

**BITTERROOT EXECUTIVE SUITES  
7405 SOUTH BITTERROOT PLACE  
SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE  
EXECUTIVE OFFICE SUITE**

*We open doors.*



**PROPERTY FEATURES:**

- **Executive Suites**
- **For Lease: See attached floorplan for pricing**
- Lease rate is inclusive of all expenses.
- Executive office space located near Western Avenue and 85<sup>th</sup> Street in southwest Sioux Falls.
- Amenities to include common area conference room, restrooms and outdoor patio.
- Monument signage available.
- Ample onsite parking with 1:189 parking ratio.
- Easy access to 69<sup>th</sup> Street, 85<sup>th</sup> Street and Western Avenue.

*For More Information, Please Contact:*

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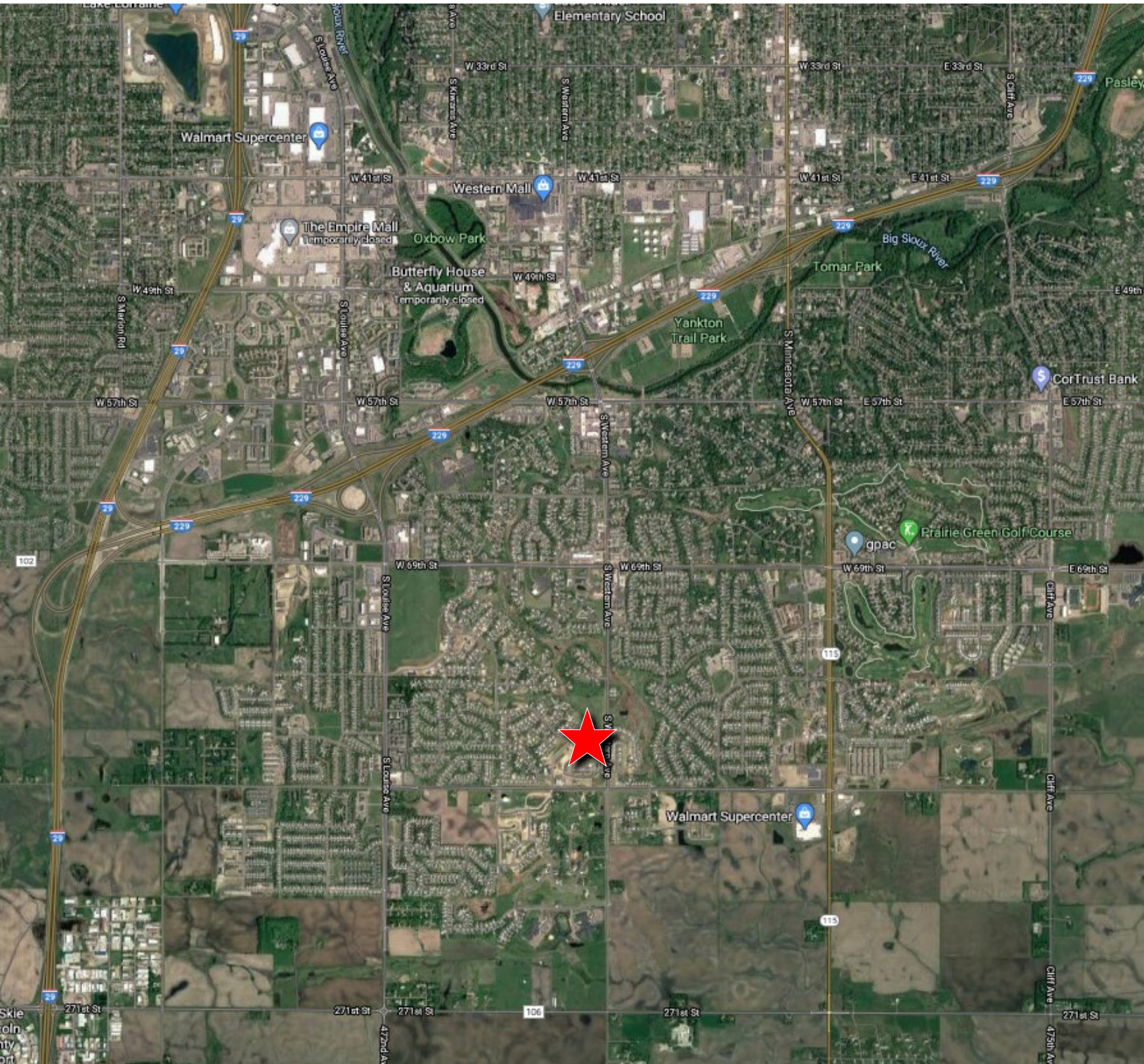


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# BITTERROOT EXECUTIVE SUITES

## 7405 SOUTH BITTERROOT PLACE

### SIOUX FALLS, SD

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#### KEY FACTS

41,908

Population



2.4

Average Household Size

36.8

Median Age

\$68,595

Median Household Income

#### EDUCATION

4%

No High School Diploma



18%

High School Graduate



31%

Some College



47%

Bachelor's/Grad/Pr of Degree

#### BUSINESS



2,579

Total Businesses



33,079

Total Employees

#### EMPLOYMENT



76%

White Collar



14%

Blue Collar



10%

Services



2.4%

Unemployment Rate

#### INCOME



\$68,595

Median Household Income



\$39,282

Per Capita Income



\$129,796

Median Net Worth

#### Households By Income

The largest group: \$50,000 - \$74,999 (15.6%)

The smallest group: \$15,000 - \$24,999 (6.3%)

Indicator	Value	Difference	
<\$15,000	7.6%	+2.8%	
\$15,000 - \$24,999	6.3%	+1.8%	
\$25,000 - \$34,999	10.0%	+2.8%	
\$35,000 - \$49,999	13.6%	+2.1%	
\$50,000 - \$74,999	15.6%	-2.4%	
\$75,000 - \$99,999	15.0%	-4.2%	
\$100,000 - \$149,999	15.4%	-3.8%	
\$150,000 - \$199,999	8.3%	+0.6%	
\$200,000+	8.2%	+0.2%	

Bars show deviation from  
Lincoln County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

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