

FOR SALE
OFFICE / RETAIL
17,501 sq. ft.
\$2,650,000

14TH & MINNESOTA OFFICE/RETAIL PROPERTY
601 SOUTH MINNESOTA AVENUE
SIOUX FALLS, SD



Bender Commercial Real Estate Services
305 West 57th Street
Sioux Falls, South Dakota 57108
(605) 336-7600
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SPACE SUMMARY

SALE PRICE	\$2,650,000
	Main Level: 8,737 SF Upper Level: 4,382 SF Lower Level: 4,382 SF Total Finished: 17,501 SF Drive-thru Canopy: 980 SF
BUILDING SIZE	98,650 SF
LAND SIZE	Minnesota Avenue Frontage: 42,250 SF Spring Avenue Frontage: 56,400 SF
ZONING	C-2 Commercial / Office (See attached zoning aerial)
PARKING	90 parking spaces Parking Ratio: 1 space per 195 SF

- Office/Retail building located on high traffic, high visibility intersection near downtown Sioux Falls.
- Building is comprised of lobby/reception area, private offices, conference rooms, open work areas, breakroom with kitchen and restrooms.
- Upper level has large executive offices and restrooms.
- Lower level has open area with workstations, climate-controlled technology room, and storage.
- Space can be subdivided for tenants
- Large windows provide natural light.
- Great signage along Minnesota Avenue.
- Daily combined traffic count of 14th Street and Minnesota Avenue is 31,300 vehicles.

Information herein deemed reliable, but not guaranteed. Buyer should verify independently.



