



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**Jim Dunham** 

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**FOR LEASE**

**\$9.50-\$20.00 PSF**

**+ NNN**

**SHOPPING CENTRE / RETAIL**

**PLAZA 41**

**2721 - 2725 W 41<sup>ST</sup> ST,  
Sioux Falls, South Dakota**

**9,229 - 47,366 SQFT**



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# WHAT YOU NEED TO KNOW PLAZA 41 SHOPPING CENTRE

2721 - 2725 W 41<sup>st</sup> St



## PROPERTY OVERVIEW

Plaza 41 is one of the top shopping destinations in the lively commercial area of Sioux Falls, South Dakota. Plaza 41 is a hotspot for a mix of shopping, dining and services, attracting a wide range of customers thanks to its easy to reach location and diverse offerings.

The property is a great spot for businesses looking to get noticed, with its heavy foot traffic and over 36,000 vehicles passing by daily (2025 data). It's perfect for retail businesses that want to boost their visibility. Businesses at Plaza 41 benefit from being in a well-known shopping center in Sioux Falls. With excellent maintenance and management services, tenants can smoothly run their operations and concentrate on attracting more customers.



### CO-TENANTS

Original Pancake House, Pizza Ranch, The Rush, Warhammer, Subway, Boot Barn, Fuji Sushi & Hibachi.

## QUICK SNAPSHOT

|                                     |               |
|-------------------------------------|---------------|
| <b>BUILDING SIZE</b>                | : 94,901 SQFT |
| <b>YEAR BUILT</b>                   | : 1982/2012   |
| <b>YEAR RENOVATED</b>               | : 2019/2020   |
| <b>PROPERTY TYPE</b>                | : Retail      |
| <b>TOTAL NNN</b>                    | : \$4.55 PSF  |
| <b>ZONING</b>                       | : Commercial  |
| <b>PARKING</b>                      | : Abundant    |
| <b>SIDEWALL HEIGHT</b>              |               |
| Bottom of the roof deck (west end)  | : 24'-3"      |
| Bottom of the roof deck (east end)  | : 23'-3"      |
| Bottom of the bar joists (west end) | : 21'-9"      |
| Bottom of the bar joists (east end) | : 20'-9"      |

## PROPERTY FEATURES

### VARIES BY SUITE

- Double Wide Rear Access Door
- Shared Loading Dock
- Spacious Layout
- High Traffic Location
- Two Monument Signs
- Extensive Onsite Parking (41<sup>ST</sup> St & Kiwanis Ave.)
- Excellent Storefront Visibility from the Street

