

5801 East 41st Street, Sioux Falls, SD 57110

Harmodon Crossing



www.naisiouxfalls.com

5801 EAST 41ST STREET, SIOUX FALLS, SD 57110

PROPERTY HIGHLIGHTS

Development Type: Neighborhood Retail Center

Suite A with Drive Thru: 1,807 SF

Price: \$30/SF NNN

Suite B: 1,531 SF

Price: \$25/SF NNN

Suite C: 1,779 SF

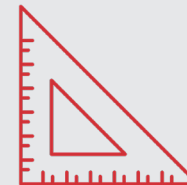
Price: \$26/SF NNN

Tenant Improvement Allowance: \$30/SF

Construction Starts: April 2026

Projected Shell Construction: Q4 2026

Projected Tenant Occupancy: March 2027



BUILDING SF
1,531 SF - 5,117 SF

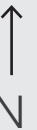
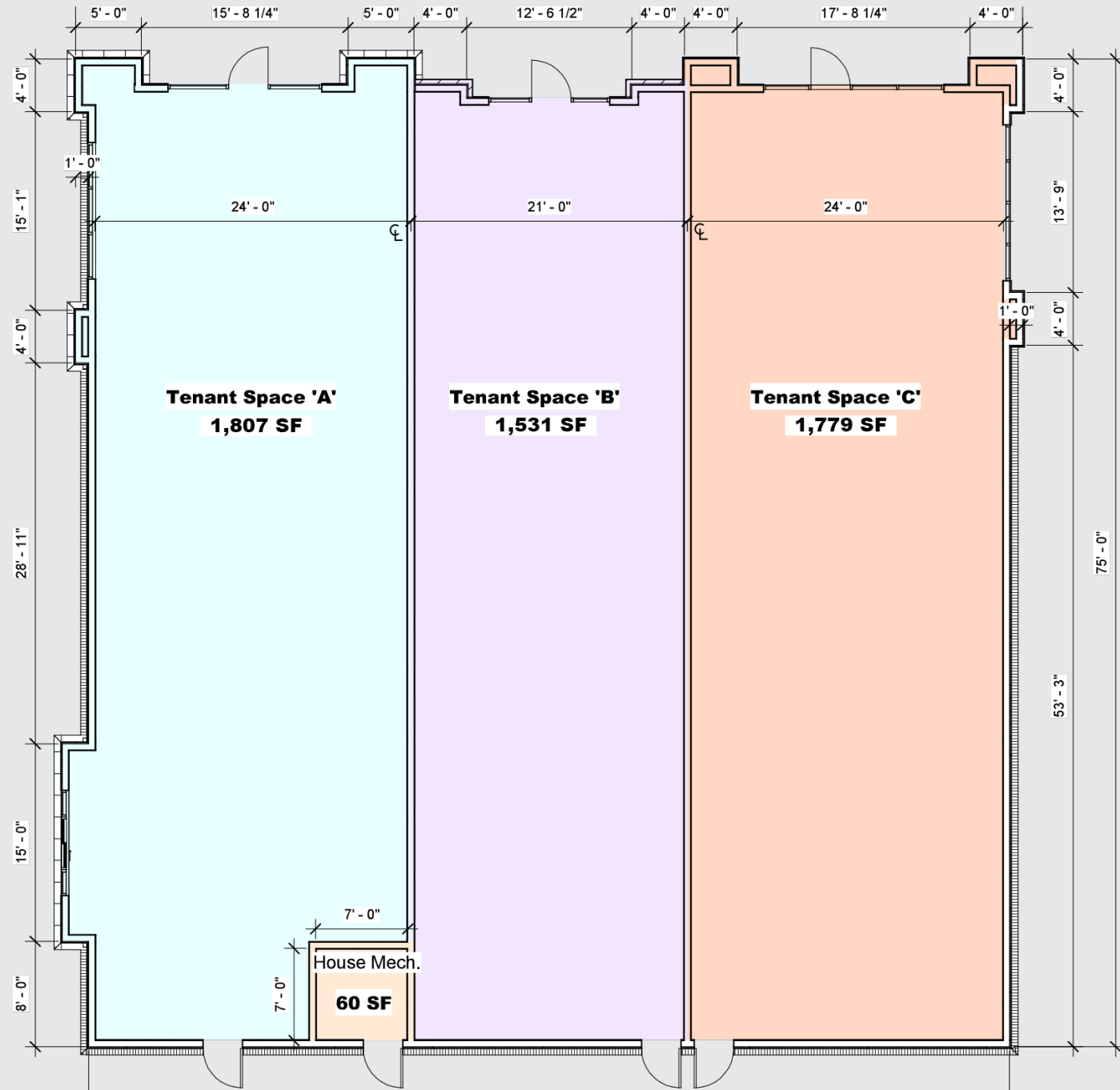


