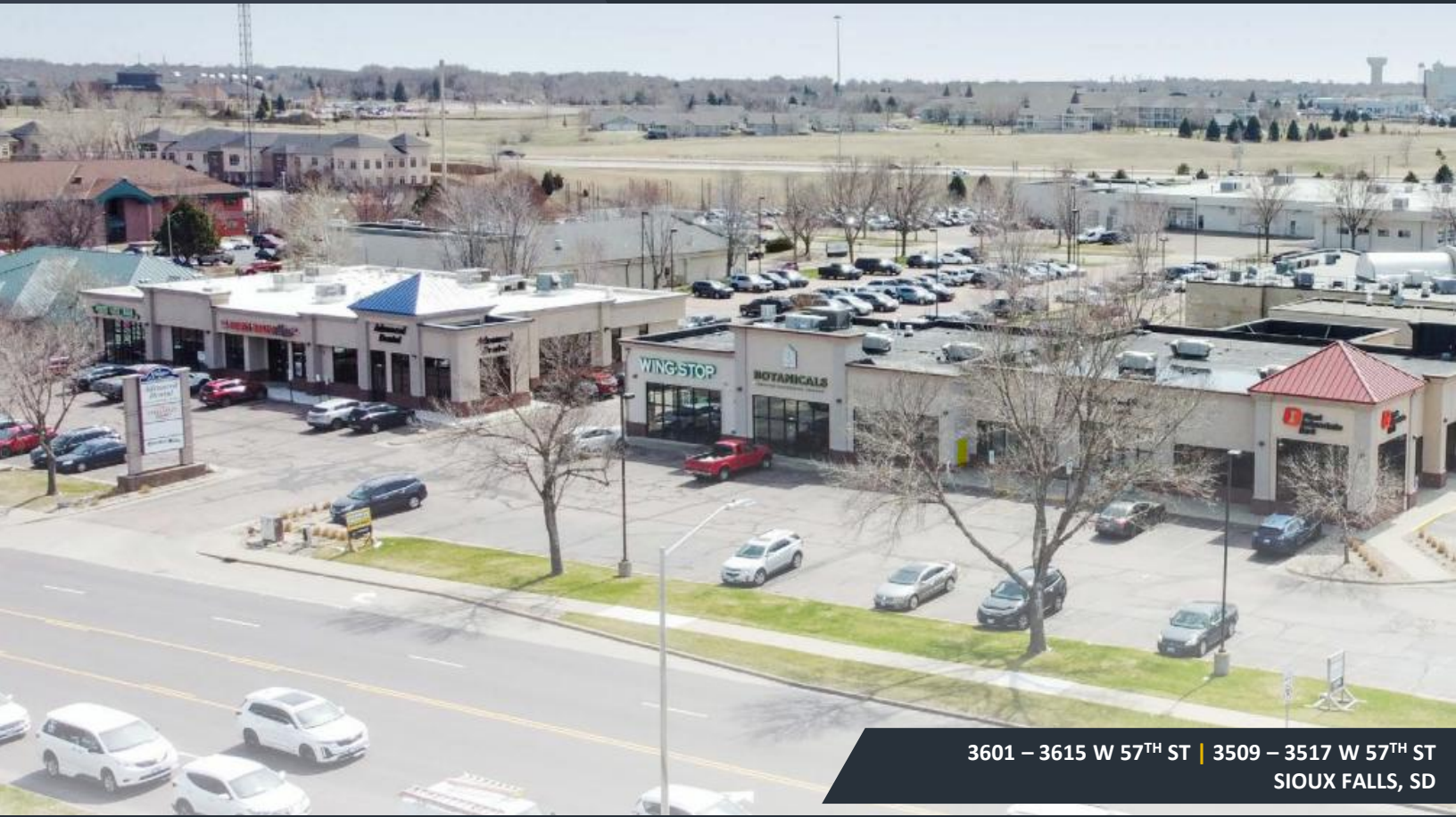




3601 – 3615 W 57TH ST | 3509 – 3517 W 57TH ST
 SIOUX FALLS, SD



Gross Building Area

15,924 SF

+/-



Sale Price

Total:

\$3.96 Million

Contact Listing Broker for Details



Vacant Square Footage

3,154 SF

+/-

Site Summary

This offering includes three retail condominium units (B, C, and D) in the Shoppes at 57th Street Condominium Project, owned by the seller; Unit A is owned by First Interstate Bank. The units are occupied by a diverse mix of tenants: Wingstop, Healing Touch Massage, Power Plate Meals, Advanced Dental, and The Honey Baked Ham Co. Existing tenants maintain strong leases with long-term plans, providing stability for future ownership. One vacant suite in shell condition offers flexibility for a variety of tenants or an owner-occupant opportunity.