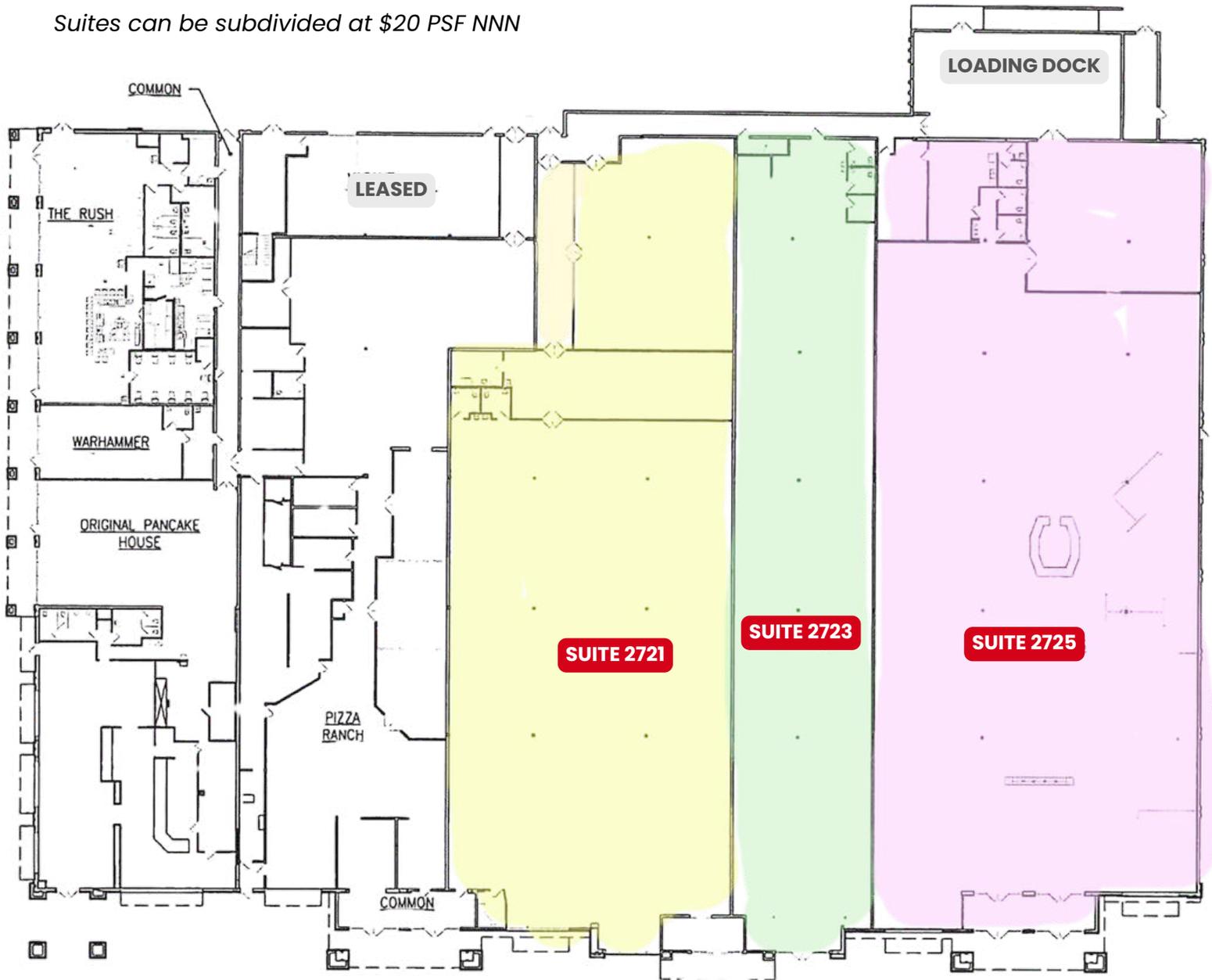
# FLOOR PLAN PLAZA 41 SHOPPING CENTRE

2721 - 2725 W 41<sup>st</sup> St

## 3 AVAILABLE SPACES

- 2721 W 41<sup>ST</sup> STREET: 17,027 sqft**
- 2723 W 41<sup>ST</sup> STREET: 9,229 sqft**
- 2725 W 41<sup>ST</sup> STREET: 21,110 sqft**

Suites can be subdivided at \$20 PSF NNN



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# EXCLUSIVE USES

Effective Date: 10/12/2025

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In order to maintain tenant compatibility and protect existing operations, Plaza 41 is subject to certain exclusive use restrictions. Accordingly, a new tenant may be prohibited from operating a use that materially conflicts with any of the exclusive uses listed below.

## 1. Ready-to-Eat Pizza and Prepared Chicken

The sale of ready-to-eat (cooked) pizza and the sale of ready-to-eat (cooked) fried, broasted, or baked chicken, where such sales exceed five percent (5%) of gross sales.

## 2. New Western and Work Wear Retail

Retail sales of new western and work wear apparel and related accessories.

## 3. Sushi & Hibachi Restaurant Use

Operation of a sushi and hibachi restaurant.

## 4. Sandwich Use (with Exceptions)

The sale of sandwiches; however, Pizza Ranch, Original Pancake House, and any tenant deriving less than five percent (5%) of gross sales from sandwiches are excluded from this restriction.

## 5. Collectible Fantasy Miniatures & Tabletop Battle Games

The sale of collectible fantasy miniatures and tabletop battle games, including (by way of example) The Lord of the Rings / Hobbit themed games and products.

This summary is provided for marketing purposes. Final determination of permitted use is subject to review of the executed lease documents and tenant sales/use composition, as applicable.



