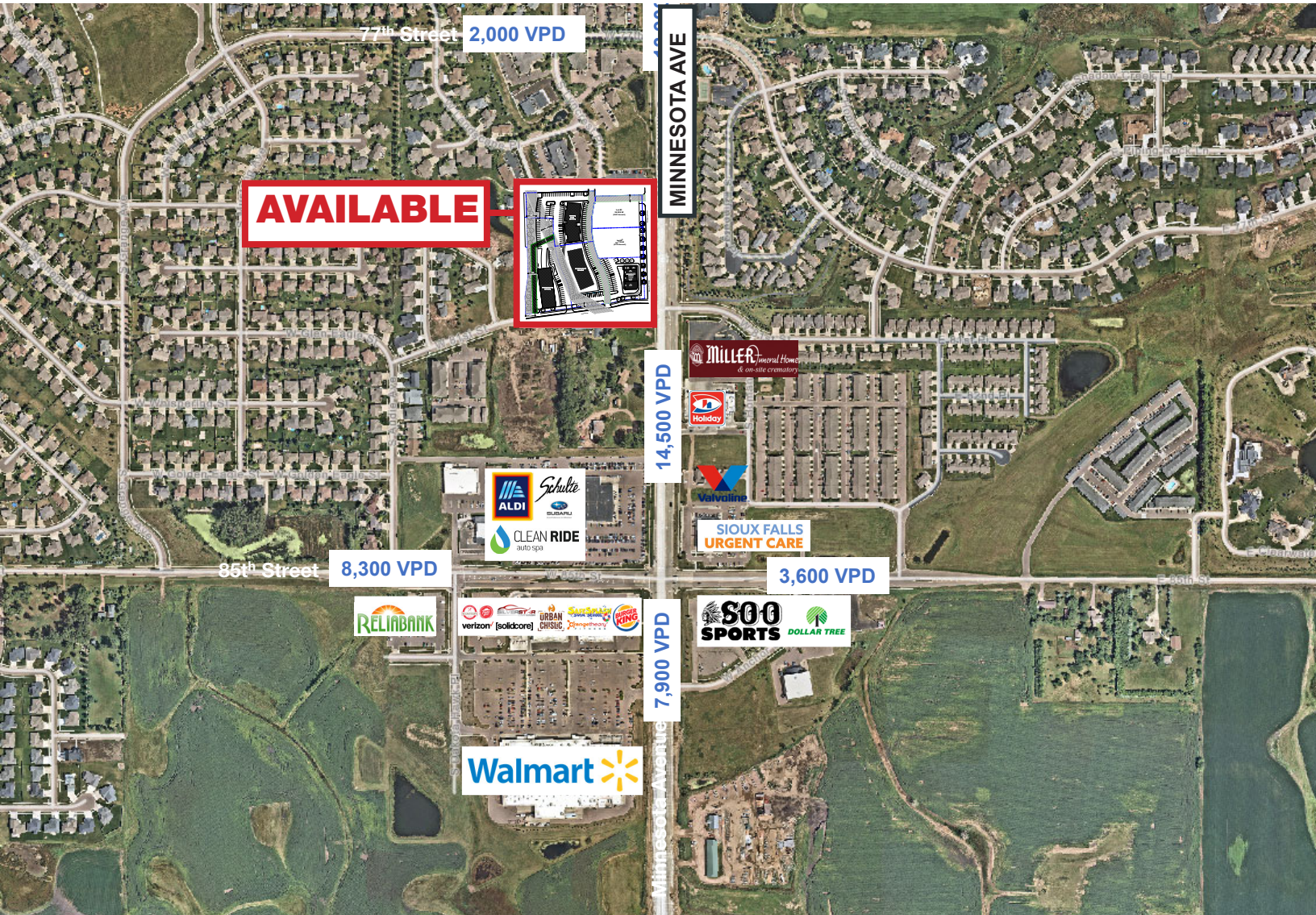
# 81 GARDENS

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## AREA MAP

Concept only; subject to change



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## AREA MAP



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## AREA MAP & STATISTICS



Market Profile  
Data Indicates 3 Mile Radius

<b>Total Population</b>	5,380	<b>2020 Average Household Size</b>	3.33
<b>Total Daytime Population</b>	5,274	<b>2020 Housing Units</b>	Owner: 1,614   Renter: 398
<b>Workers</b>	2,162	<b>Median Household Income</b>	\$110,666
<b>Residents</b>	3,112	<b>Per Capita Income</b>	\$47,246
<b>2020 Households</b>	2,010	<b>Median Age</b>	34

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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  
<https://siouxfallsdevelopment.com/community-profile/>

\*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 - 11,239
- Avera Health - 7,888
- Smithfield Foods - 3,700
- Sioux Falls School District - 3,688
- HyVee Food Stores - 3,050
- Wells Fargo - 2,364
- Citi - 1,427
- First PREMIER Bank - 1,266
- Walmart/Sam's Club - 1,464

POPULATION		
YEAR	SIoux FALLS	MSA*
2010	153,888	228,261
2014	165,800	240,202
2021	202,600	285,387

PROJECTED POPULATION		
YEAR	SIoux FALLS	MSA
2025	208,800	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



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



**Best City for Young Professionals**  
 (SmartAsset 2021)



**A Top Ten for Financial Independence**  
 (Choose Fi 2021)



**Top Five Hottest Job Market**  
 (ZipRecruiter 2020)



**Top City for Millennials Buying Homes**  
 (SmartAsset 2020)



**High Economic Strength Rankings from Policom**  
 (Policom 2020)



**Second Best City to Start a Career**  
 (Zippia 2020)



**Top Six Happiest Cities in America**  
 (WalletHub 2020)

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