

REGAL RETAIL/OFFICE



2900 S Ellis Road
Sioux Falls, SD 57106

FOR LEASE

\$18.00 - \$20.00 / SF NNN
1,811 - 5,749 SF +/-

SIZE

- 1,811 - 5,749 SF

PRICE

- Endcap Spaces: \$20.00 / SF NNN
- Interior Bays: \$18.00 / SF NNN
- \$25.00 / SF Tenant Improvement Allowance

LOCATION

- Located just North of the 41st Street and Ellis Road cross streets
- Tons of new growth including Fareway Meat & Grocery, Dollar Tree, and hundreds of proposed apartment units

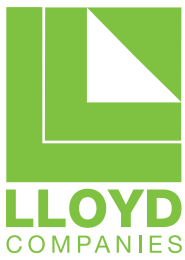
DESCRIPTION

- Excellent opportunity to serve the growing West Side, near residential and within minutes of Roosevelt High School
- Property is to be constructed; building will be constructed similarly to structure in marketing photos
- Zoned C-3 Commercial with 200' of Ellis Road frontage
- Near Lewis Drug, Sanford Westside Clinic, Family Wellness Center and proposed Westtown Marketplace development with Fareway Grocery and Dollar Tree, and hundreds of proposed apartment units
- Contact Broker with additional questions