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# PROPERTY PHOTOS

## Out Front at Plaza 41



# FORMER TUESDAY MORNING SPACE PLAZA 41 SHOPPING CENTRE

Bright, open big-box with a clean storefront and strong back-of-house functionality



17,027 SQFT



\$9.50 PSF + NNN  
As Is



**2026 ESTIMATED NNN**  
(\$4.55 PSF)



Ample  
customer and  
employee  
parking

## OVERVIEW:

Suite 2721 is designed for operators who want a clean, efficient sales floor. The front of the space presents with large storefront windows and a defined entry zone that feels polished and customer-ready, ideal for concepts that rely on visibility, walk-in traffic, and a positive first impression.

Inside, the space opens into a wide, open floor plate with high ceilings and linear lighting that evenly brightens the entire footprint, great for aisle-based merchandising, showroom layouts, fitness/learning formats, or service concepts that need flexibility.

What makes this suite stand out is the functional back-of-house. Beyond the main floor, the suite includes a large storage/warehouse room with double doors to the exterior, supporting efficient receiving, staging, and inventory management without disrupting the front-of-house experience. The space is also equipped with men's and women's restrooms and a janitorial closet, making it operationally complete for a wide range of concepts.

## THIS SPACE FEATURES

- Glass double wide sliding front vestibule
- Impressive windows on both sides of front door for plenty of natural lighting
- Large Storage/Warehouse Room with double doors to exterior
- Men/Women's restrooms
- Janitorial closet

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# FORMER TUESDAY MORNING SPACE INTERIOR PHOTOS

2721 W 41<sup>st</sup> St



# FORMER JOANN'S FABRIC SPACE PLAZA 41 SHOPPING CENTRE

Big-box footprint with ready-made merchandising infrastructure



21,110 SQFT



\$9.50 PSF + NNN  
As Is



**2026 ESTIMATED NNN**  
(\$4.55 PSF)



Ample  
customer and  
employee  
parking

## OVERVIEW:

Suite 2725 offers a true large-format retail environment built for volume and flexibility. The space features a broad, open sales floor with a high exposed ceiling and bright overhead lighting, creating a clean, expansive feel that supports everything from aisle-based merchandising to showroom-style layouts.

A major advantage in this suite is the amount of existing in-place fixtures and dividers—including gondola-style shelving runs, counter areas, and section markers—which can help certain concepts shorten setup time and reduce upfront buildout. If desired, the space also reads as a strong “blank canvas” for tenants who want a fresh layout with fewer interior interruptions.

*Existing store fixtures/dividers may be available to a new tenant, subject to lease terms and any removal requests.*

## THIS SPACE FEATURES

- End Unit retail space
- Large-format open floor plate
- High exposed ceiling
- Polished concrete floors
- Storefront glass + customer entry presence
- Existing merchandising dividers / shelving / counters
- In-suite restrooms
- Private office
- Storage room

information deemed reliable, but not guaranteed

# FORMER JOANN'S FABRIC SPACE INTERIOR PHOTOS

2725 W 41<sup>st</sup> St



# FORMER DREAM HOME APPLIANCE SPACE PLAZA 41 SHOPPING CENTRE

Showroom + flexible back-of-house functionality



9,229 SQFT



\$9.50 PSF + NNN  
As Is



2026 ESTIMATED NNN  
(\$4.55 PSF)



Ample  
customer and  
employee  
parking

## OVERVIEW:

This suite delivers a rare combination of open showroom presence and built-in operational flexibility. The space features a high-ceiling, open-floor layout with bright overhead lighting and a clean, modern industrial finish, ideal for businesses that want their product, experience, or service to feel front-and-center.

The interior also includes defined zones and built-in elements that naturally support a showroom + fulfillment style operation.

