

FOR LEASE



VILLAGE ON LOUISE

RETAIL SPACE

Bender
COMMERCIAL



**5017 SOUTH LOUISE AVENUE
SIOUX FALLS, SD**



1,800 SF



**\$18.00/SF NNN
EST. NNNs: \$7.00/SF**

- Retail space located in successful Village on Louise.
- Open floorplan with one private office, storage area with a utility sink and restroom.
- High traffic intersection of 57th Street and Louise Avenue.
- Building and monument signage.
- Ample parking with a combined daily traffic count of 44,400 vehicles.
- Easy access on Louise Avenue, 57th Street, 41st Street and I-29.
- Village on Louise tenants include Panera, Cherry Berry, Olive Destination, barre3, Great Clips, Marco's Pizza, Noodles & Company and Royal Palace.
- Available July 2024.
- Negotiable TI Allowance.

ALEX SOUNDY, SIOR | alex@benderco.com | 605-376-3700



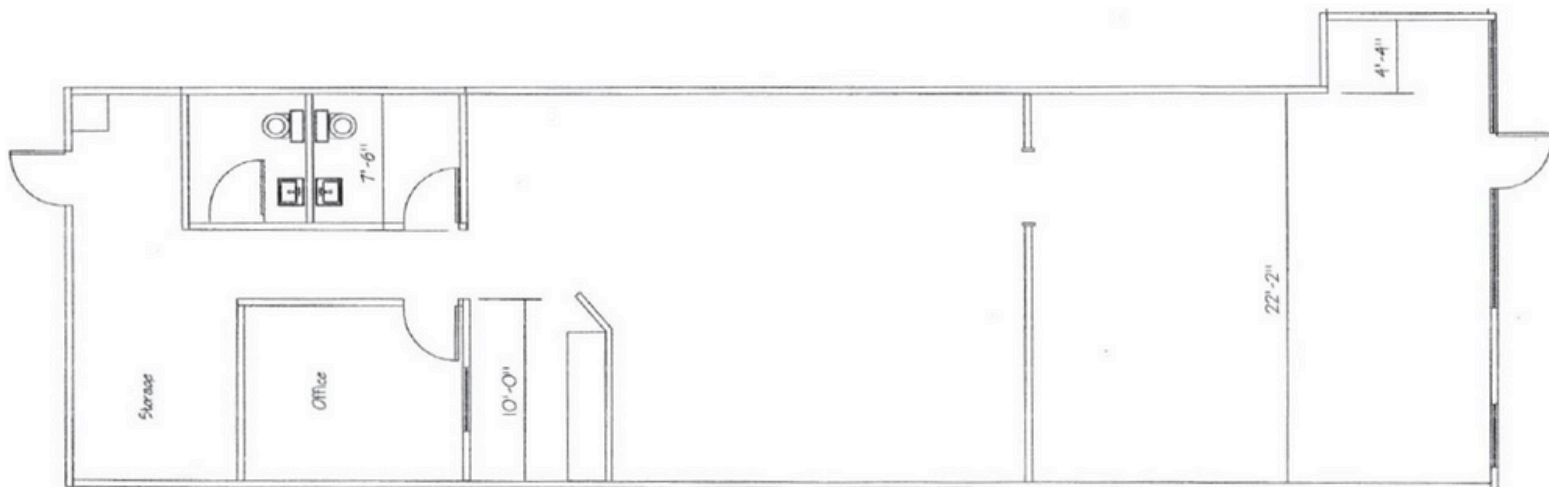
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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3-MILE DEMOGRAPHICS

Key Facts

KEY FACTS

77,969

Population



2.4

Average Household Size

35.7

Median Age

\$78,257

Median Household Income

EDUCATION

3.7%

No High School Diploma



20.1%

High School Graduate



33.2%

Some College/
Associate's Degree



43.0%

Bachelor's/Grad/
Prof Degree

BUSINESS



3,644

Total Businesses



54,775

Total Employees

EMPLOYMENT



68.4%

White Collar



17.7%

Blue Collar



13.9%

Services



1.3%

Unemployment Rate

INCOME



\$78,257

Median Household Income



\$46,366

Per Capita Income



\$171,645

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.5%)

The smallest group: <\$15,000 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	4.5%	+2.6%	
\$15,000 - \$24,999	5.9%	+1.7%	
\$25,000 - \$34,999	8.5%	+2.8%	
\$35,000 - \$49,999	9.9%	+1.7%	
\$50,000 - \$74,999	18.5%	+0.5%	
\$75,000 - \$99,999	15.6%	-4.4%	
\$100,000 - \$149,999	17.6%	-0.2%	
\$150,000 - \$199,999	7.4%	-2.5%	
\$200,000+	12.1%	-2.2%	

Bars show deviation from Lincoln County

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