

2 MONTHS FREE RENT



PERENNIAL PROPERTIES

OFFICE SPACE

Bender
COMMERCIAL



7115 S LYNCREST PL, STE 102
SIOUX FALLS, SD



1,870 USF
2,072 RSF



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

- Main level office suite in a newly-constructed office building located near 81st Street and Minnesota Avenue in south Sioux Falls.
- Customizable floor plan. Shell space ready to be designed for a new tenant's needs.
- TIA negotiable.
- Rear entrance provides easy access and convenient parking.
- Parking ratio of 1 space per 300 SF (74 parking spaces).
- Neighboring businesses include Walmart, Jersey Mike's Subs, Security Savings Bank, Schulte Subaru, Circle K, Clean Ride Auto, Aldi, Reliabank, Sioux Falls Urgent Care, NewEdge Advisors, and Valvoline Instant Oil Change.
- **Two months free rent for qualified tenant.**

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REGGIE KUIPERS, SIOR

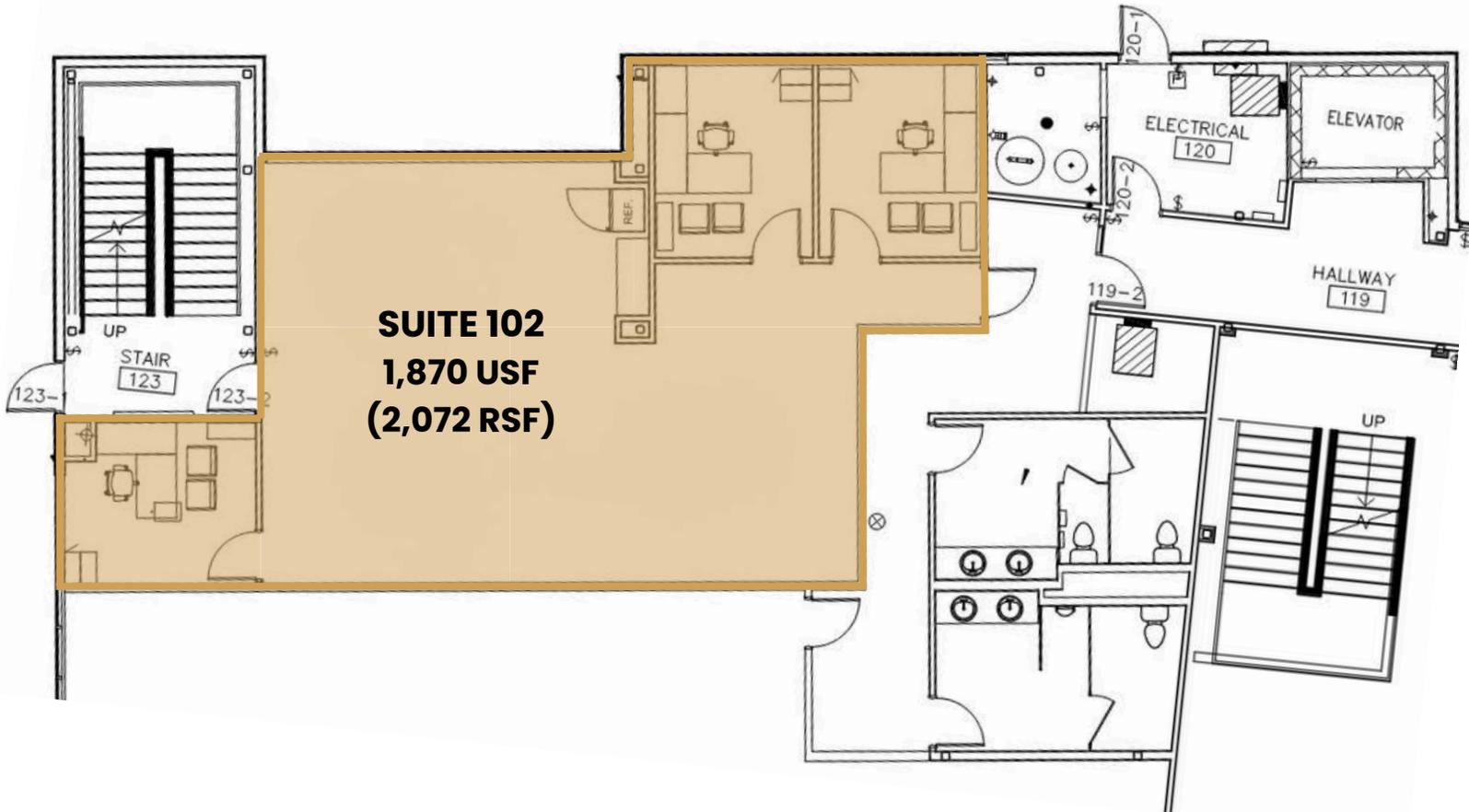
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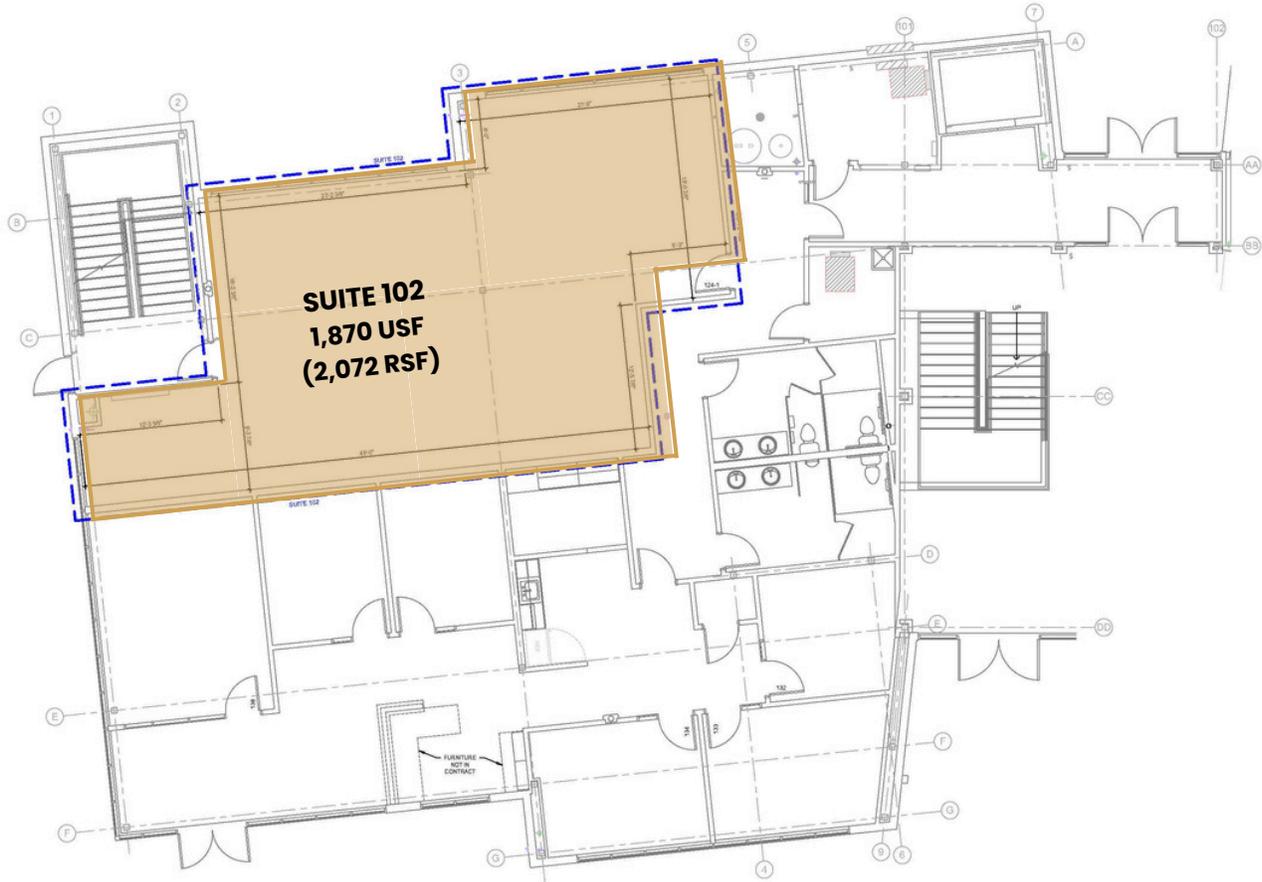
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OFFICE SPACE FOR LEASE