\$25 - \$30/SF NNN



C-2 COMMERCIAL

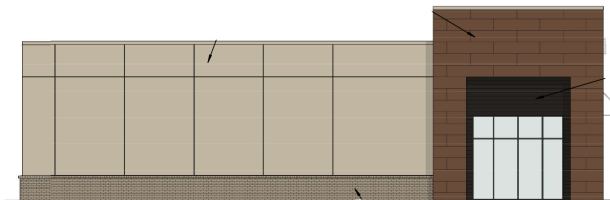
FLOOR PLANS



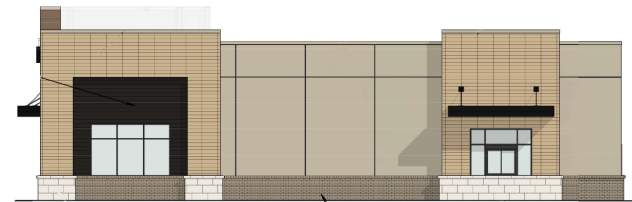
BUILDING PLANS



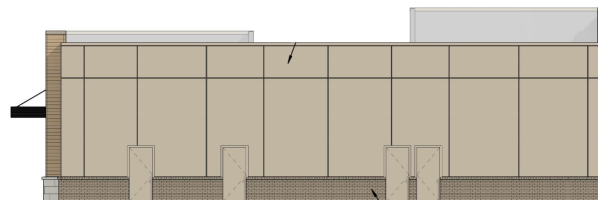
1 North Elevation 2
Scale: 1/8" = 1'-0"



