

FOR SALE



VERMILLION OFFICE BUILDING

Bender
COMMERCIAL



**1012 PRINCETON STREET
VERMILLION, SD**



28,948 SF



\$3,250,000

- Large, beautifully-furnished office building along Princeton Street in Vermillion.
- Great opportunity for owner-occupant and/or investors.
- Vacant space is 15,088 SF. Also available for lease.
 - Includes reception area, four (4) conference rooms, and training room for 36 people.
 - Offers abundant office space with seven (7) private offices and large open area for workstations and cubicles.
 - Additional spaces include meeting rooms, utility room, sitting area, full-service kitchen, and breakroom with outdoor patio.
- Current tenant (Grifols Biomat USA - Plasma Donations) occupies 13,860 SF.
 - Contact broker for lease details.
- Ample on-site parking.
- Lot size: 3.70 acres.
- Convenient access to SD Highway 50, SD Highway 19, and I-29.

**SCAN FOR
VIDEO TOUR**



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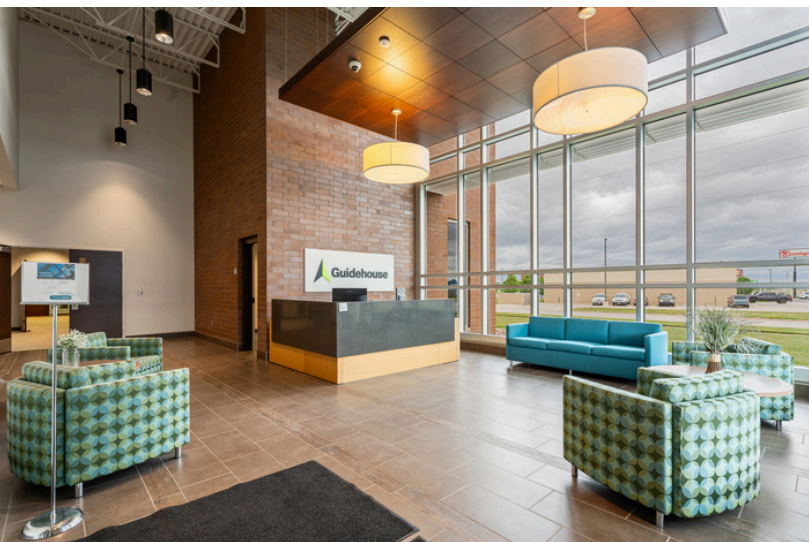
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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VERMILLION OFFICE BUILDING



