

East Bank Depot

430 E. 8th Street, Sioux Falls, SD 57104

For Lease: Retail/ Office Space

1,617 sq. ft.

**One Suite
Left!**



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AMENITIES

Introducing the East Bank Depot, a mixed-use retail, office, and living redevelopment of a former freight warehouse along the re-purposed rail yard at 424 East 8th Street. The East Bank Depot offers approximately 6,300 square feet of retail/office space along the lower level for up to four unique spaces and two finely-appointed, residential lofts above with elevated patios. Delivered in January 2020.

- Area neighbors include: Monks House of Ale Repute, 8th & Rail Road, Holiday Inn City Center, Hilton Garden Inn, Cherapa Place, Queen City Bakery, CNA Surety, Sioux Falls Arts Council, Country Inn and Suites, Arch of Dreams, Levitt Shell
- Building tenants: Christopherson, Anderson, Paulson & Fideler, LLP, Covert Artisan Ales, Heyer Engineering, Inc.

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AVAILABILITY

- Suite 2 : 1,617 sq. ft.
- Lease term: 5+ years
- Lease rate: \$25.00/ sq. ft. NNN
- Estimated NNN expenses: \$4.00/ sq. ft.
- Build out allowance: \$25.00/ sq. ft.

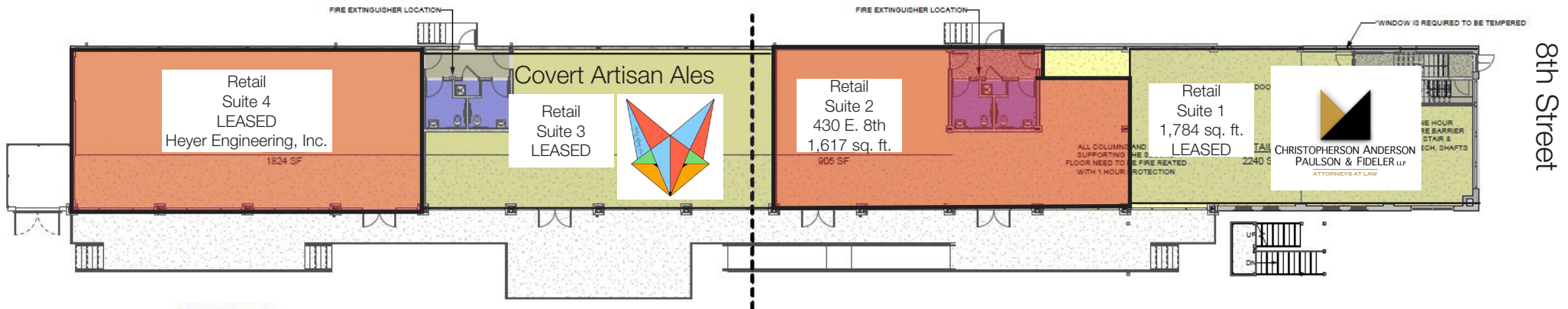


FLOOR PLANS

East Bank Depot
430 E. 8th Street
Sioux Falls, SD 57104

SECOND FLOOR

1" = 12'-0"



8th Street



East Bank Depot
430 E. 8th Street
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DEMOGRAPHICS