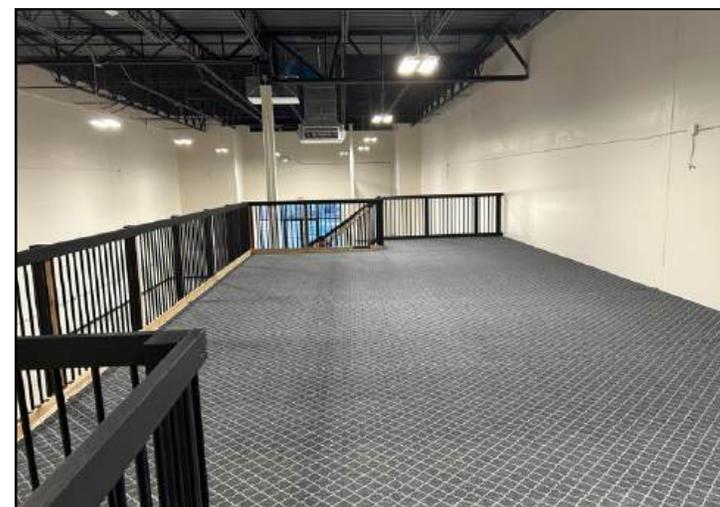
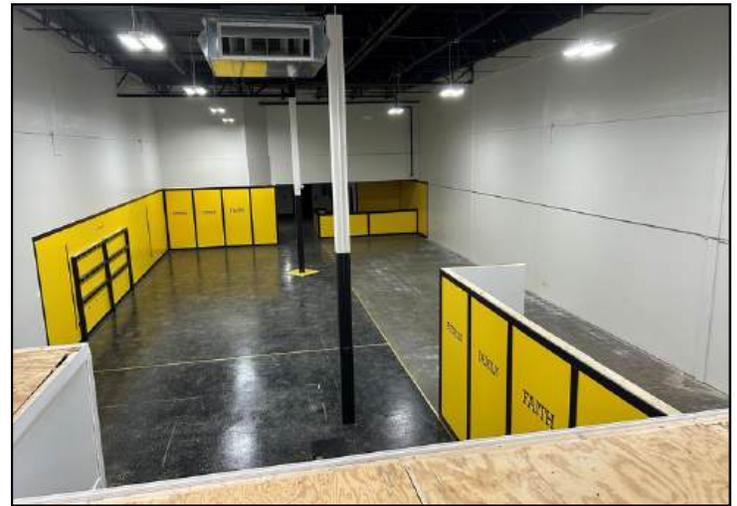
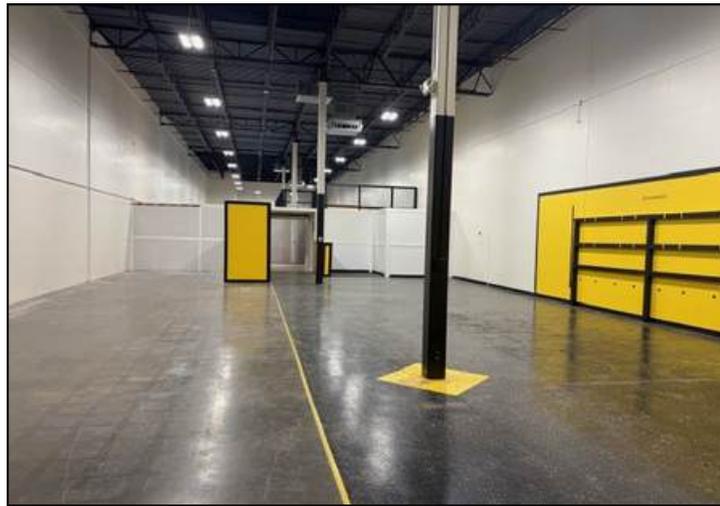
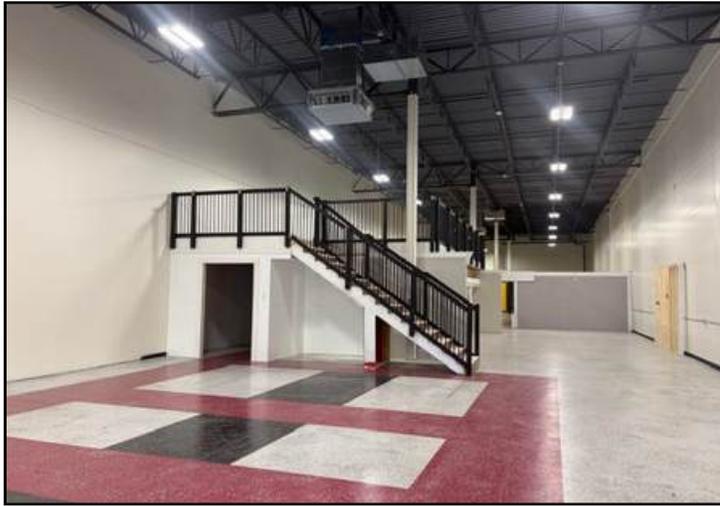
## THIS SPACE FEATURES