Samuel Assam | President & CEO

Phone: (605) 334 – 8040

Email: sam@assamcompanies.com

Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



Investment Facts

Assam Companies is excited to offer a prime investment opportunity at The Shoppes at 57th & Louise. This package includes three retail condominiums currently leased to a diverse group of tenants: Wingstop, Healing Touch Massage, Power Plate Meals, Advanced Dental, Sixth Dimension Tattoo, and The Honey Baked Ham Co. These established tenants hold strong, long-term leases, providing stability and predictable income for future owners. Additionally, one vacant suite in shell condition presents an ideal chance to attract new tenants or accommodate an owner-occupant. Situated amid a vibrant mix of retail, office, and residential developments, the property benefits from a daytime population of 20,532 and more than 1,040 businesses within a one-mile radius, making it a highly strategic and well-positioned investment.

Address:

3509 - 3517 | 3601 - 3615 W 57th St
Sioux Falls, SD 57108

County:

Lincoln

Zoning:

C-3

Pricing:

\$3,960,000

Price / SF:

\$248.68

Real Estate Taxes:

\$51,062.08 (2024 Taxes payable in 2025)

Gross Building Area (GBA):

15,924 SF +/-

Net Rentable Square Footage (RSF):

15,924 SF +/-

Vacant Square Footage:

3,154 SF +/-

Available Condo Units Site Size:

1.45 Acres +/-

Overall Condo Project Site Size:

1.93 Acres +/-

Year Built:

2004



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About the Project

The property is part of The Shoppes at 57th Street Condominium Project, which operates under a Master Deed and Declaration of Covenants, Conditions, and Restrictions. The development is overseen by an association comprised of four-unit owners. This sale includes three of the four condominium units—Units B, C, and D—currently owned by the Seller. Unit A is separately owned by First Interstate Bank. Copies of the governing documents are available upon request from the Broker.

Parking Based on Overall Condo Project Site:

101 shared surface stalls

Current Number of Tenants:

6 of 7

Occupancy Rate:

80.2%

Investment Highlights:

Year 1 Proforma NOI

Annual – Year 1

Income

Gross Potential Income	\$304,689
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Proforma NOI	\$304,689
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(vacant square footage: 3,154 SF)

Sale Price	\$4,366,000
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Proforma Cap Rate	6.98%
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Parcel ID	Size	2024 Taxes (Payable 2025)
#280.51.01 .01AB - Unit B	0.11 Acres	\$3,715.06
#280.51.01 .01AC - Unit C	0.45 Acres	\$15,199.74
#280.51.01 .01AD - Unit D	<u>0.89 Acres</u>	<u>\$32,147.28</u>
	1.45 Acres +/-*	\$51,062.08



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Tenant Overview

3509 – 3517 W 57th St, Sioux Falls SD 57108



Power Plate Meals offers convenient, chef-crafted dishes designed for busy people and families looking for nutritious, flavorful options. Each meal is fresh, protein-packed, and portioned to support balanced, calorie-conscious eating. Enjoy your meal in-store or take it to go—healthy eating made simple and satisfying.

Address: 3509 W 57th St
Gross Leasable Area: 1,486 SF +/-
Pro Rata Share of Project: 6.75%
Number of Locations: 5
Headquarters: Fargo, ND
Year Founded: 2015



The Honey Baked Ham Co. is a nationally recognized brand celebrated for its high-quality, ready-to-serve hams, sides, and sandwiches. Known for its strong carryout, catering, and dine-in lunch options, the brand consistently attracts steady customer traffic.

Address: 3515 W 57th St
Gross Leasable Area: 2,352 SF +/-
Pro Rata Share of Project: 11.00%
Number of Locations: 400+
Headquarters: Alpharetta, GA
Year Founded: 1957



Advanced Dental delivers complete dental care in a comfortable, patient-focused setting. The practice offers a wide range of services, from preventive and cosmetic dentistry to dental implants and restorative treatments.

Address: 3517 W 57th St
Gross Leasable Area: 2,907 SF +/-
Pro Rata Share of Project: 13.00%
Number of Locations: 1
Headquarters: Sioux Falls, SD
Year Founded: 2004



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Tenant Overview

3601 – 3615 W 57th St, Sioux Falls SD 57108



Wingstop is a rapidly expanding global restaurant brand celebrated for its made-to-order wings, tenders, and sandwiches tossed in bold, irresistible flavors. With robust carryout and delivery sales, the brand consistently attracts strong foot traffic and a loyal customer base.

Address: 3601 W 57th St
Gross Leasable Area: 1,875 SF +/-
Pro Rata Share of Project: 8.51%
Number of Locations: 2,000+
Headquarters: Dallas, TX
Year Founded: 1994



Sixth Dimension Tattoo is a locally owned studio recognized for its talented artists, custom tattoo designs, and inviting atmosphere. The studio is dedicated to delivering exceptional artwork in a clean, professional environment.