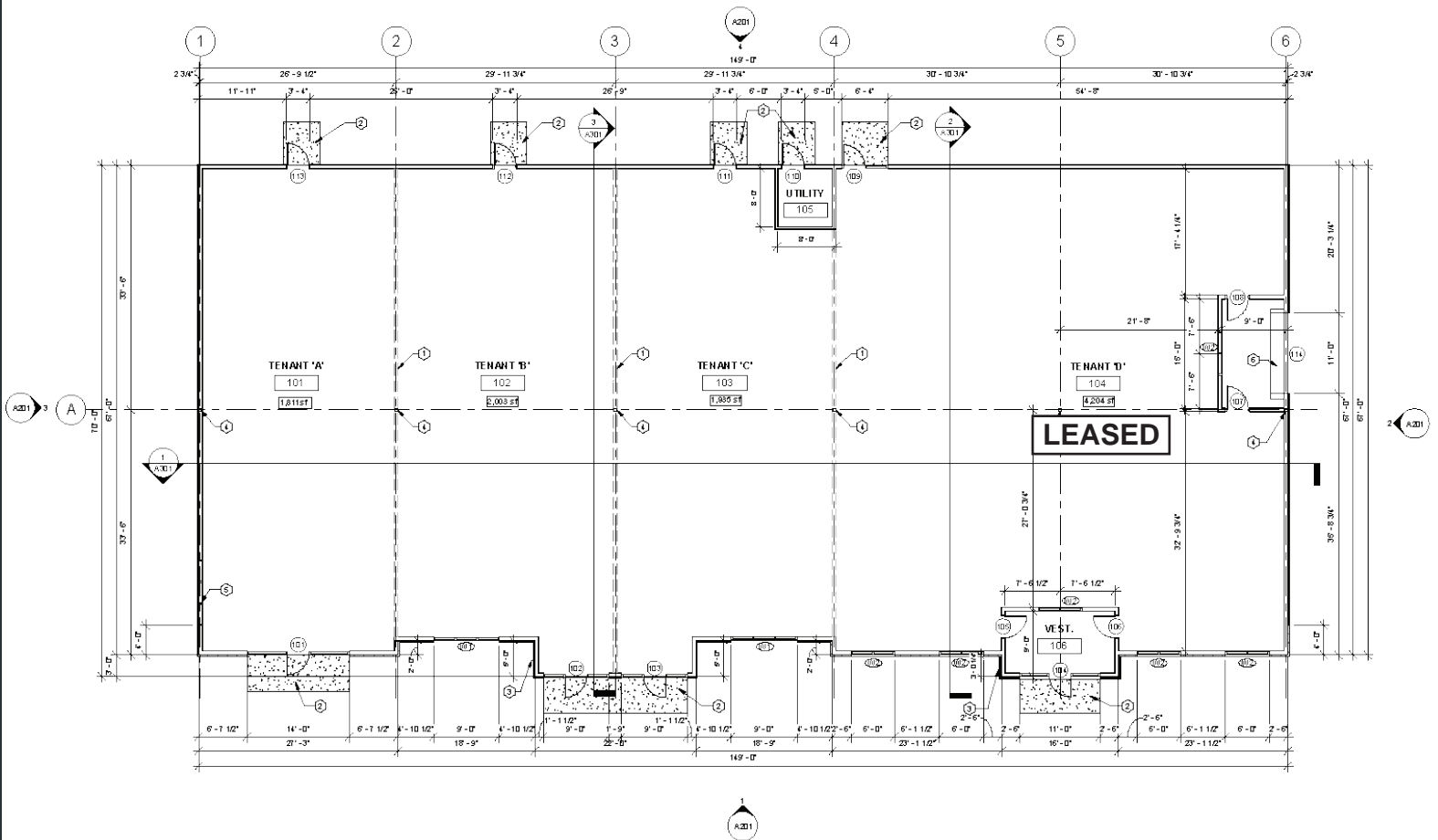
Find out more at Lloydcompanies.com

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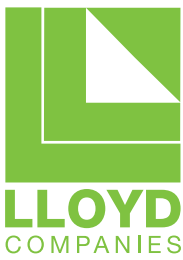
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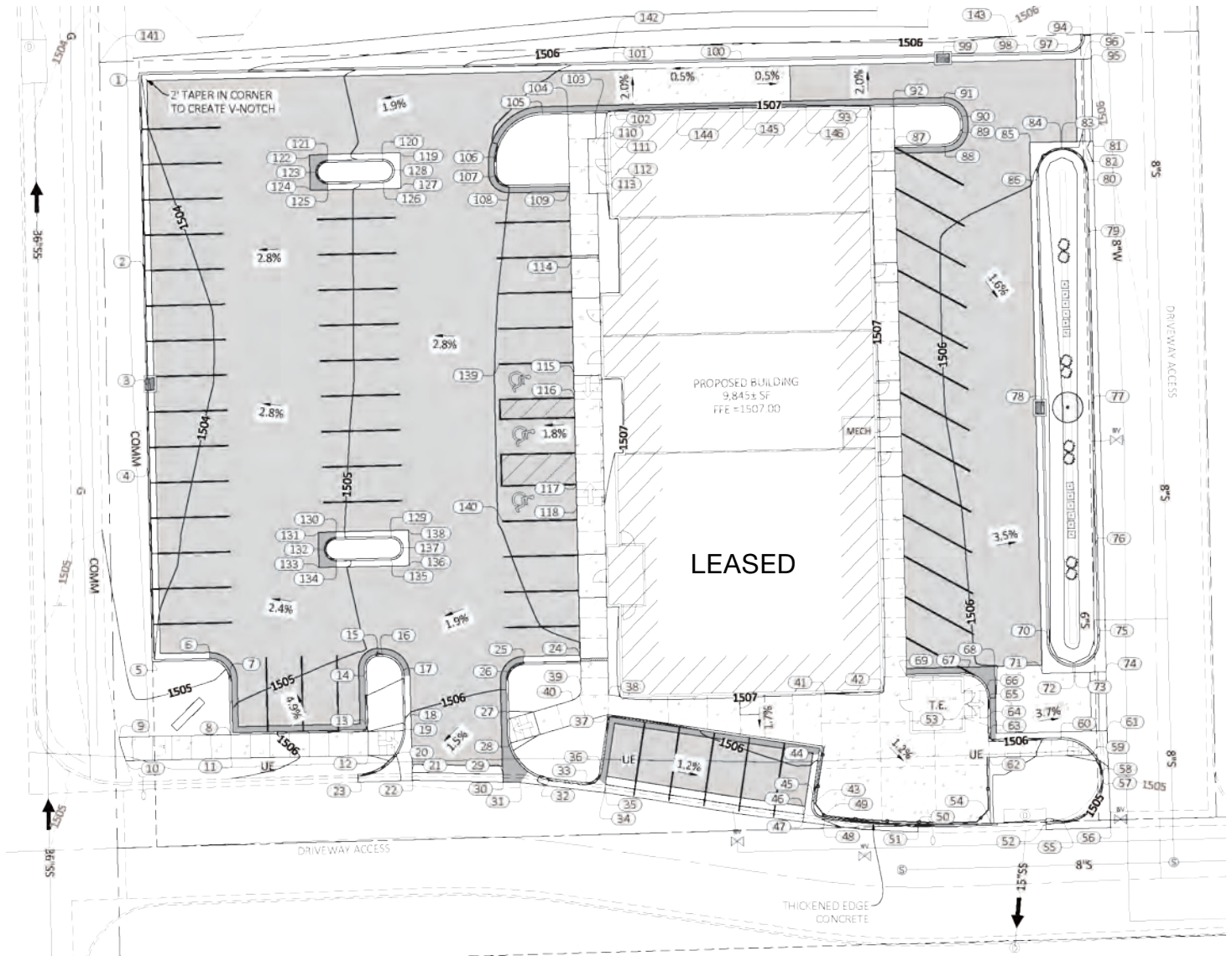
FLOOR PLAN