East Bank Depot
430 E. 8th Street
Sioux Falls, SD 57104

KEY FACTS

157,129

Population



Average
Household Size

36.2

Median Age

\$54,294

Median Household
Income

EDUCATION

9%

No High
School
Diploma



25%

High School
Graduate



32%

Some College



34%

Bachelor's/Grad/Prof
Degree

BUSINESS



7,026

Total Businesses



138,725

Total Employees

EMPLOYMENT



White Collar

67%



Blue Collar

21%



Services

13%

3.9%

Unemployment
Rate

INCOME



\$54,294

Median Household
Income



\$30,828

Per Capita Income



\$76,738

Median Net Worth

Households By Income

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

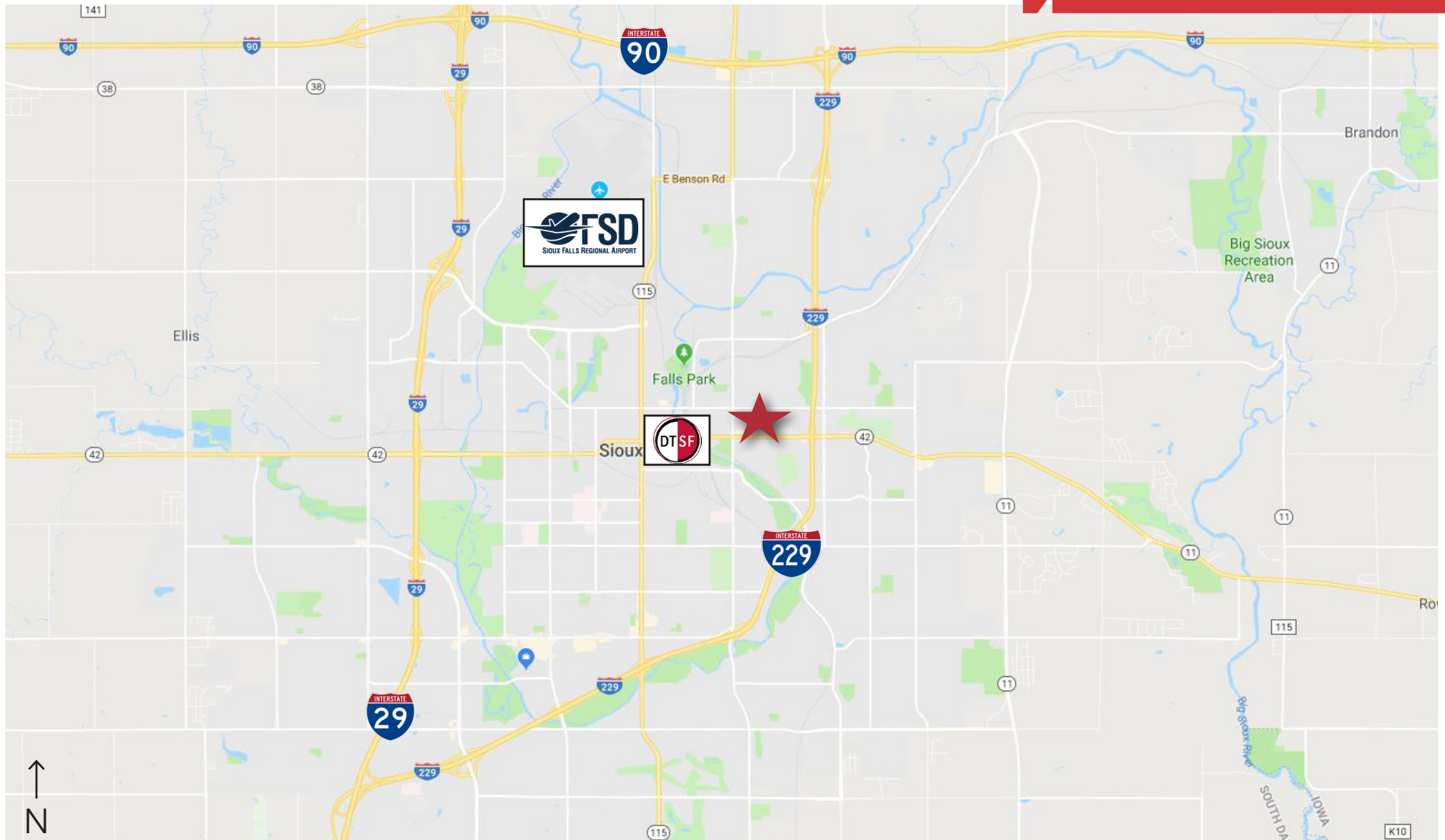
The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator	Value	Difference	
<\$15,000	11.4%	+6.3%	
\$15,000 - \$24,999	9.4%	+4.6%	
\$25,000 - \$34,999	10.5%	+3.7%	
\$35,000 - \$49,999	14.3%	+3.3%	
\$50,000 - \$74,999	18.5%	+0.6%	
\$75,000 - \$99,999	14.4%	-4.7%	
\$100,000 - \$149,999	12.4%	-8.0%	
\$150,000 - \$199,999	4.5%	-2.7%	
\$200,000+	4.6%	-3.2%	

Bars show deviation from
Lincoln County

AREA MAP

East Bank Depot
430 E. 8th Street
Sioux Falls, SD 57104



Transit Distances

3.5 Miles
I-90

1.5 Miles
I-229

4.25 Miles
I-29

5 Miles
Airport

.25 Miles
Downtown

AERIAL