Address: 3605 W 57th St
Gross Leasable Area: 3,000 SF +/-
Pro Rata Share of Project: 13.62%
Number of Locations: 1
Headquarters: Sioux Falls, SD
Year Founded: 2022

HealingTouch
Massage Clinic

Healing Touch Massage Clinic provides a full spectrum of therapeutic and specialty massage services, including Swedish, deep tissue, prenatal, hot stone, cupping, Reiki, and couples massages.

Address: 3615 W 57th St
Gross Leasable Area: 1,150 SF +/-
Pro Rata Share of Project: 5.22%
Number of Locations: 2
Headquarters: Sioux Falls, SD
Year Founded: 2007



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ASSAMTM
COMPANIES

Exterior Photos



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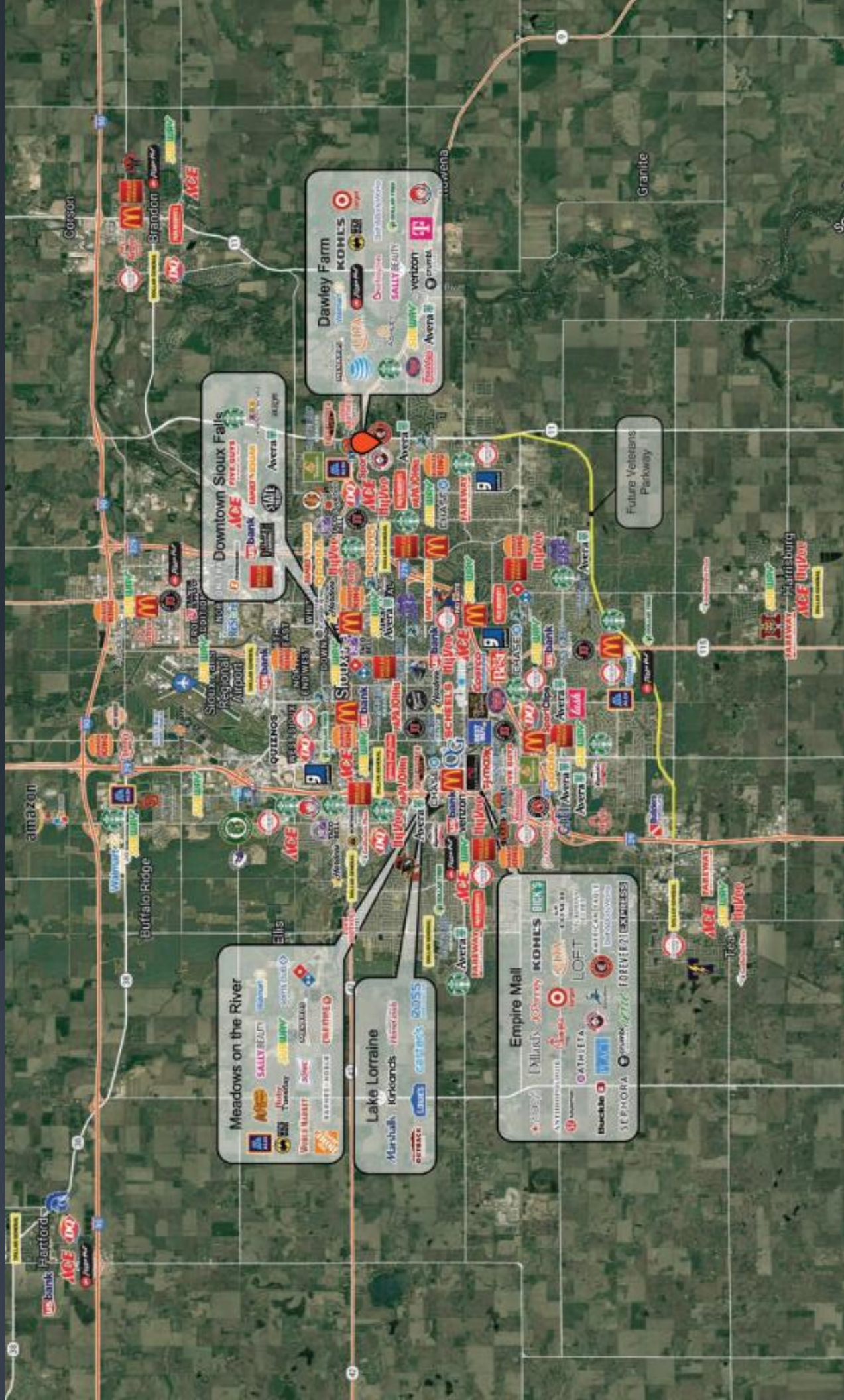


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INVESTMENT OPPORTUNITY

THE SHOPPES AT 57TH & LOUISE

3601 - 3615 W 57TH STREET

3509 - 3517 W 57TH STREET

SIOUX FALLS, SD



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