2 East Elevation 2
Scale: 1/8" = 1'-0"

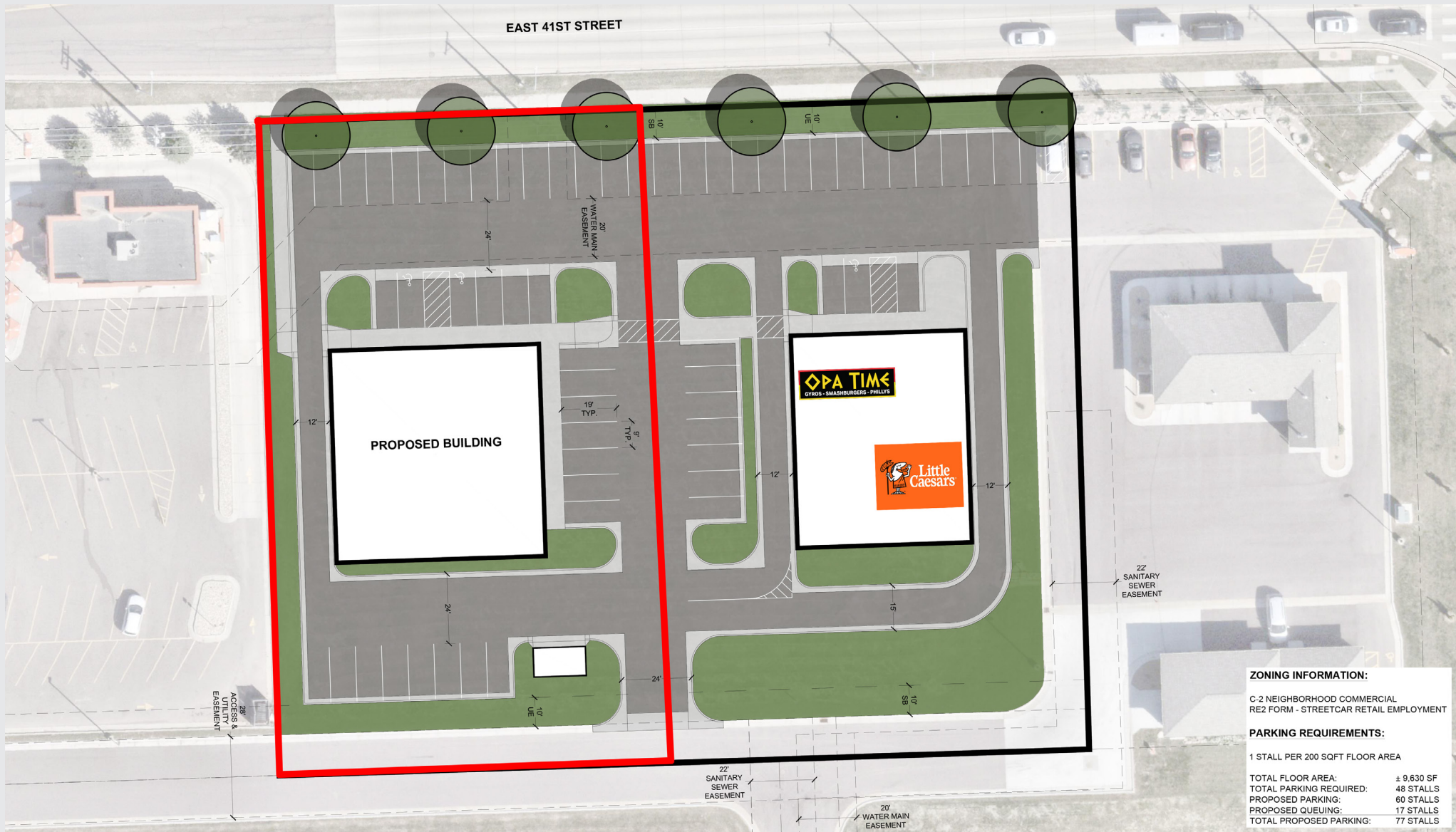


3 West Elevation 2
Scale: 1/8" = 1'-0"

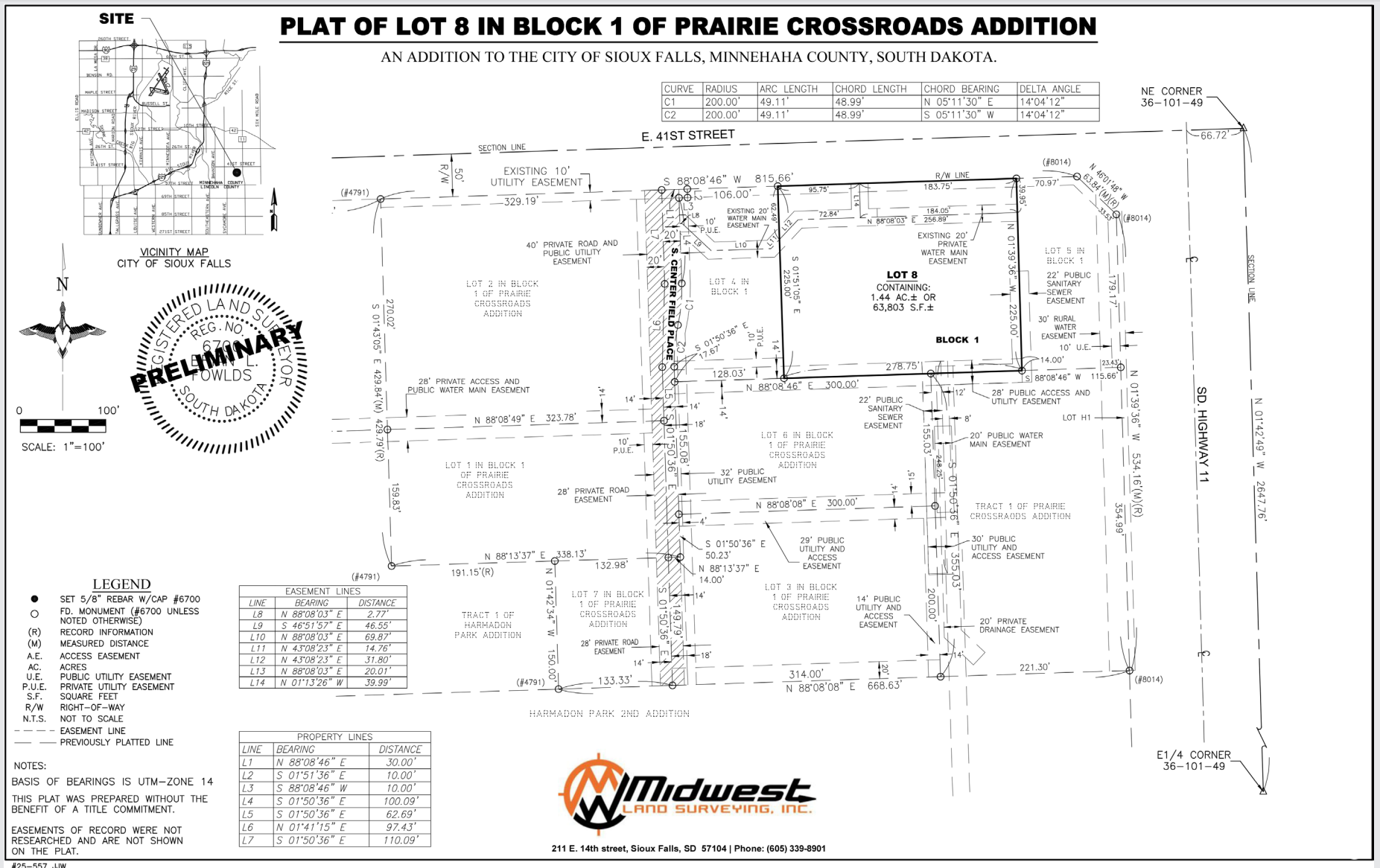


