

41 STREET MARKETPLACE

FOR SUBLEASE : COSTCO-ANCHORED POWER CENTER

1431 W. 41st Street | Sioux Falls, SD 57105



SIZE

34,400 sqft



PRICE

Inline: \$5.50 / sqft (NNN)*
NNN estimate: \$3.22 / sqft

*Contact Broker for full rent schedule.



SUBLEASE

Current lease term runs through 5/31/33.

Landlord is open to direct lease with new terms.



LOCATION

Prime retail location on West 41st Street, the #1 retail corridor in South Dakota! Site has convenient nearby access to Interstate 229 and Interstate 29.



AREA TENANTS

Costco, Urban Air, AT HOME, Scheel's, Planet Fitness, Office Depot, Party America, Best Buy, Taco Bell, Empire Mall (Simon)



TRAFFIC

20,800 vpd

Site is situated between 2 signalized intersections, with 9 access points to the center.

Information deemed reliable but not guaranteed.

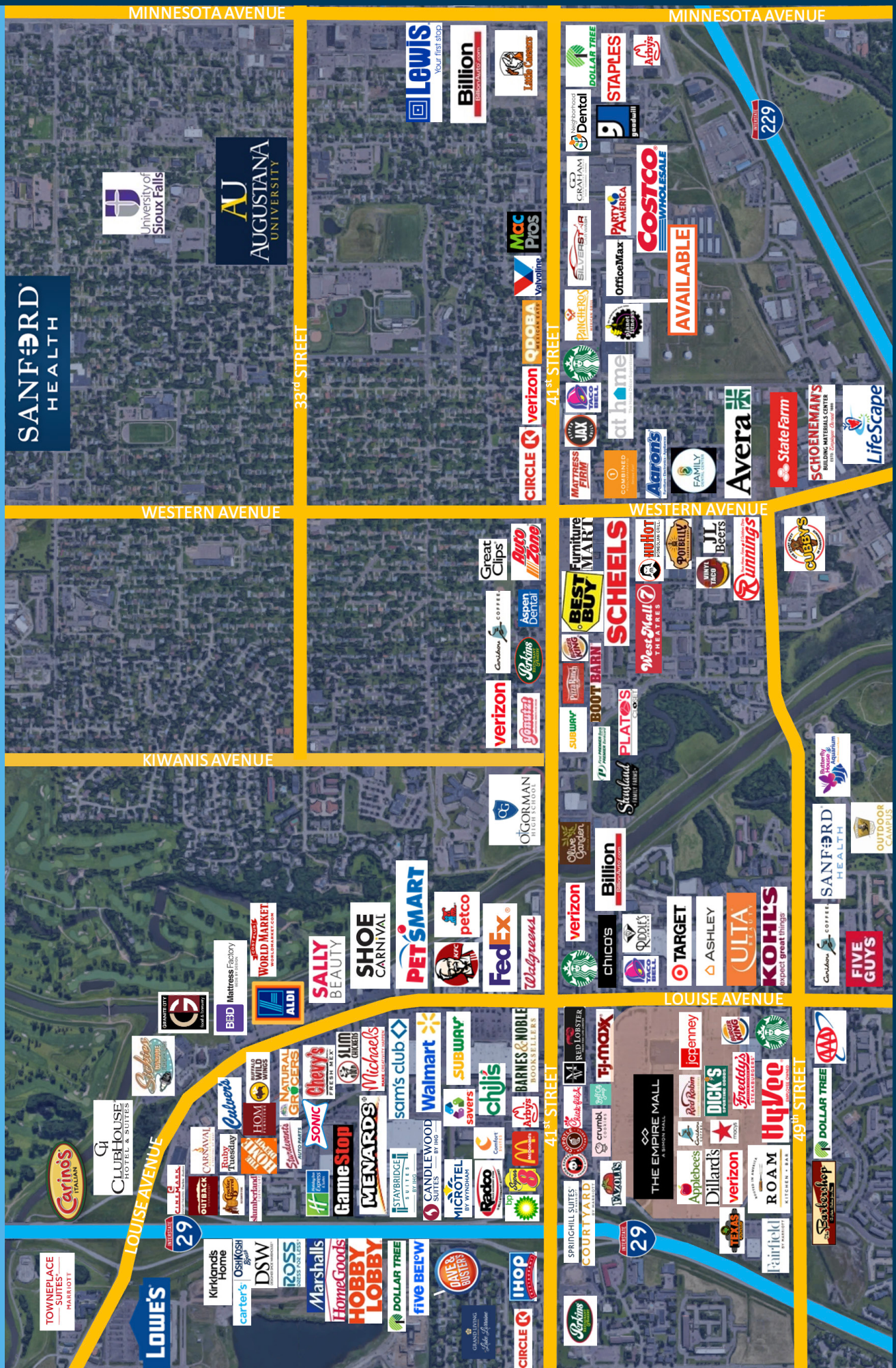


VBCLINK.COM
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106

