

FOR LEASE



PERENNIAL PROPERTIES

OFFICE SPACE

Bender
COMMERCIAL



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



4,448 RSF



**\$25.00/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, Schulte Subaru, Circle K, Clean Ride Auto, Aldi, Reliabank, Sioux Falls Urgent Care and Valvoline Instant Oil Change.

BOBBIE TIBBETTS

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REGGIE KUIPERS, SIOR

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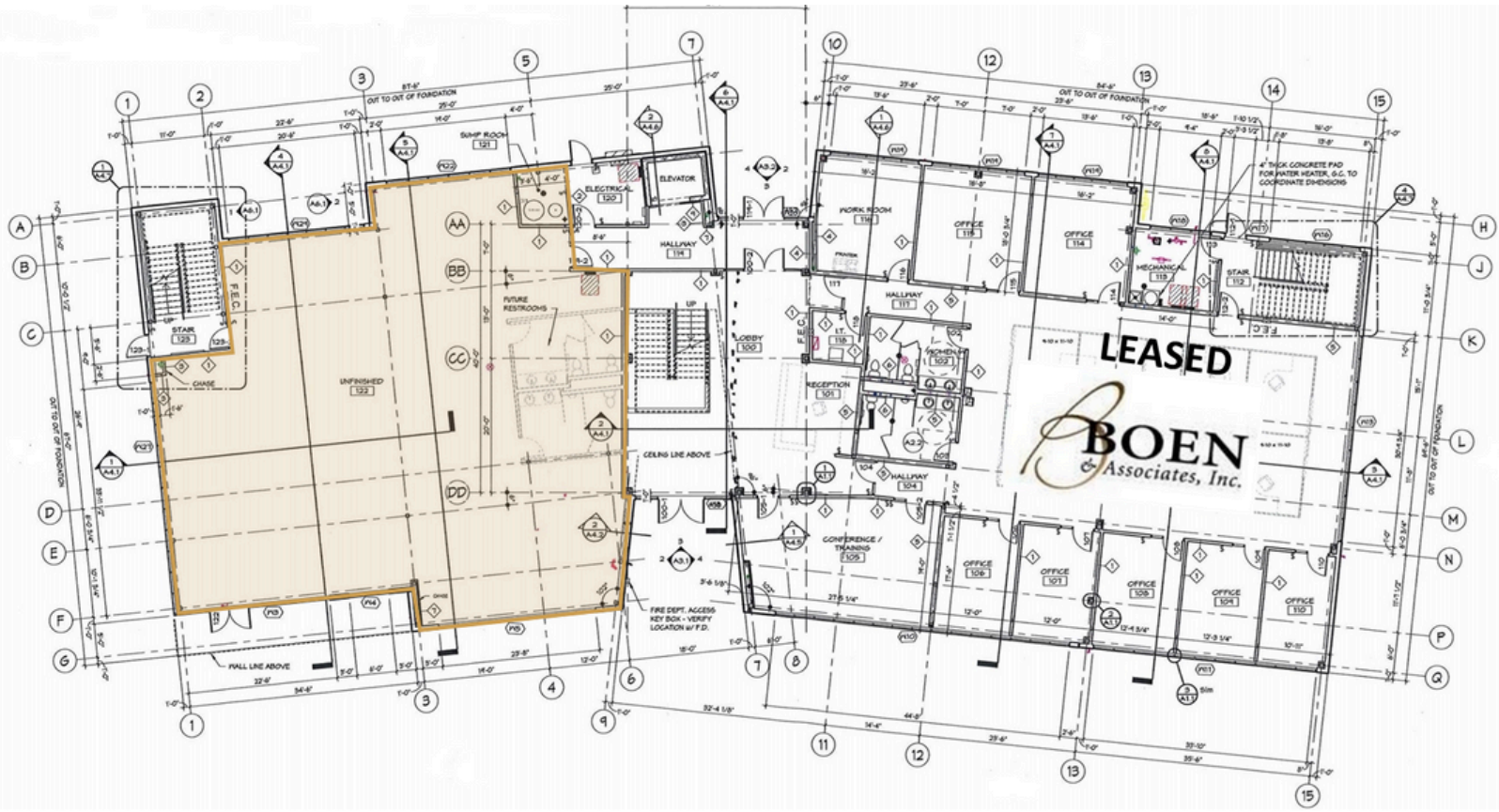
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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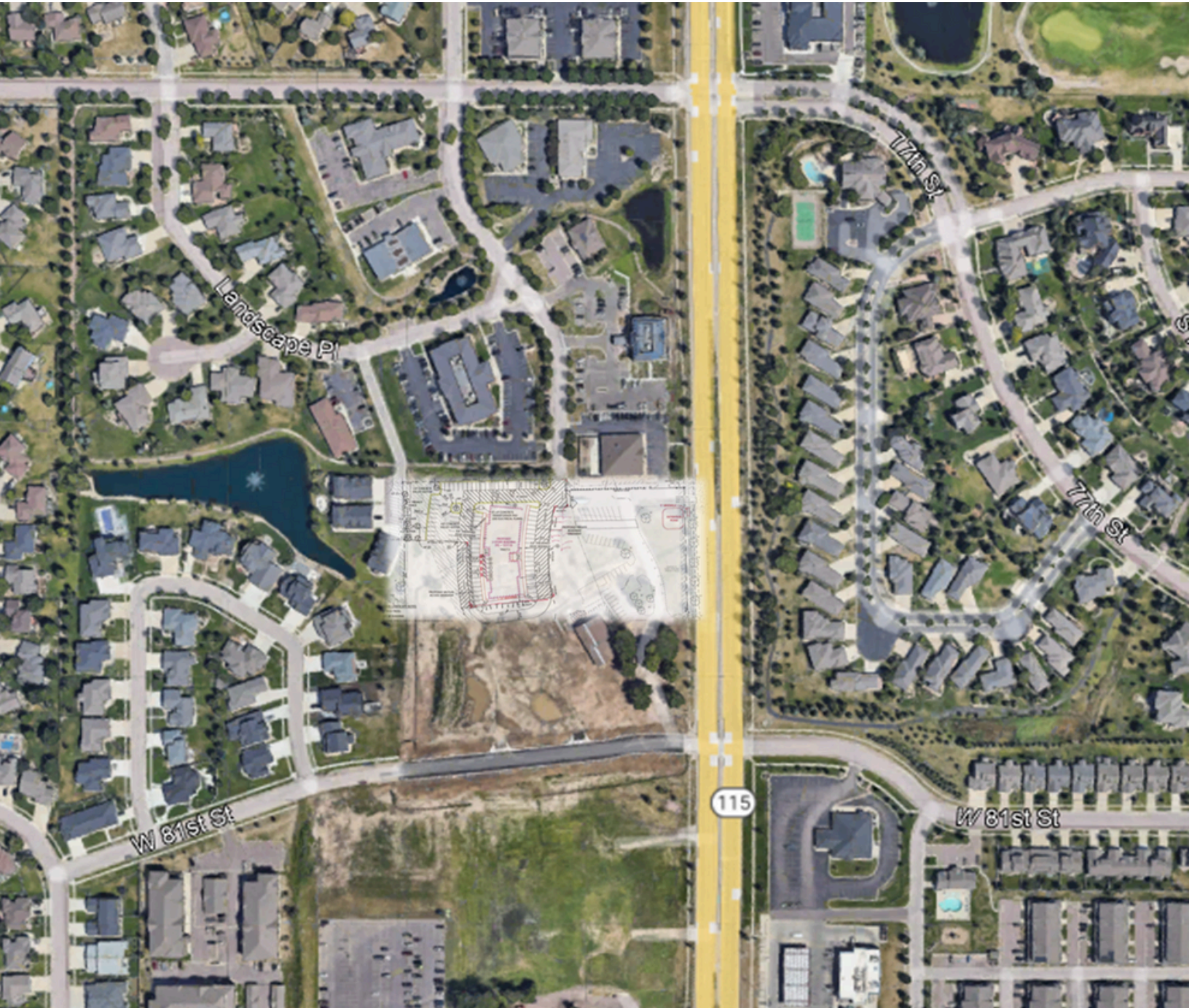
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PERENNIAL PROPERTIES