4 South Elevation 2
Scale: 1/8" = 1'-0"

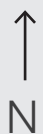
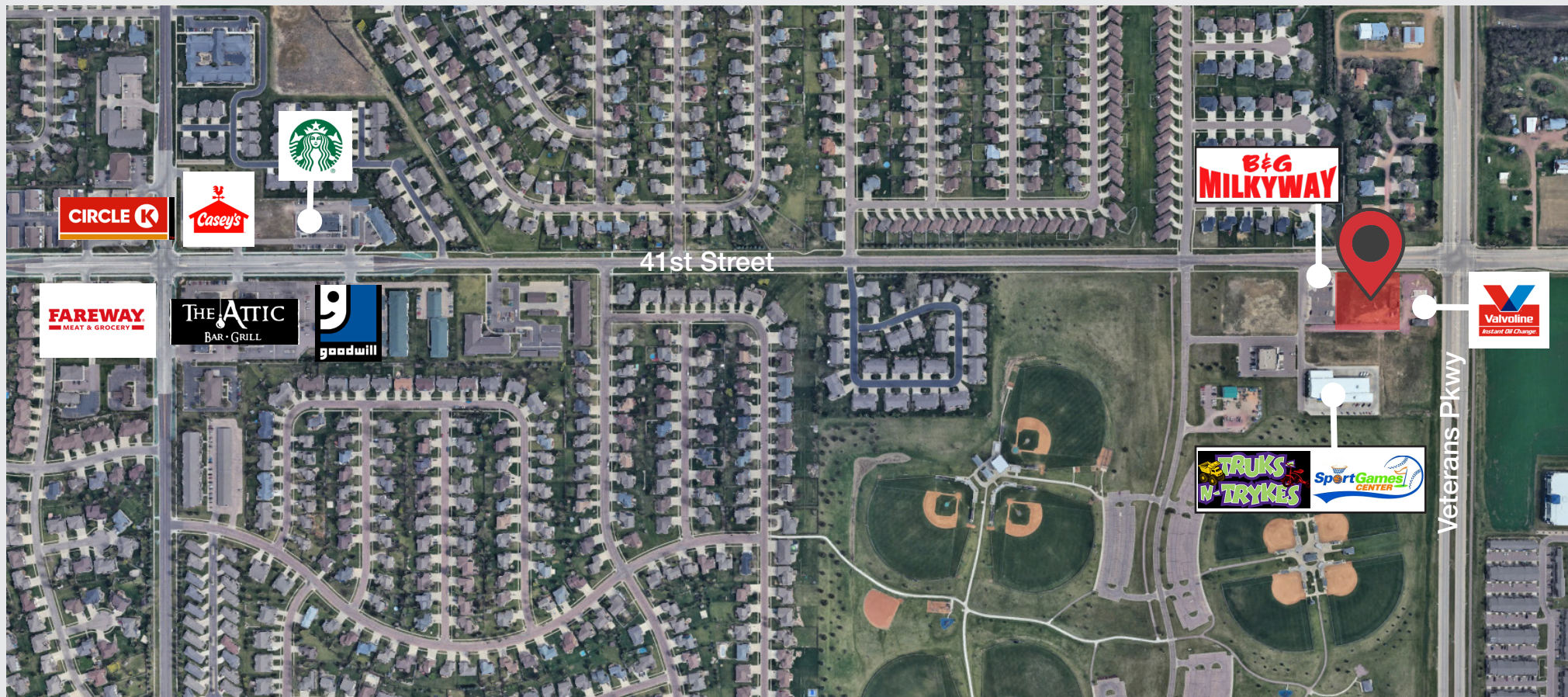
SITE MAP