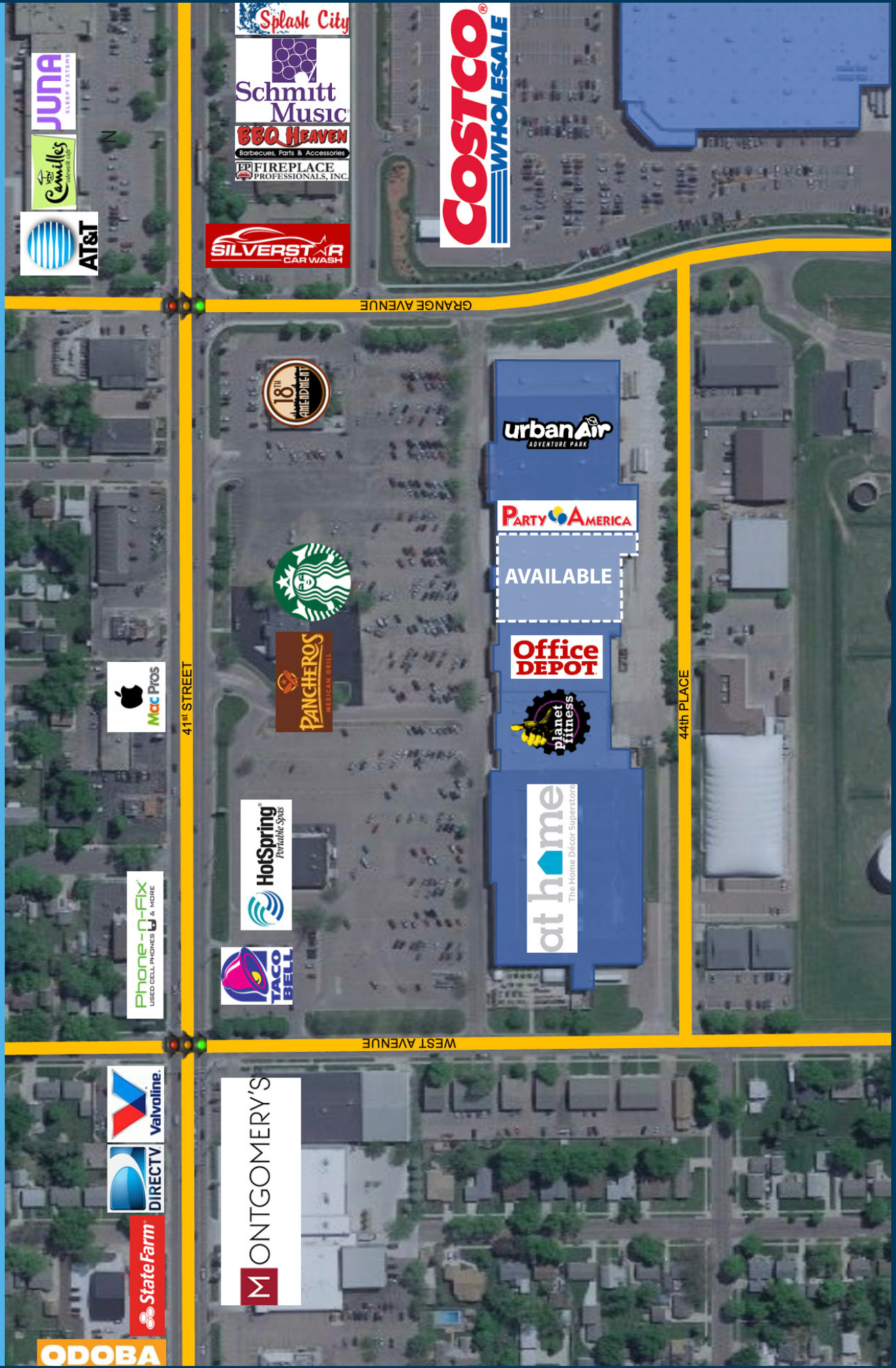


605.376.0127
Ryan@VBCLink.com

AREA RETAIL MAP



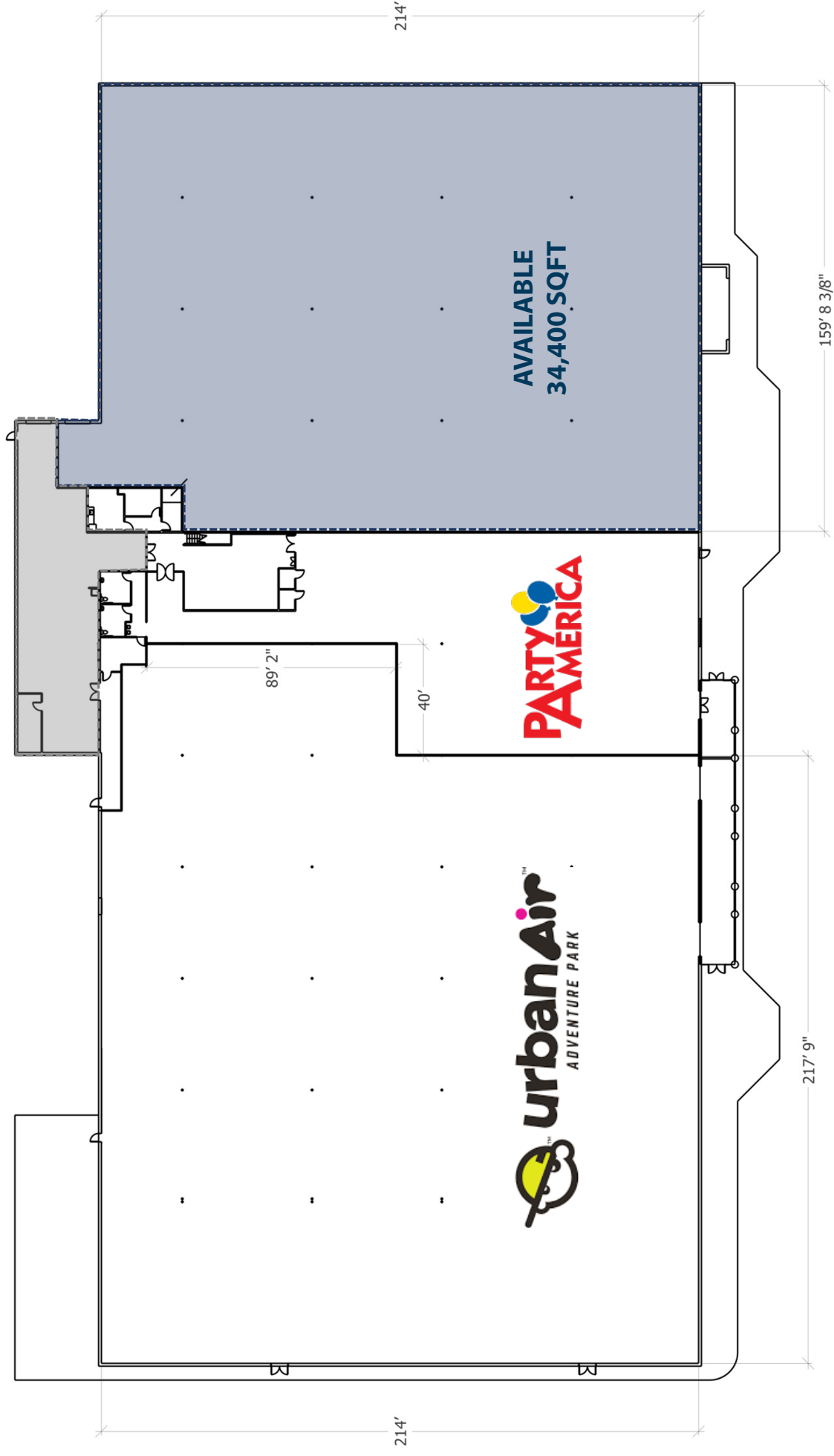
41ST STREET MARKETPLACE



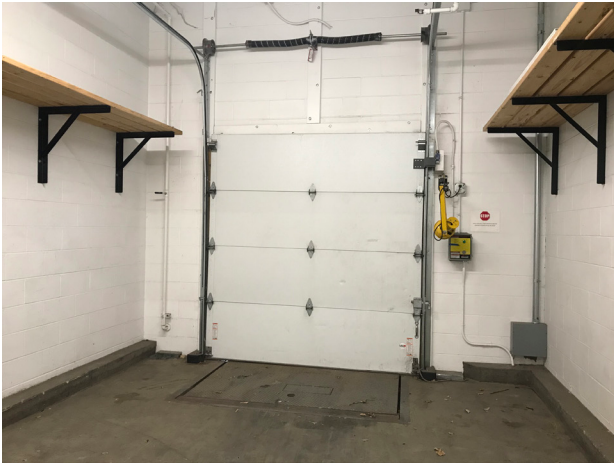
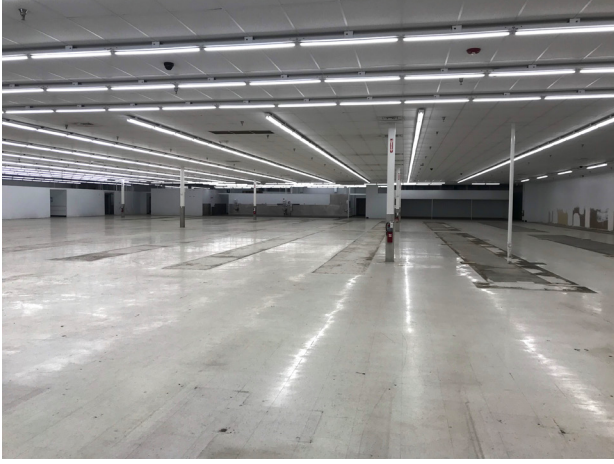
POWERCENTER OVERVIEW



FLOOR PLAN



PHOTOS





Market Profile

1401 W 41st St, Sioux Falls, South Dakota, 57105 2
 1401 W 41st St, Sioux Falls, South Dakota, 57105
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 43.51316
 Longitude: -96.74221

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,458	81,081	151,196
2020 Total Population	8,167	90,461	183,344
2020 Group Quarters	459	2,545	4,865
2025 Total Population	8,332	97,515	201,733
2025 Group Quarters	459	2,529	4,879
2030 Total Population	8,628	105,848	219,724
2025-2030 Annual Rate	0.70%	1.65%	1.72%
2025 Total Daytime Population	15,760	133,766	217,024
Workers	11,921	89,834	128,118
Residents	3,839	43,932	88,906
Household Summary			
2010 Households	3,278	34,655	60,914
