

PIERRE RETAIL CENTER

Retail Space For Lease



2002 N. Garfield Ave
Pierre, SD 57501

FOR LEASE

SIZE

- 1,500 -10,500 SF +/-
- Drive-thru potential on north end cap

PRICE

- Endcap: \$18.50 / SF NNN
- Interior Bay: \$17.00 / SF NNN

LOCATION

- Located in northeast Pierre near Walmart Supercenter, Menards and Northridge Plaza (anchored by JCPenny and the future Hobby Lobby)

DESCRIPTION

- Captive retail market for clothing and accessories, as well as full-service, fast food and specialty restaurants
- Site is situated on a main traffic artery with one of the highest traffic counts in the area
- Pierre is a regional corridor and home to the State Capitol witnessing the highest per capita income in the State of South Dakota
- Contact Broker for additional information

Find out more at Lloydcompanies.com

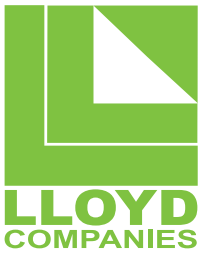
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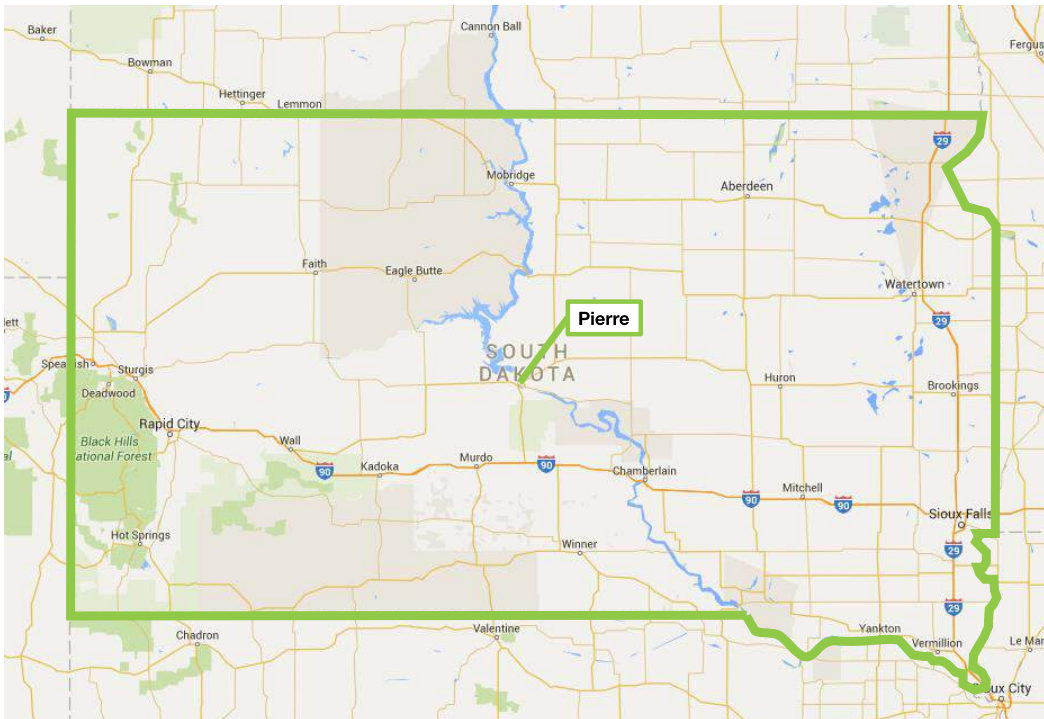
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Pierre, South Dakota is showcased as the State Capitol with a relatively captive retail market. Nearest competitive markets are over 150 miles from the area. The proposed retail site is situated in a prime area for new and continued retail growth on the north-side of Pierre. The north-side of Pierre is currently anchored by Menards, Walmart Supercenter, the Northridge Plaza shopping center, and Runnings. Based on a Retail Market Study for City of Pierre, SD from Hoffman Strategy Group/Jeff Green Partners, Pierre's confined retail market and more prosperous consumers demonstrate the feasibility of new regional or national chain retailers and restaurants. As stated in the study, the market consumers are primarily employed by white collar occupations (69.4%) associated with the state capitol and exhibit a higher average income than the State of South Dakota, Sioux Falls and Rapid City. The study also found that opportunities for this retail hub are fast food and full-service restaurants. Current restaurant options are located on West Sioux Avenue and in Pierre's downtown area. Additional recommendations are retail clothing options that have a strong appeal to both resident consumers and destination-oriented travelers. With a regional population base of over 40,000 within approximately 50-mile radius and demographics indicated above as well as in the market profile on page 5, the Pierre Retail Center displays great opportunity for a wide variety of potential tenants.



Market Overview

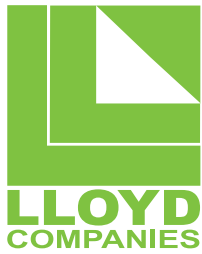
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Traffic Counts

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,288	14,063	16,804
2010 Total Population	2,624	13,977	17,047
2015 Total Population	2,952	14,450	17,655
2015 Group Quarters	115	738	772
2020 Total Population	3,175	14,951	18,282
2015-2020 Annual Rate	1.47%	0.68%	0.70%
Household Summary			
2000 Households	855	5,629	6,701
2000 Average Household Size	2.62	2.36	2.39
2010 Households	1,015	5,894	7,132
2010 Average Household Size	2.47	2.25	2.28
2015 Households	1,152	6,134	7,443
2015 Average Household Size	2.46	2.24	2.27
2020 Households	1,252	6,414	7,779
2020 Average Household Size	2.44	2.22	2.25
2015-2020 Annual Rate	1.68%	0.90%	0.89%
2010 Families	666	3,560	4,416
2010 Average Family Size	3.05	2.88	2.89
2015 Families	745	3,656	4,552
2015 Average Family Size	3.06	2.89	2.89
2020 Families	802	3,789	4,719
2020 Average Family Size	3.05	2.87	2.88
2015-2020 Annual Rate	1.49%	0.72%	0.72%
Housing Unit Summary			
2000 Housing Units	917	6,022	7,175
Owner Occupied Housing Units	61.6%	59.4%	61.5%
Renter Occupied Housing Units	31.6%	34.0%	31.8%
Vacant Housing Units	6.8%	6.5%	6.6%
2010 Housing Units	1,054	6,278	7,595
Owner Occupied Housing Units	60.4%	59.3%	61.8%
Renter Occupied Housing Units	35.9%	34.6%	32.1%
Vacant Housing Units	3.7%	6.1%	6.1%
2015 Housing Units	1,176	6,554	7,985
Owner Occupied Housing Units	59.7%	57.3%	59.7%
Renter Occupied Housing Units	38.3%	36.3%	33.5%
Vacant Housing Units	2.0%	6.4%	6.8%
2020 Housing Units	1,278	6,882	8,378
Owner Occupied Housing Units	60.7%	56.9%	59.4%
Renter Occupied Housing Units	37.2%	36.3%	33.5%
Vacant Housing Units	2.0%	6.8%	7.1%
Median Household Income			
2015	\$58,648	\$56,348	\$56,472
2020	\$70,037	\$65,696	\$65,487
Median Home Value			
2015	\$191,429	\$176,647	\$166,449
2020	\$205,357	\$192,398	\$187,537
Per Capita Income			
2015	\$29,990	\$30,966	\$30,617
2020	\$35,232	\$35,759	\$35,251
Median Age			
2010	36.9	39.4	39.8
2015	37.6	40.1	40.6
2020	37.6	40.3	41.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Market Profile

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