PLAT MAP



LOCATION MAP



TRAFFIC COUNT:

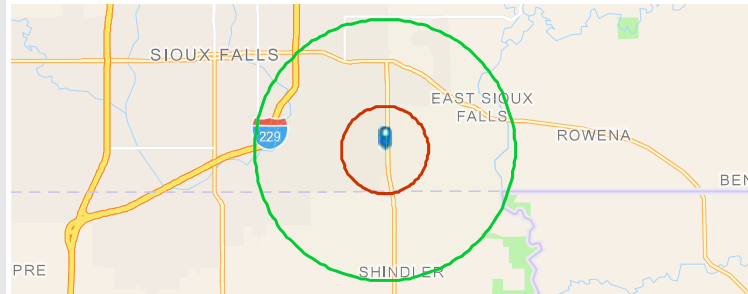
Highway 100/Veterans Parkway: 17,300 VPD

41st Street: 6,200 VPD

1-MILE DEMOGRAPHICS

Area Overview

5801 E 41st St, Sioux Falls, South Dakota, 57110



Year	1 mile	3 miles
2020 Total Population	8,815	51,587
2020 Household Population	8,787	51,183
2024 Total Population	10,309	60,401
2024 Household Population	10,281	59,996
2029 Total Population	11,613	66,791
2029 Household Population	11,586	66,386

HOUSING STATS

1 mile



\$368,764

Median Home Value



\$14,419

Average Spent on Mortgage & Basics



\$965

Median Contract Rent

BUSINESS

1 mile



114

Total Businesses



1,027

Total Employees

EMPLOYMENT

1 mile



71%

White Collar



18%

Blue Collar



11%

Services

1.3%

Unemployment Rate

INCOME

1 mile



\$91,350

Median Household Income



\$50,208

Per Capita Income



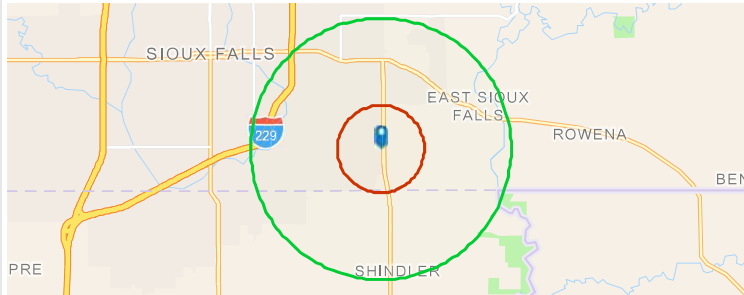
\$205,286

Median Net Worth

3-MILE DEMOGRAPHICS

Area Overview

5801 E 41st St, Sioux Falls, South Dakota, 57110



Year	1 mile ▾	3 miles
2029 Total Population	11,613	66,791
2029 Household Population	11,586	66,386
2024 Total Population	10,309	60,401
2024 Household Population	10,281	59,996
2020 Total Population	8,815	51,587
2020 Household Population	8,787	51,183

HOUSING STATS

3 miles



\$344,353

Median Home Value



\$14,085

Average Spent on Mortgage & Basics



\$928

Median Contract Rent

BUSINESS

3 miles



1,038

Total Businesses



10,953

Total Employees

EMPLOYMENT

3 miles



68%

White Collar



21%

Blue Collar



11%

Services

1.2%

Unemployment Rate

INCOME

3 miles



\$90,632

Median Household Income



\$48,630

Per Capita Income



\$258,959

Median Net Worth

LEASING TEAM

Marcus Mahlen ^{CCIM, SIOR}



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