- In-suite Restroom
- High, Open Ceiling
- Wide-open Showroom Footprint
- Glass Front Door surrounded by Windows
- Store Front Entry
- Durable Flooring

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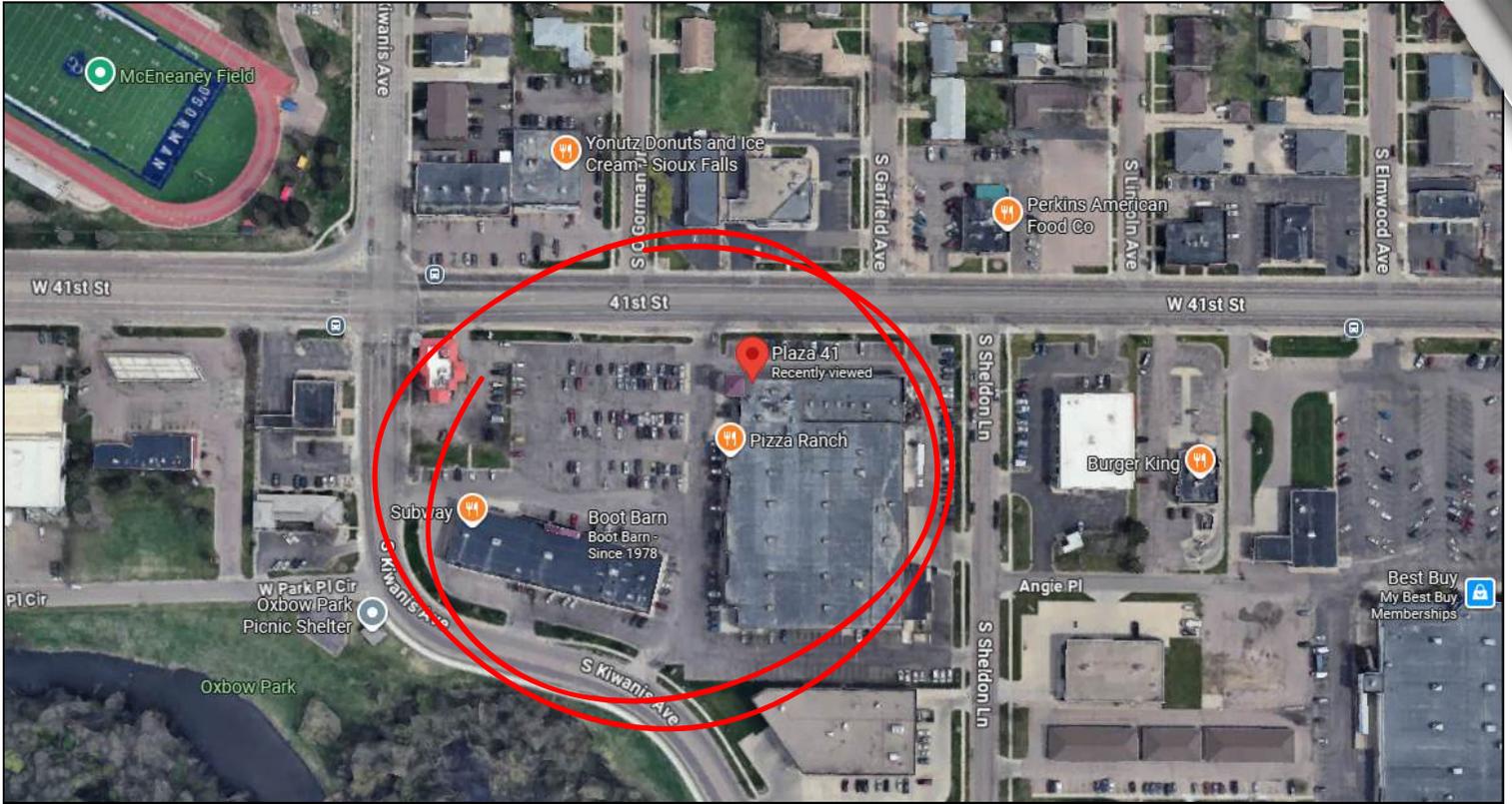
# FORMER DREAM HOME APPLIANCE SPACE INTERIOR PHOTOS

