

**2 MONTHS FREE RENT**



# PERENNIAL PROPERTIES

OFFICE SPACE

**Bender**  
COMMERCIAL



**7115 SOUTH LYNCREST PLACE  
SIOUX FALLS, SD**



**4,448 RSF**



**\$23.00/SF NNN  
EST NNNs: \$6.95/SF**

- Main Level - Suite 122: 4,448 RSF (4,081 USF)
- Newly constructed office building located near 81st Street and Minnesota Avenue in south Sioux Falls.
- Parking ratio of 1 space per 300 SF (74 parking spaces).
- Premium building signage available.
- Access available from Lyncrest Place.
- TIA negotiable.
- Neighboring businesses include Walmart, Jersey Mike's Subs, Security Savings Bank, Schulte Subaru, Circle K, Clean Ride Auto, Aldi, Reliabank, Sioux Falls Urgent Care and Valvoline Instant Oil Change.
- **Two months free rent for qualified tenant.**

**BOBBIE TIBBETTS**

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**REGGIE KUIPERS, SIOR**

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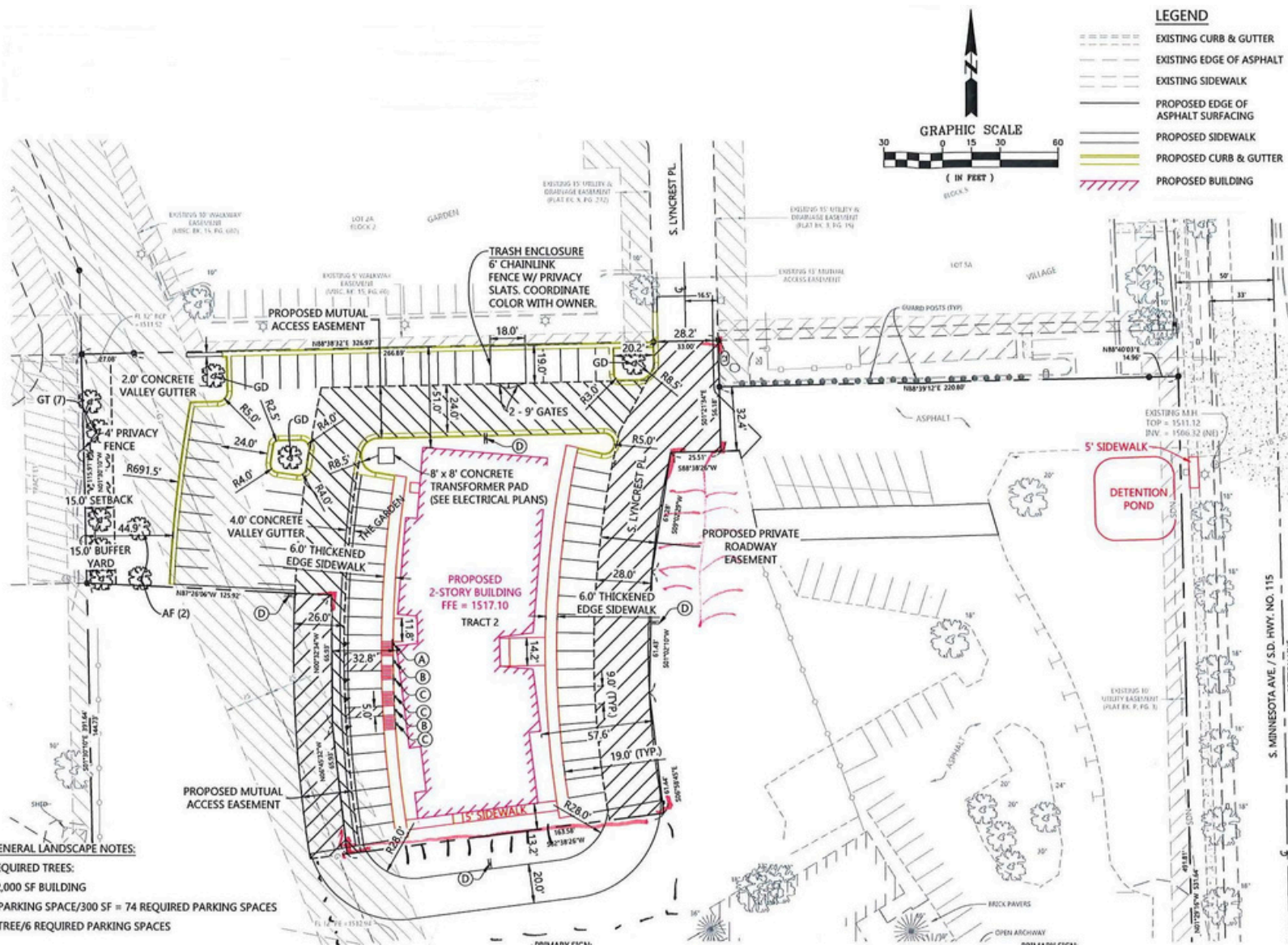
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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# PERENNIAL PROPERTIES