PHOTOS OF AVAILABLE SUITE



VERMILLION OFFICE BUILDING



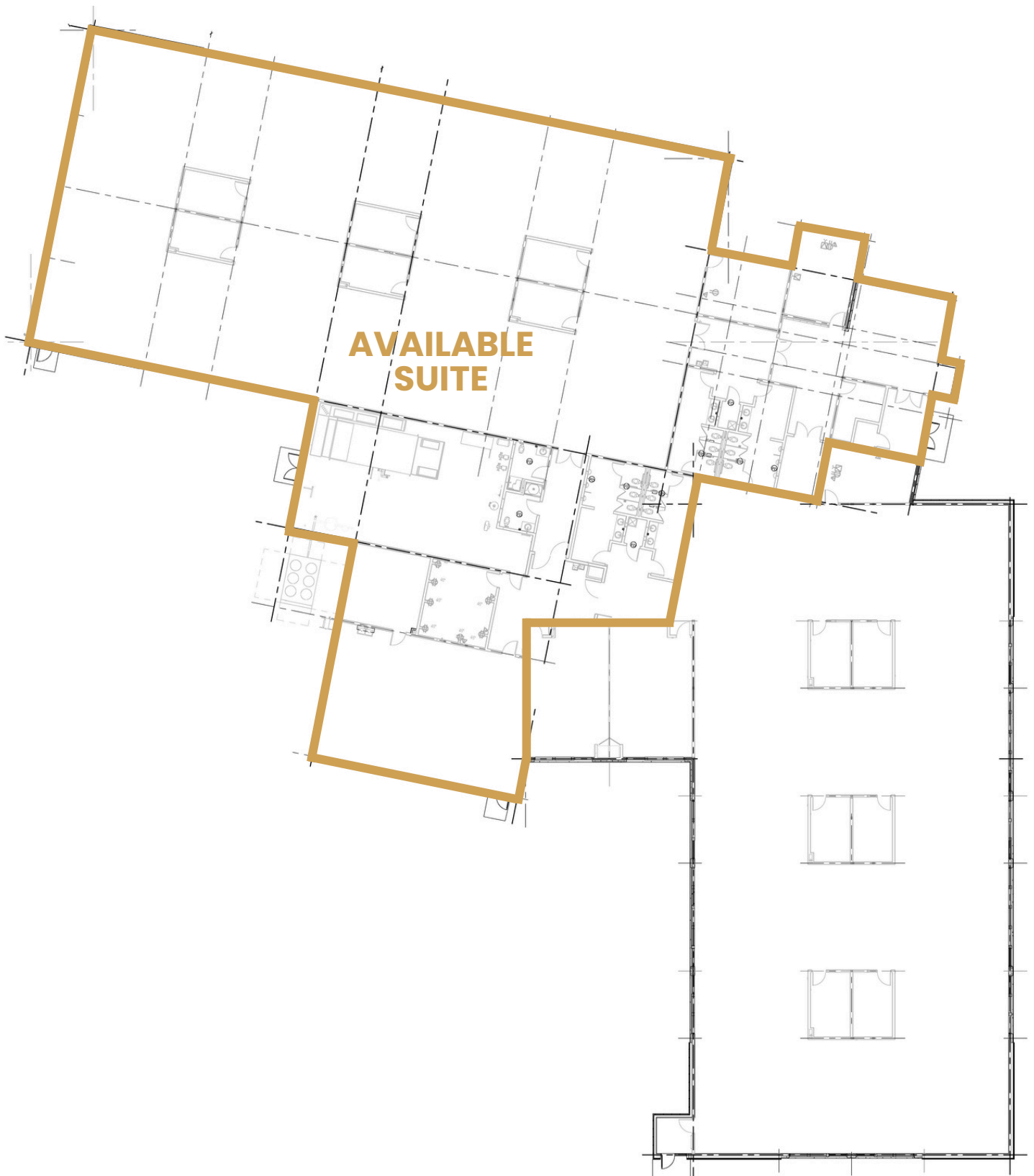
PHOTOS OF AVAILABLE SUITE



VERMILLION OFFICE BUILDING



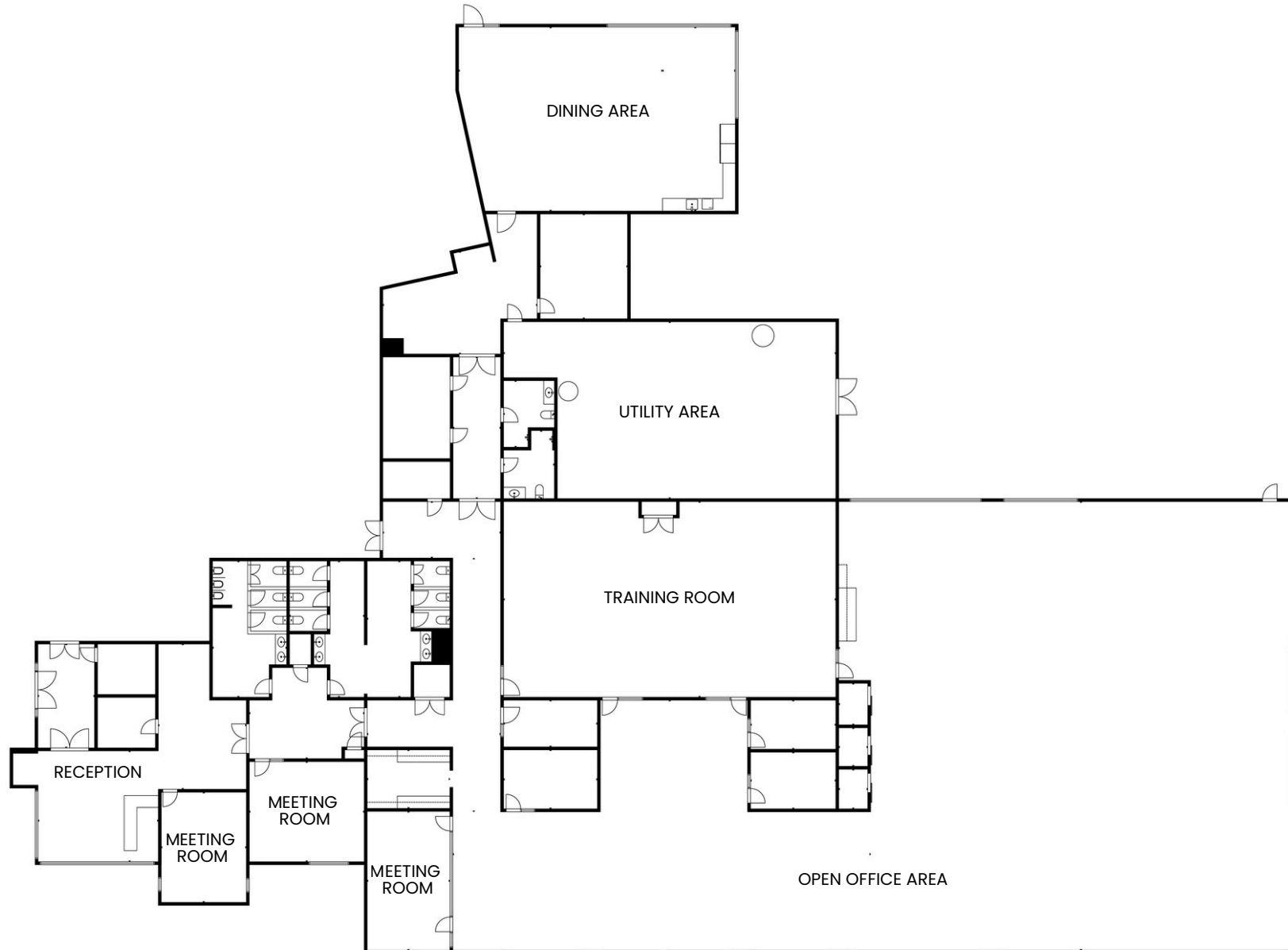
BUILDING FLOORPLAN



VERMILLION OFFICE BUILDING



AVAILABLE SUITE FLOORPLAN



VERMILLION OFFICE BUILDING



THE CITY OF VERMILLION



Vermillion is located in the southeast corner of South Dakota and offers easy access to surrounding communities in South Dakota, Nebraska, and Iowa.

The city is home to the University of South Dakota, was named the Best Small Town Art Scene by USA Today, and is the fifth safest city in South Dakota.

Major local employers include USD, Sanford Medical Center, Sodexo, Wal-Mart, Polaris, and Masaba Inc.

Vermillion's many advantages include a talented workforce, infrastructure to sustain growth, great schools, quality health care providers, and a sense of community. For more information, visit livevermillion.com.