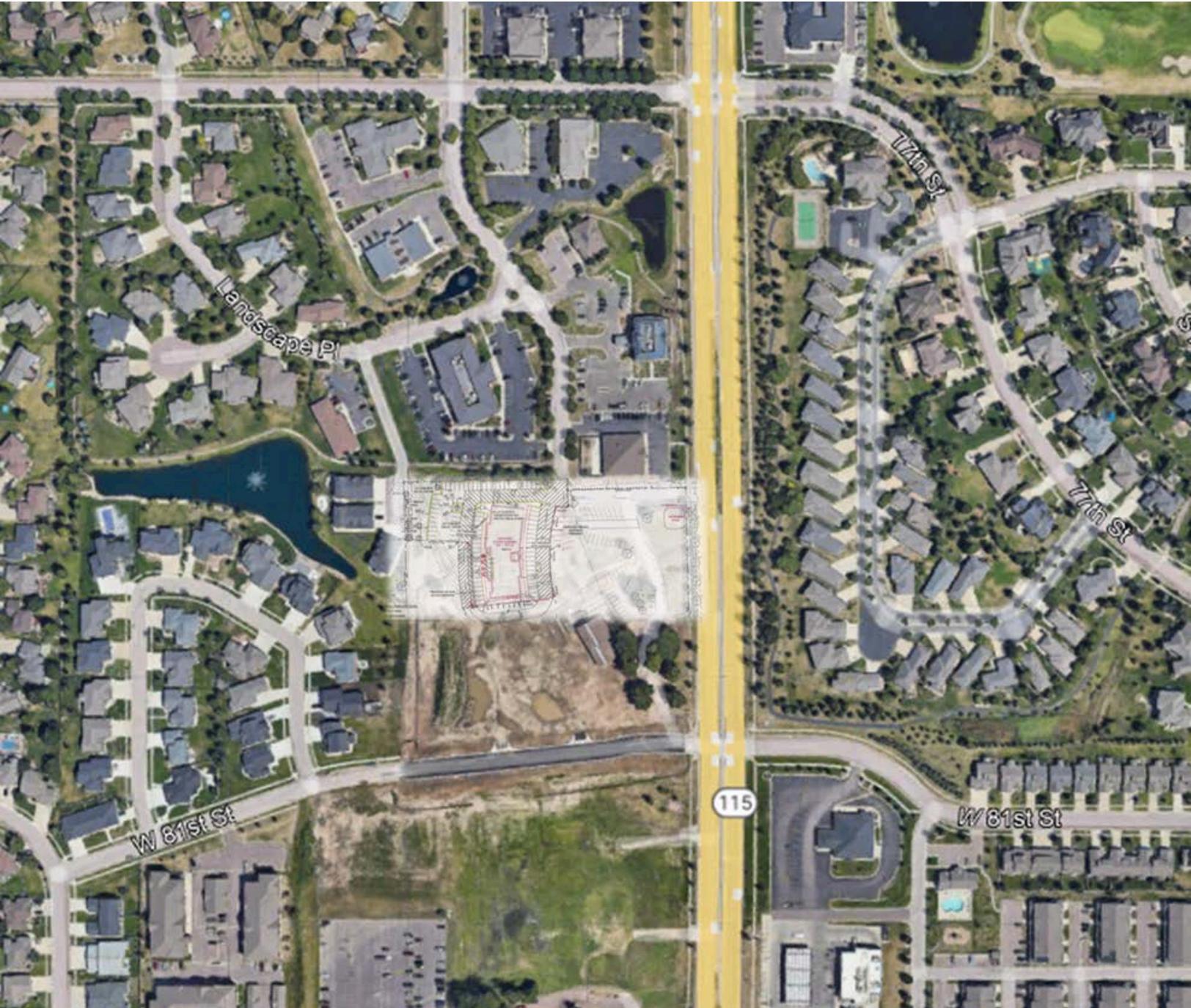
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PERENNIAL PROPERTIES