## OFFICE SPACE FOR LEASE

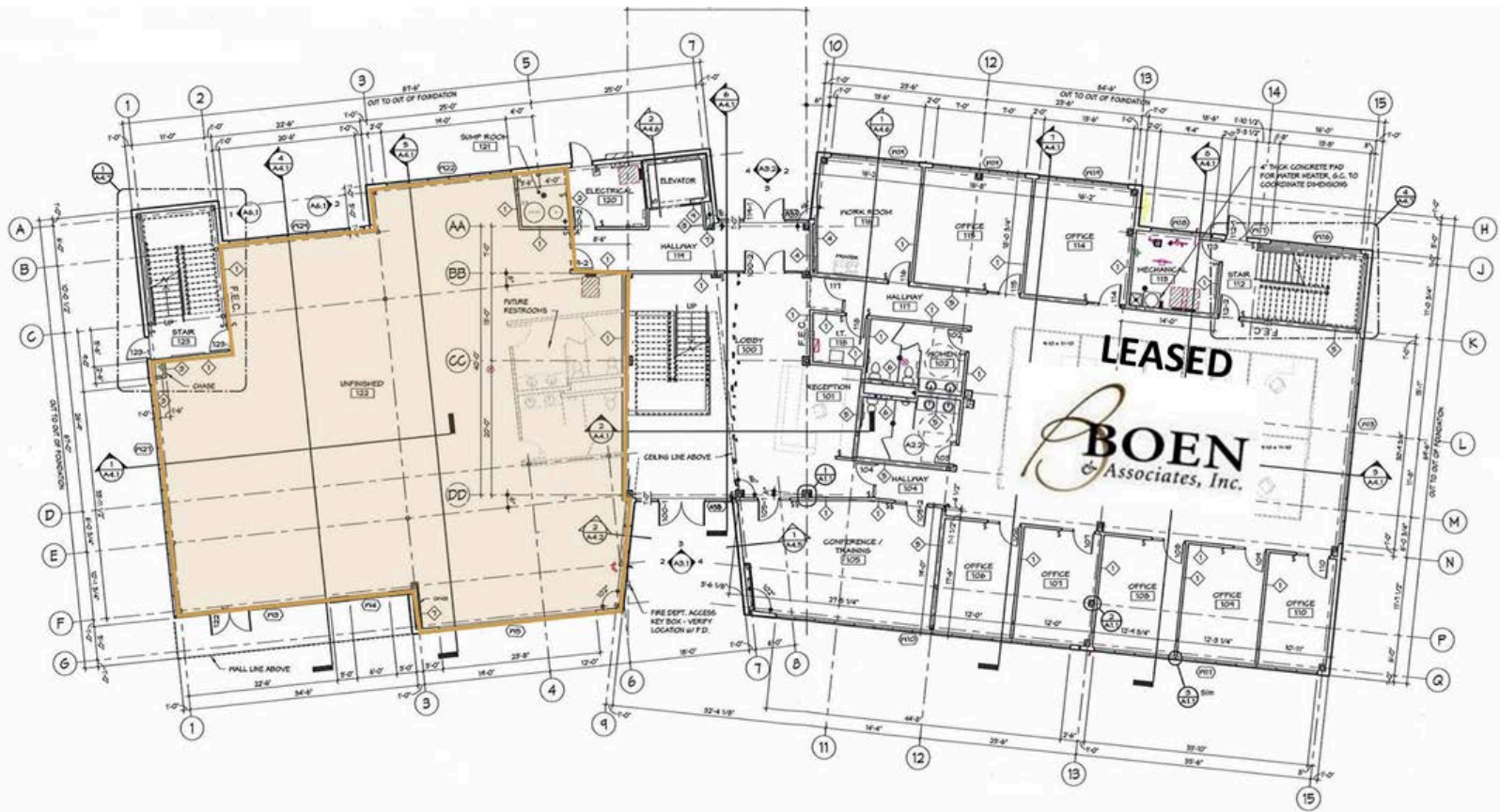




# PERENNIAL PROPERTIES



## FIRST FLOOR

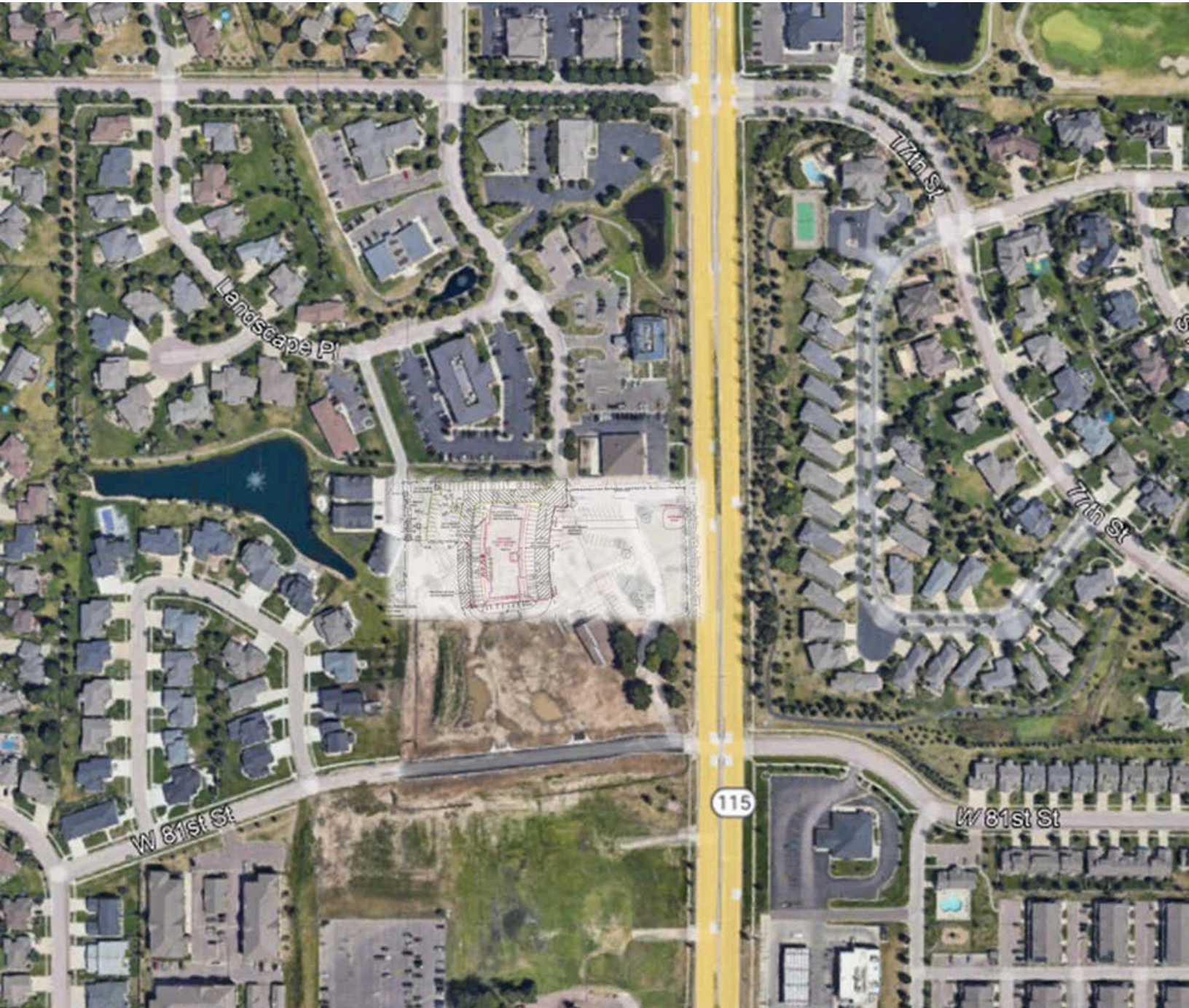




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OFFICE SPACE FOR LEASE

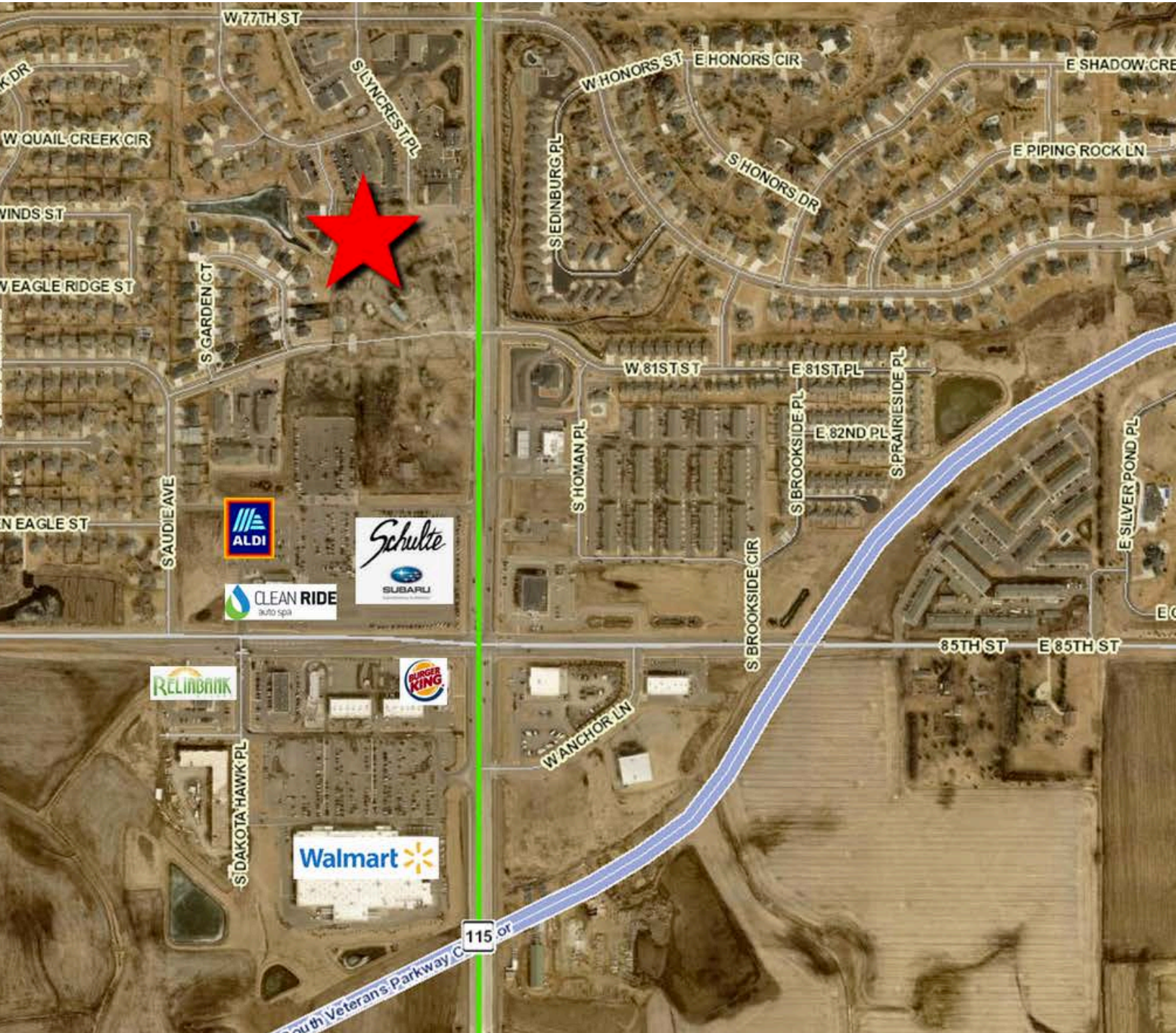




# PERENNIAL PROPERTIES



## OFFICE SPACE FOR LEASE





# PERENNIAL PROPERTIES



## 3-MILE DEMOGRAPHICS

### Key Facts

#### KEY FACTS

54,069

Population



2.4

Average Household Size

37.3

Median Age

\$84,125

Median Household Income

#### EDUCATION

2.5%

No High School Diploma



19.4%

High School Graduate



27.4%

Some College/ Associate's Degree



50.7%

Bachelor's/Grad/ Prof Degree

#### BUSINESS



2,762

Total Businesses



34,824

Total Employees

#### EMPLOYMENT



74.9%

White Collar



13.2%

Blue Collar



11.8%

Services



1.2%

Unemployment Rate

#### INCOME



\$84,125

Median Household Income



\$49,119

Per Capita Income



\$259,268

Median Net Worth

#### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.5%)

The smallest group: \$15,000 - \$24,999 (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	5.5%	+2.3%	
\$15,000 - \$24,999	3.9%	0	
\$25,000 - \$34,999	6.6%	+1.6%	
\$35,000 - \$49,999	11.7%	-1.3%	
\$50,000 - \$74,999	17.7%	-0.9%	
\$75,000 - \$99,999	10.9%	-1.7%	
\$100,000 - \$149,999	19.5%	-1.2%	
\$150,000 - \$199,999	10.1%	-1.6%	
\$200,000+	14.2%	+3.1%	

Bars show deviation from Lincoln County