

GRIFFITH PARK

Corner of W 60th St N & N Career Ave, Sioux Falls, SD

ALDI ANCHORED
RETAIL LOTS FOR SALE



UNIVERSITY OF
SOUTH DAKOTA
COMMUNITY COLLEGE
FOR SIOUX FALLS



5 MILES SE

GRIFFITH PARK

OPTION 1 [LOT 1 + LOT 2]
ENTIRE SITE +/- 3.95 ACRES

OPTION 3 LOT 3
3.85 ACRES

OPTION 2 LOT 1
0.75 ACRES

OPTION 4 LOT 4
2.11 ACRES

OPTION 2 LOT 2
3.20 ACRES

OPTION 5 LOT 5
2.09 ACRES

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LLOYD
Naisioux Falls

THE PROPERTY

NAI Sioux Falls and Lloyd Companies are pleased to offer ALDI anchored retail lots for sale at Sioux Falls' newest development, Griffith Park. Developed by Enclave, the build-ready sites at Griffith Park offer easy access to I-29 and are adjacent to the I-29 & I-90 cloverleaf, making the area very accessible for tenants and visitors. The development's proximity to Walmart, the USD Community College for Sioux Falls including the USD Discovery District Research Campus, and more than 1,000 planned multi-family housing units complement the site's visibility with strong consumer traffic.

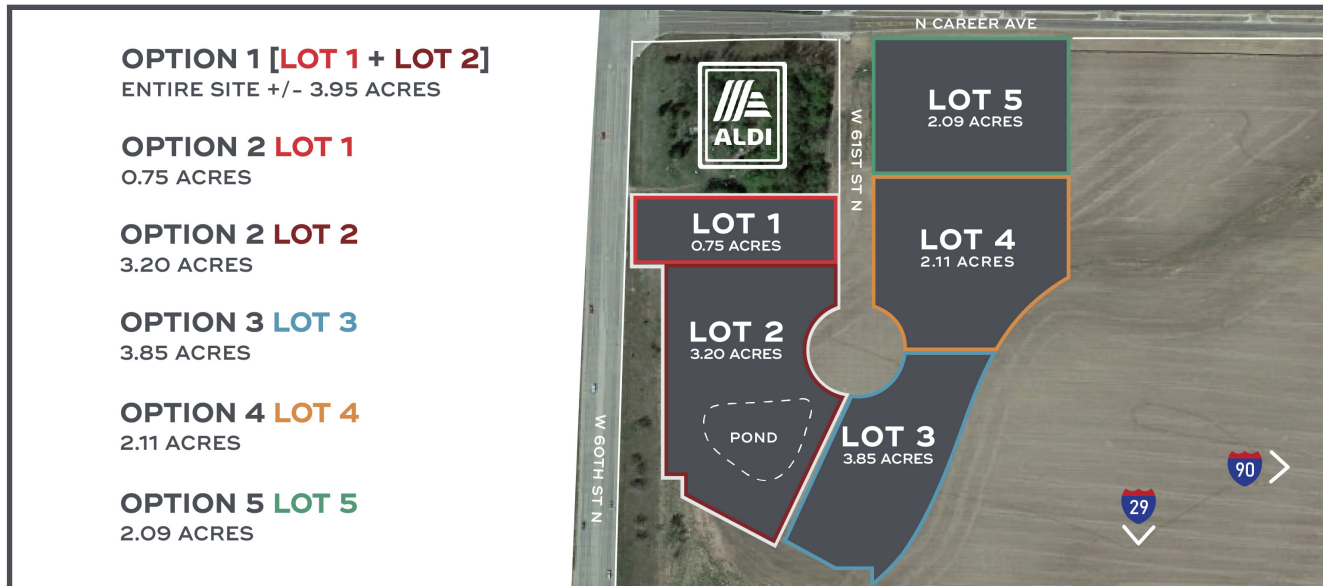


PROPERTY DETAILS

- ALDI anchored retail outlots near Walmart & Starbucks
- 1/2 mile south of Foundation Park – home to CJ Foods (coming soon), FedEx Ground, WinChill, Nordica, Dakota Carriers and Amazon
- Lots 3, 4 and 5 can be retail, office or flex buildings