VERMILLION OFFICE BUILDING



DEMOGRAPHIC INFORMATION

KEY FACTS

12,406

Population



2.2

Average Household Size

24.7

Median Age

\$53,250

Median Household Income

EDUCATION

5.4%

No High School Diploma



21.7%

High School Graduate



19.3%

Some College/ Associate's Degree



53.5%

Bachelor's/Grad/ Prof Degree

BUSINESS



491

Total Businesses



4,938

Total Employees

EMPLOYMENT



63.9%

White Collar



15.9%

Blue Collar



20.2%

Services

3.9%

Unemployment Rate

INCOME



\$53,250

Median Household Income



\$27,296

Per Capita Income



\$22,652

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (17.9%)

The smallest group: \$200,000+ (6.0%)

Indicator ▲	Value	Diff
<\$15,000	17.9%	+2.5%
\$15,000 - \$24,999	9.3%	+1.4%
\$25,000 - \$34,999	8.9%	+0.9%
\$35,000 - \$49,999	11.0%	0
\$50,000 - \$74,999	15.2%	+0.2%
\$75,000 - \$99,999	11.2%	-0.9%
\$100,000 - \$149,999	14.3%	-0.7%
\$150,000 - \$199,999	6.1%	-2.0%
\$200,000+	6.0%	-1.5%