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Floorplan – Main Level



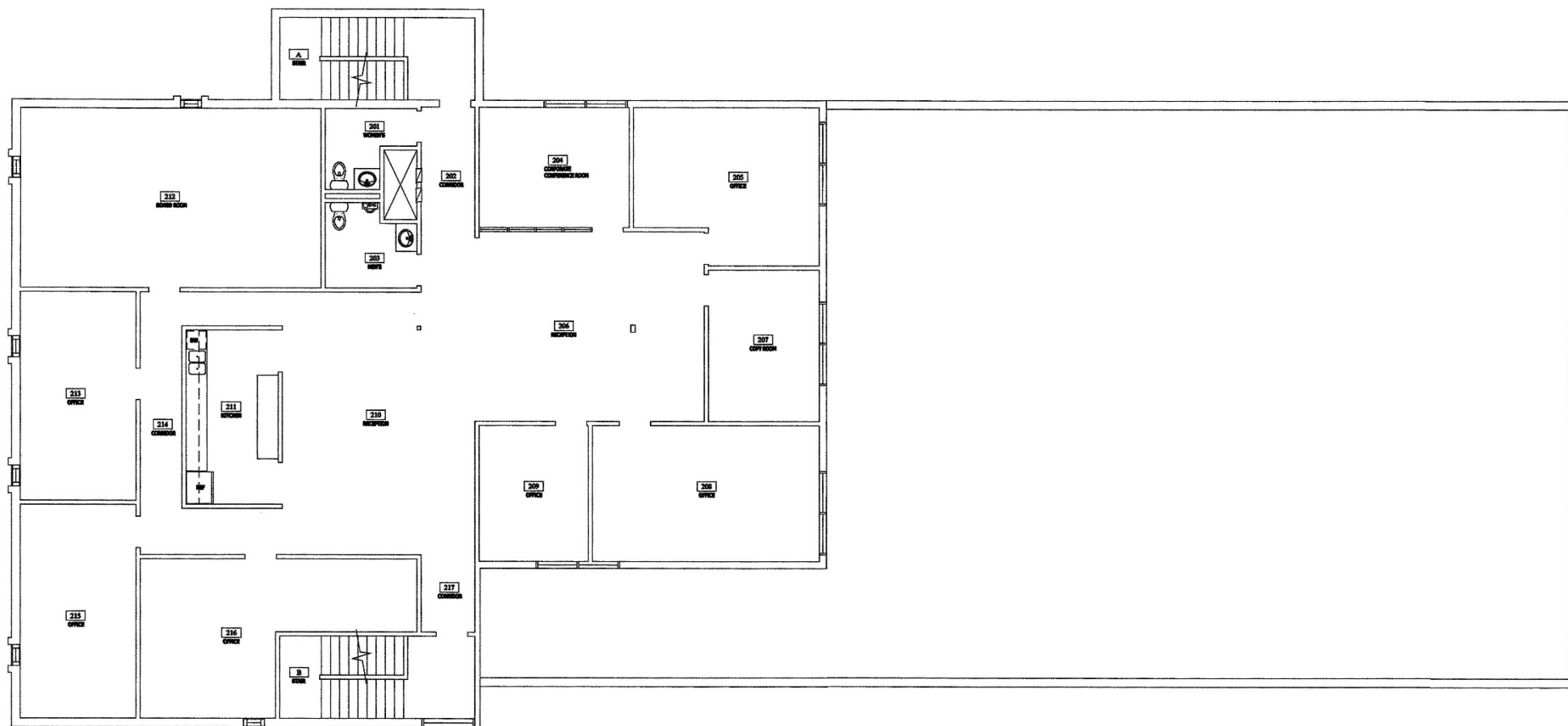
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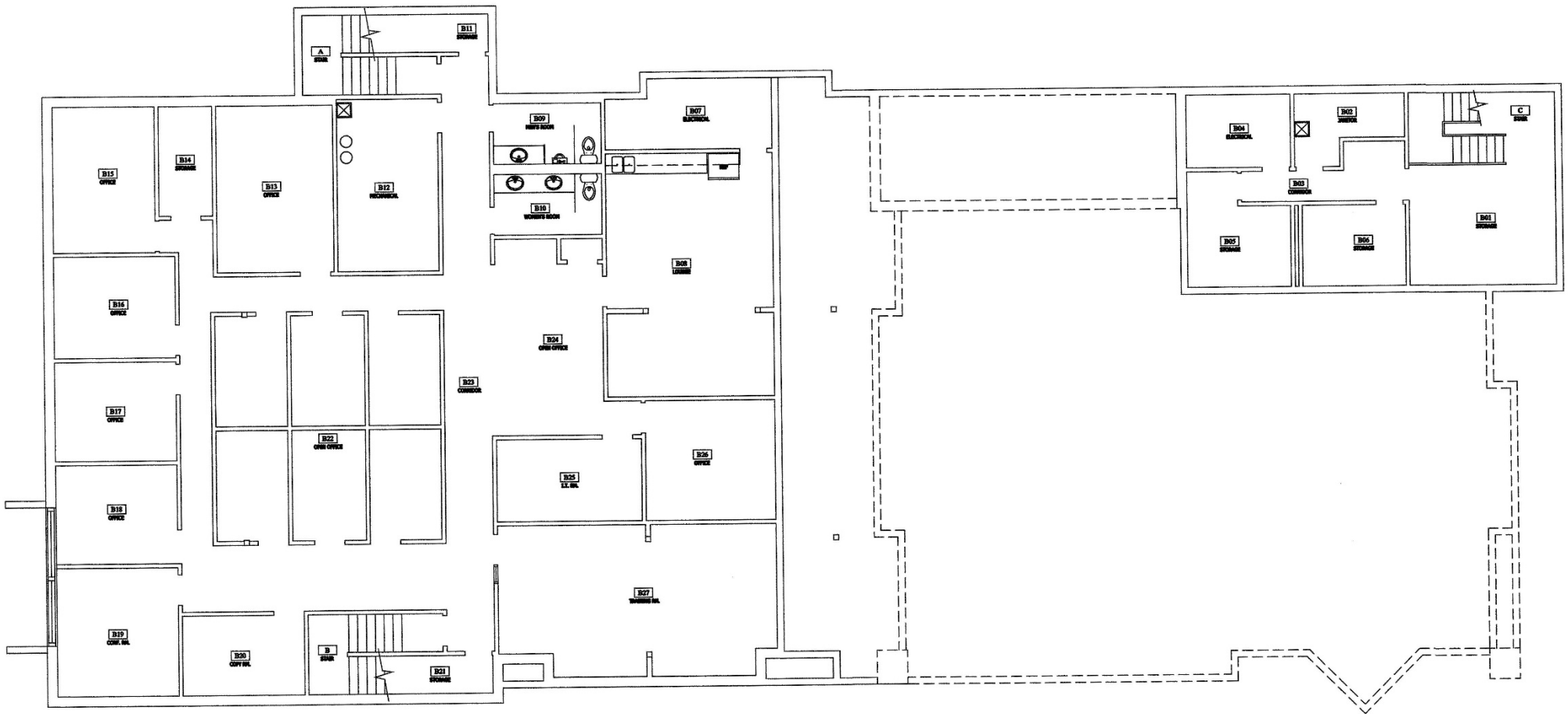
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Floorplan – Upper Level