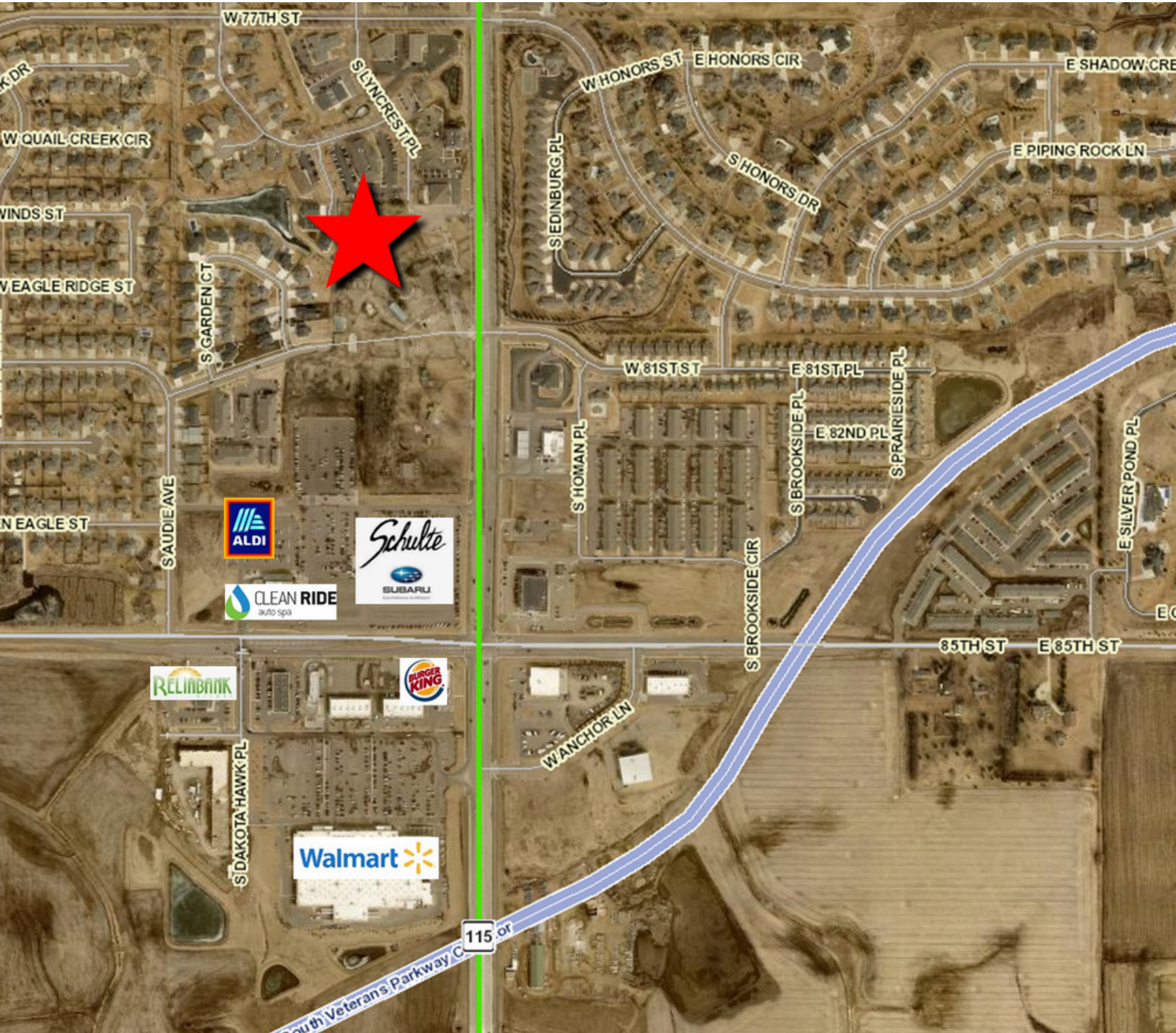
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PERENNIAL PROPERTIES



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