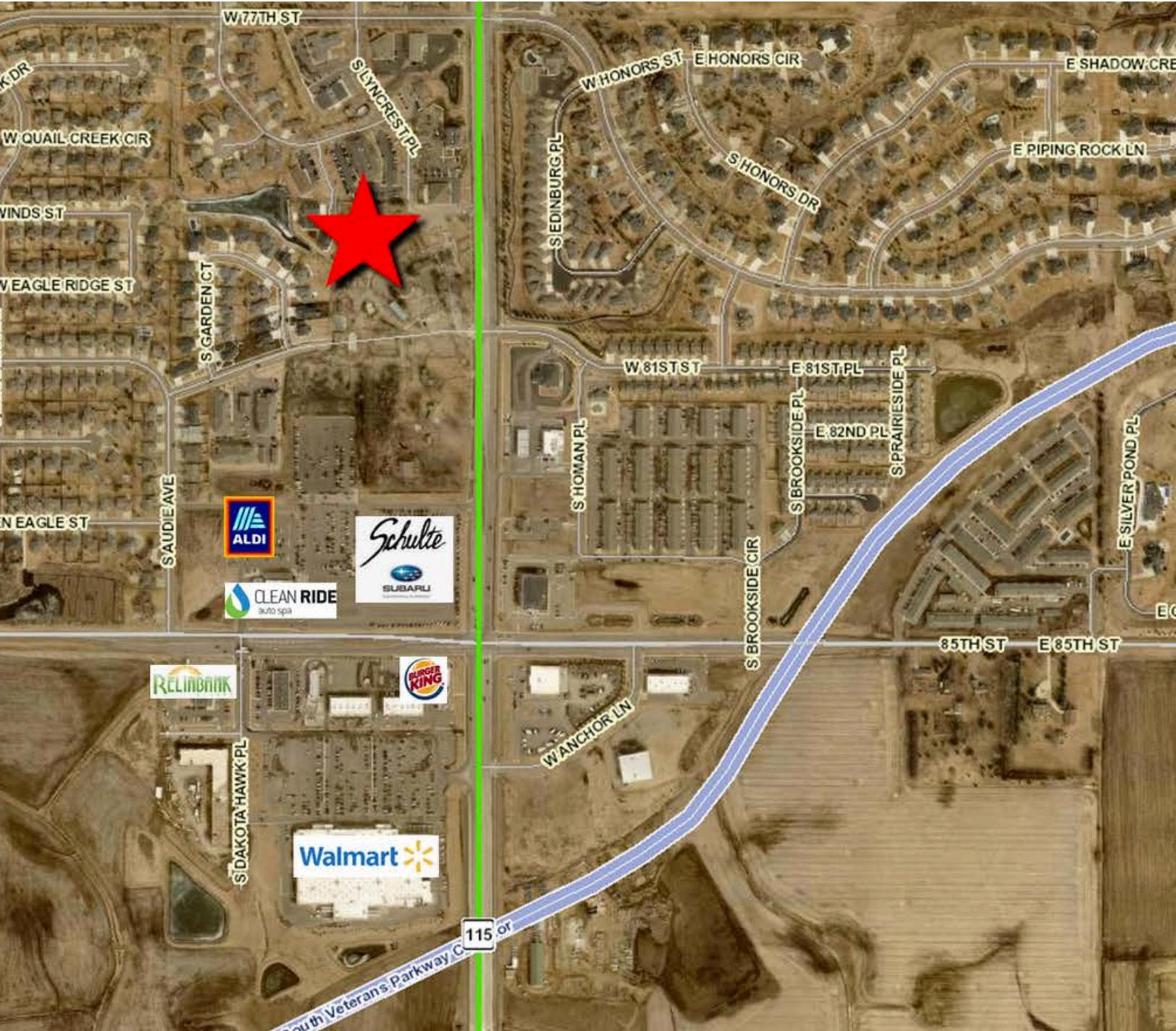
OFFICE SPACE FOR LEASE



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