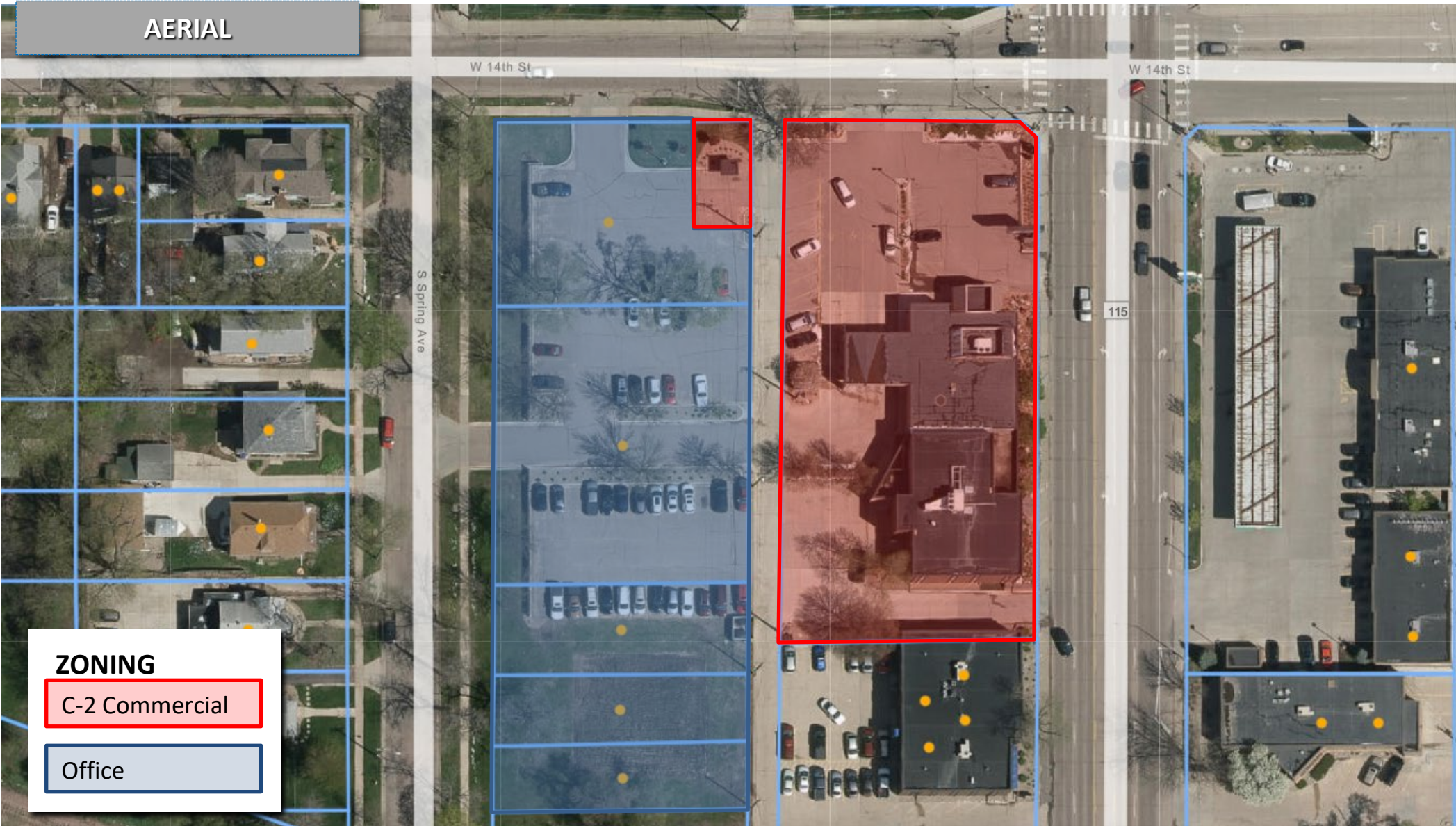
Floorplan – Lower Level



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AERIAL



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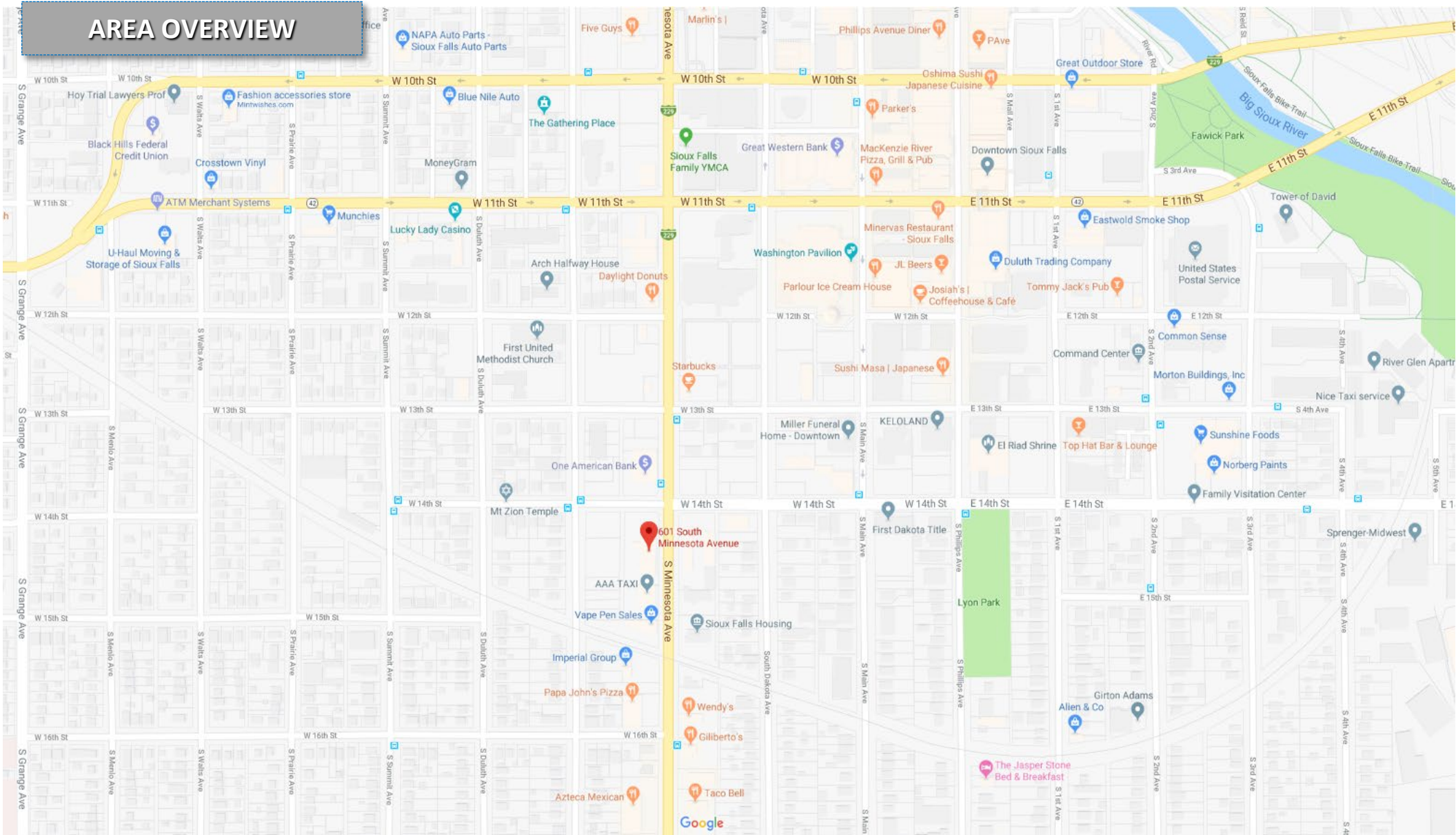
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AREA OVERVIEW



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DEMOGRAPHICS

KEY FACTS

190,410

Population



Average
Household Size

35.5

Median Age

\$57,882

Median Household
Income

EDUCATION

9%

No High
School
Diploma



23%

High School
Graduate



32%

Some College



36%

Bachelor's/Grad/Prof
Degree

BUSINESS



7,552

Total Businesses



148,648

Total Employees

EMPLOYMENT



White Collar

68%



Blue Collar

20%



Services

12%

3.4%

Unemployment
Rate

INCOME



\$57,882

Median Household
Income



\$31,462

Per Capita Income



\$93,908

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$150,000 - \$199,999 (4.8%)

Indicator	Value	Difference	
<\$15,000	10.3%	+5.2%	
\$15,000 - \$24,999	8.5%	+3.7%	
\$25,000 - \$34,999	9.8%	+3.0%	
\$35,000 - \$49,999	13.8%	+2.8%	
\$50,000 - \$74,999	18.7%	+0.8%	
\$75,000 - \$99,999	15.4%	-3.7%	
\$100,000 - \$149,999	13.8%	-6.6%	
\$150,000 - \$199,999	4.8%	-2.4%	
\$200,000+	4.8%	-3.0%	

Bars show deviation from
Lincoln County