TRAFFIC COUNTS

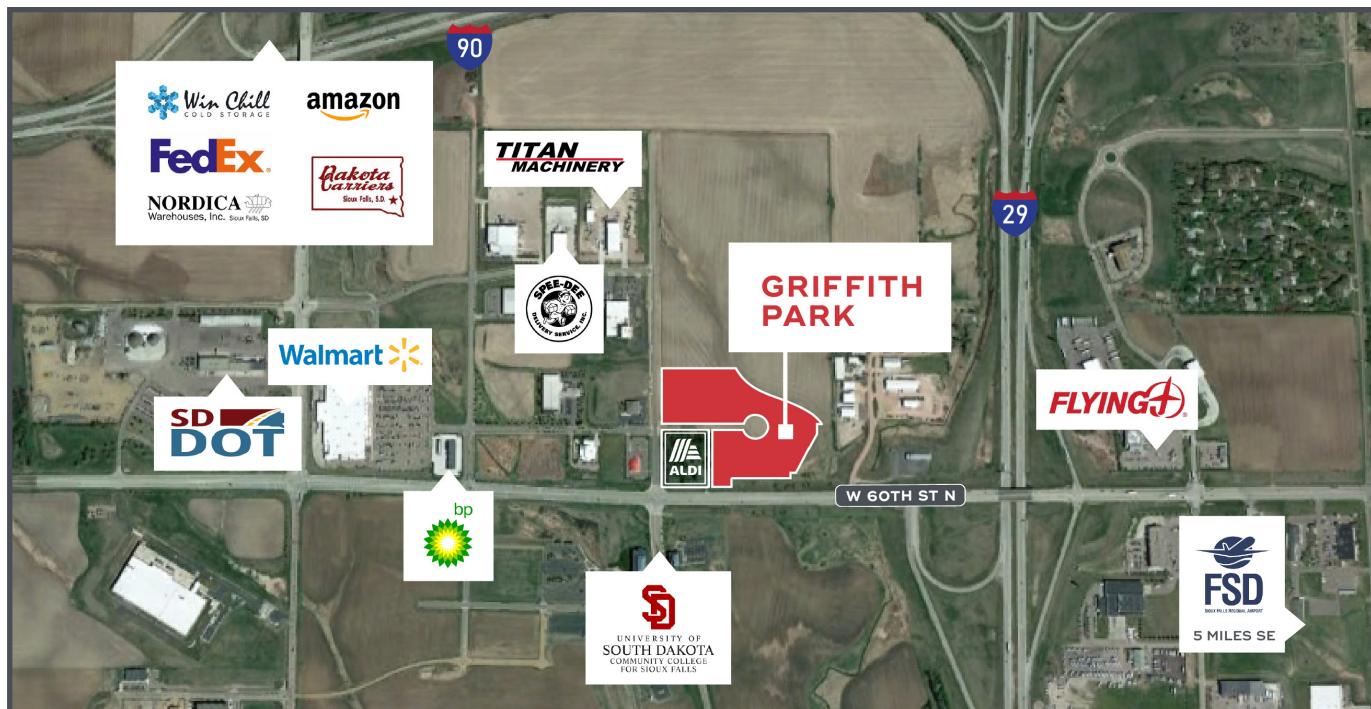
- 60th Street N: 10,300 vehicles per day
- I-29: 47,800 vehicles per day
- I-90: 15,730 vehicles per day



PRICING DETAILS	ACRES	SQ. FT.	PRICE PSF	COST
LOT 1	0.75 ACRES	32,670 SF	\$15.00	\$490,050
LOT 2	3.20 ACRES	139,392 SF	\$15.00	\$2,090,880
LOT 3	3.85 ACRES	167,706 SF	\$10.00	\$1,677,060
LOT 4	2.11 ACRES	91,912 SF	\$10.00	\$919,116
LOT 5	2.09 ACRES	91,040 SF	\$10.00	\$910,404

LOCATION DETAILS

- Located off the intersection of I-90 and I-29 in the growing northwest quadrant of Sioux Falls
- Over 1,000 apartment units are planned in the next 18 months in the surrounding area
- Area neighbors include: Walmart, Starbucks (coming soon), USD Community College for Sioux Falls, South Dakota Department of Transportation, Sioux Falls Regional Airport, SpeedDee Delivery, Dakota Digital, Titan Machinery, and future ALDI



MARKET OVERVIEW

Sioux Falls is located at the junction of I-29 and I-90 in the southeast corner of South Dakota, just a few miles from the Iowa and Minnesota border. Sioux Falls is the county seat of Minnehaha County, and extends into Lincoln County to the south.

Consistently listed as a top place to live, Sioux Falls has become one of the fastest-growing MSA's in the entire country. Since January 1, 2000, the city has seen a 67,000-person increase in population. By 2025, the population of Sioux Falls is projected to be 208,000.



MARKET OVERVIEW

Sioux Falls is home to a number of financial companies. The largest employers among these are Wells Fargo and Citigroup. Other important financial service companies in Sioux Falls include Great Western Bank, Western Surety Company (CNA Surety), Total Card Inc., Capital Card Services, Midland National Life Insurance Company, MetaBank, and First Premier Bank.



Sioux Falls is a significant regional health care center. It has four major hospitals: Sanford Health, Avera McKennan Hospital, the South Dakota Veterans Affairs Hospital, and the Avera Heart Hospital of South Dakota. Sanford Health and Avera Health are the largest and second-largest employers in the city, respectively.



MARKET OVERVIEW

Companies based in Sioux Falls include Raven Industries, retailers Lewis Drug, POET, and Sunshine Foods, and communications companies SONIFI Solutions and Midco.

Because of the relatively long distances between Sioux Falls and larger cities, Sioux Falls has emerged as an important regional center of shopping and dining.

The manufacturing and food processing sector remains an important component of the economy of Sioux Falls. The Smithfield Foods/John Morrell meatpacking plant is the City's third-largest employer. Other important manufacturing companies include Orion foods systems, Wheeler Tank, Egger Steel, Maguire Iron, Amesbury Group, Teem, Raven Industries, Bell Incorporated, Tyco International, Gage Brothers, and Rosenbauer America.



MARKET OVERVIEW

A strong economy and continued growth make Sioux Falls an ideal location to expand and grow your business.

POPULATION

Sioux Falls had a population growth rate of 29.4% over the past 10 years, outpacing the national average growth rate of 6.8%.

UNEMPLOYMENT

Sioux Falls has an unemployment rate of 3.2%, vs. the U.S. average of 6.0%.

GDP

Over the past 10 years, GDP has grown by 50.9% in Sioux Falls, vs. 34.7% across the U.S.

TOP EMPLOYERS

1



2



3



4



5



**FOR ADDITIONAL INFORMATION AND TO RESERVE
YOUR SPACE AT GRIFFITH PARK, CONTACT:**



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DEVELOPED BY  **ENCLAVE**