2010 Average Household Size	2.16	2.23	2.39
2020 Total Households	3,510	39,554	74,960
2020 Average Household Size	2.20	2.22	2.38
2025 Households	3,646	42,670	82,815
2025 Average Household Size	2.16	2.23	2.38
2030 Households	3,794	46,379	90,511
2030 Average Household Size	2.15	2.23	2.37
2025-2030 Annual Rate	0.80%	1.68%	1.79%
2010 Families	1,773	19,116	36,973
2010 Average Family Size	2.74	2.92	3.00
2025 Families	1,841	22,418	47,706
2025 Average Family Size	2.87	3.06	3.11
2030 Families	1,895	24,162	51,681
2030 Average Family Size	2.88	3.07	3.12
2025-2030 Annual Rate	0.58%	1.51%	1.61%
Housing Unit Summary			
2000 Housing Units	3,516	32,756	51,773
Owner Occupied Housing Units	60.4%	53.0%	58.9%
Renter Occupied Housing Units	36.0%	42.9%	37.3%
Vacant Housing Units	3.6%	4.1%	3.7%
2010 Housing Units	3,519	37,533	65,383
Owner Occupied Housing Units	56.7%	50.8%	58.3%
Renter Occupied Housing Units	36.4%	41.6%	34.8%
Vacant Housing Units	6.8%	7.7%	6.8%
2020 Housing Units	3,746	42,386	79,713
Owner Occupied Housing Units	51.4%	49.8%	56.2%
Renter Occupied Housing Units	42.3%	43.5%	37.9%
Vacant Housing Units	6.2%	6.7%	6.0%
2025 Housing Units	3,869	45,646	88,843
Owner Occupied Housing Units	52.7%	49.5%	54.3%
Renter Occupied Housing Units	41.5%	44.0%	38.9%
Vacant Housing Units	5.8%	6.5%	6.8%
2030 Housing Units	4,062	49,802	97,078
Owner Occupied Housing Units	54.4%	49.9%	54.2%
Renter Occupied Housing Units	39.0%	43.2%	39.0%
Vacant Housing Units	6.6%	6.9%	6.8%
Median Household Income			
2025	\$67,484	\$71,955	\$76,612
2030	\$76,460	\$81,583	\$87,975
Median Home Value			
2025	\$279,054	\$303,980	\$309,672
2030	\$286,711	\$320,563	\$321,161
Per Capita Income			
2025	\$43,283	\$48,011	\$45,120
2030	\$48,851	\$54,098	\$51,194
Median Age			
2010	32.5	35.0	33.9
2020	36.2	37.1	35.6
2025	37.1	38.0	36.5
2030	38.3	39.2	37.6

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2025