2723 W 41<sup>st</sup> St



# LOCATION / BUSINESS MAP PLAZA 41 SHOPPING CENTRE

2721 - 2725 W 41<sup>st</sup> St



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# EXECUTIVE SUMMARY

## PLAZA 41 | RETAIL OPPORTUNITIES | SIOUX FALLS, SD

2721 - 2725 W 41<sup>st</sup> St, Sioux Falls, SD



Plaza 41 is a multi-tenant retail center located at W 41st Street and Kiwanis Avenue in Sioux Falls, South Dakota, offering strong visibility and convenient access for daily-needs, dining, and service concepts. The center supports operations with two monument signs, extensive surface parking, shared loading, a rear access door, and storefront visibility.

This property has a reset story: following the September 10, 2019 storm event where EF-2 damage was observed at the Plaza 41 shopping complex, the center underwent reconstruction activities including interior demolition, replacement of doors/windows, interior buildout of all suites and roof replacement. Rooftop HVAC units, including electrical, plumbing fixtures & replacement of all equipment servicing the premises.

Why this location works for expanding brands: Sioux Falls provides meaningful market scale for regional rollouts, with the City reporting an estimated 219,588 population (Dec. 31, 2024) and a 305,920 metro population. The corridor also benefits from strong vehicle exposure. City traffic counts show W 41st Street (between Louise Ave & Kiwanis Ave) at 36,000 VPD (2025). In addition, Sioux Falls has an excellent business tax environment, including no corporate or personal income tax.

Plaza 41 currently offers three spaces, allowing flexibility for a single large-format tenant or multiple concepts:

- 2721 W 41st St — 17,027 SF (Former Tuesday Morning)
- 2723 W 41st St — 9,229 SF (Former Dream Home Appliance)
- 2725 W 41st St — 21,110 SF (Former JoAnn's Fabric)

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# EXPAND INTO SIOUX FALLS

## WHY SIOUX FALLS | WHY PLAZA 41?

2721 - 2725 W 41<sup>st</sup> St, Sioux Falls, SD



Sioux Falls is the kind of market expansion teams like: big enough to matter, simple enough to operate, and positioned as the region's go-to hub for shopping, dining, and services. Brands don't just enter Sioux Falls for "one store", they enter it to reach a city market and a wider metro customer base with predictable day-to-day traffic.

Sioux Falls is a practical expansion market: large enough to support growth, easy to operate in, and built around day-to-day consumer traffic. It's South Dakota's largest city, with a 2024 estimated population of 219,588 and a metro population of 305,920—giving brands both a strong local customer base and broader regional reach.

Sioux Falls is served by major interstate connections, including the I-90 / I-29 interchange, which supports regional access for distribution, staffing, and multi-location operations.

For operators, the biggest "yes" factors are simple: steady market scale, strong vehicle exposure, and a business-friendly tax environment. South Dakota has no corporate or personal income tax, and Sioux Falls Development cites South Dakota's #2 ranking on the Tax Foundation's 2024 State Business Tax Index.

In the everyday reality that impacts hiring and retention, Sioux Falls is also priced below the national average; one widely used cost-of-living benchmark reports Sioux Falls is 9.3% lower than the U.S. average.

### Lifestyle and Tapestry Segmentation (3 mile radius)



**What this means for your brand? A scalable market with metro reach, strong corridor visibility, and a business climate that's easy to justify to decision-makers.**

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