Concept only;
Subject to change

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SITE PLAN

Concept only;
Subject to change

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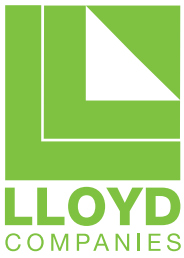


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AREA MAP AND ELEVATION

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NORTHWEST SIOUX FALLS NEW DEVELOPMENT HIGHLIGHTS

Jefferson High School: Opening fall 2021 and consists of a 300,00 square foot, 2-story building with state-of-the-art technology.

Sanford Sports Complex: Great Shots and Fleet Farm joined the established users at Sanford Sports Complex, including Fairfield Inn & Suites, Blue Rock Bar & Grill, Hockey Headquarters, Power & Grace Gymnastics, The Scheels Ice Plex, Huether Family Match Pointe, The Sanford Pentagon, and the Sanford Fieldhouse.

Lake Lorraine: A premier lifestyle center with several nationally recognized shopping opportunities, office structures, lakeside dining and activities, as well as Avera Family Health Center. Hyatt Place Hotel and Dave & Busters are under construction.

Roosevelt Marketplace: Commercial tenants include Gilbertos, Nail World, GreatLIFE, Year Round Brown, Stensland Family Farms Ice Cream WEST, Flyboy Donuts.

Westown Marketplace: Fareway and Dollar Tree have kicked off the development that is located across the street from Sanford Acute Care and Lewis Drug.

MIFive Strip Mall: Walmart outlot with a BP gas station and convenience store.

USD Community College for Sioux Falls: Recent transition from University Center – Sioux Falls; dedicated to innovation and workforce development.

Foundation Park: Located north of I-90 are Nordica Warehouse, Win Chill, and Dakota Carriers.

Empire Square: A 7-acre development in front of The Empire Mall will feature Chipotle Mexican Grill, Chick-Fil-A, Crumbl Cookie and more.



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The west side of Sioux Falls comprises over 50,000 residents and growing! As of mid-2020, anticipated multifamily building permits were estimated at 210 units with 2021 anticipating over 375 units. Mid-2020 also saw single-family home transactions in Sioux Falls' northwest corridor equating to about 18% of all home transactions in Sioux Falls. The map below indicates 2019 and 2020 new construction projects.

OVERALL SIOUX FALLS PROJECTED MULTIFAMILY DISTRIBUTION