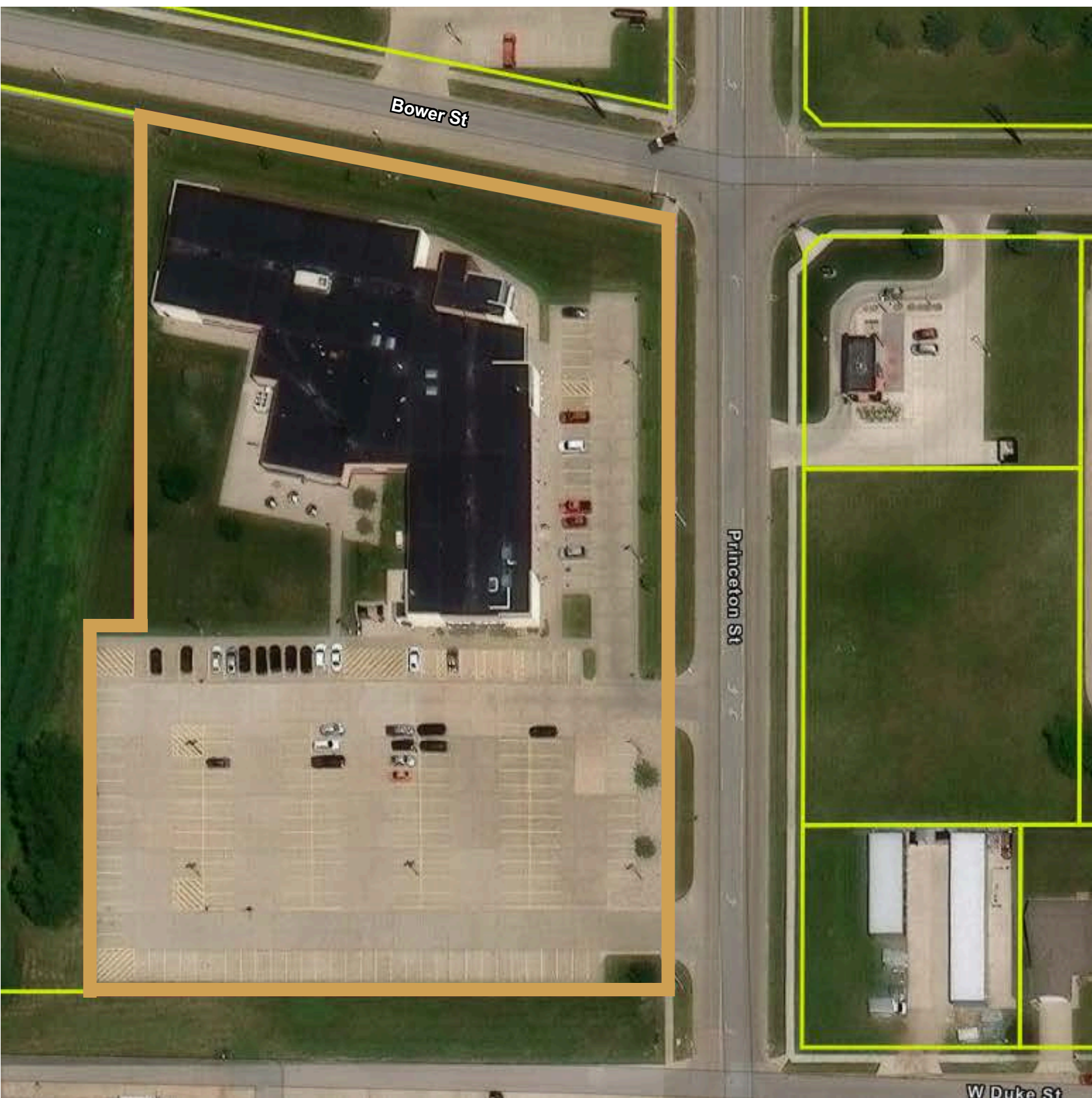
Bars show deviation from Clay County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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