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We open doors.

#### FOR LEASE RETAIL SPACE – 41<sup>ST</sup> STREET & SERTOMA AVENUE

#### **PROPERTY FEATURES:**

- 2,340 sq. ft.
- For Lease: \$15.00/sq. ft. NNN Estimated NNNs: \$5.85/sq. ft.
- Retail/Office space available in Sertoma Plaza near the intersection of 41<sup>st</sup> Street and Sertoma Avenue in west Sioux Falls.
- Open retail with large windows.
- One ADA restroom. Separate men and women's locker room.
- Can be combined with adjacent space for 4,585 sq. ft.
- Great visibility with a daily traffic count of 16,000 vehicles.
- Building and monument signage available.
- Occupancy available Spring 2019.
- Neighboring businesses include Get N' Go, Taco John's, Walgreens, First Premier Bank, Ace Hardware, Dollar General, and Roosevelt High School

For More Information, Please Contact:

REGGIE KUIPERS, SIOR reggie@benderco.com (605) 782-1663

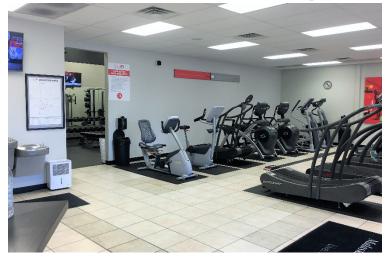




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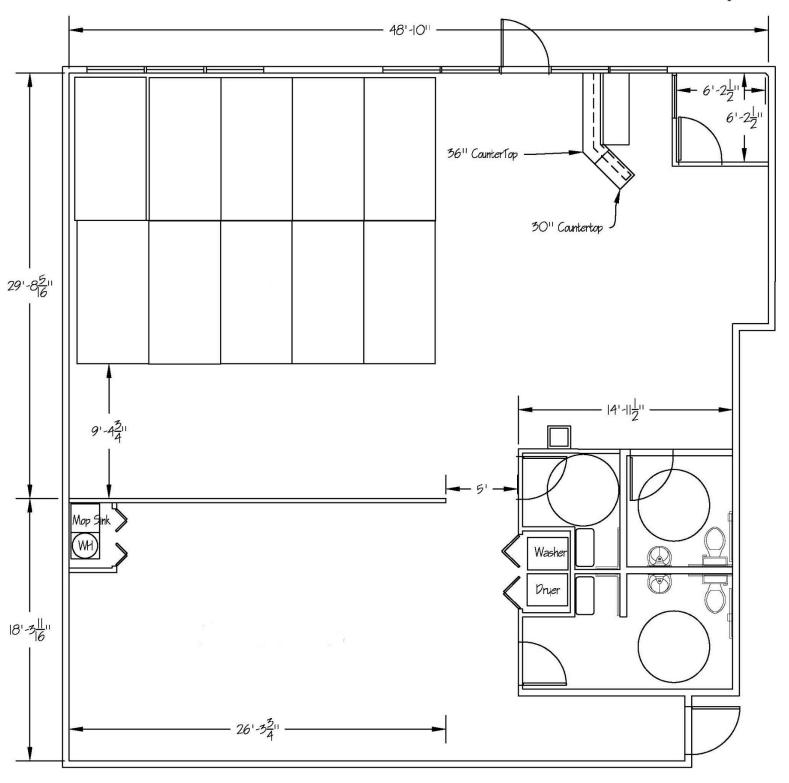


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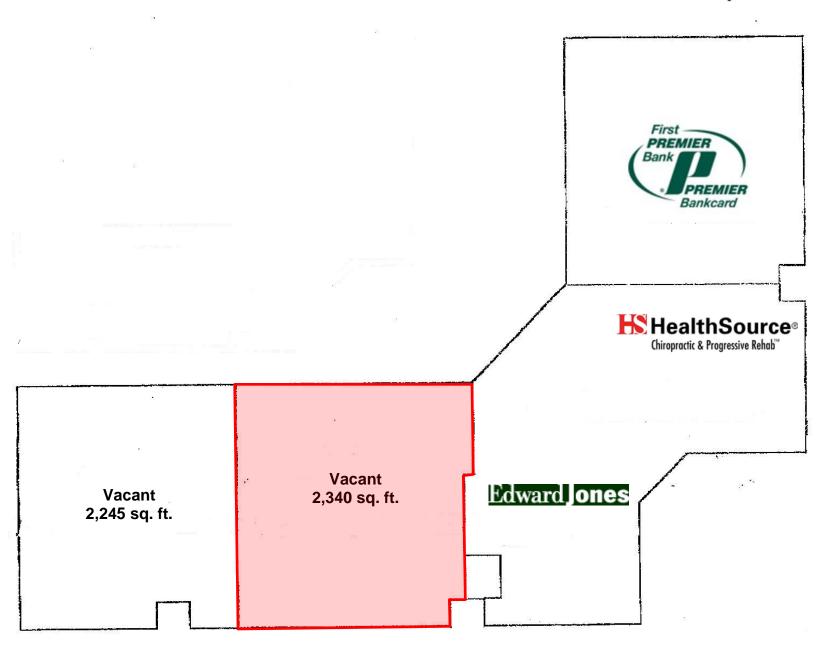
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Real Estate Services

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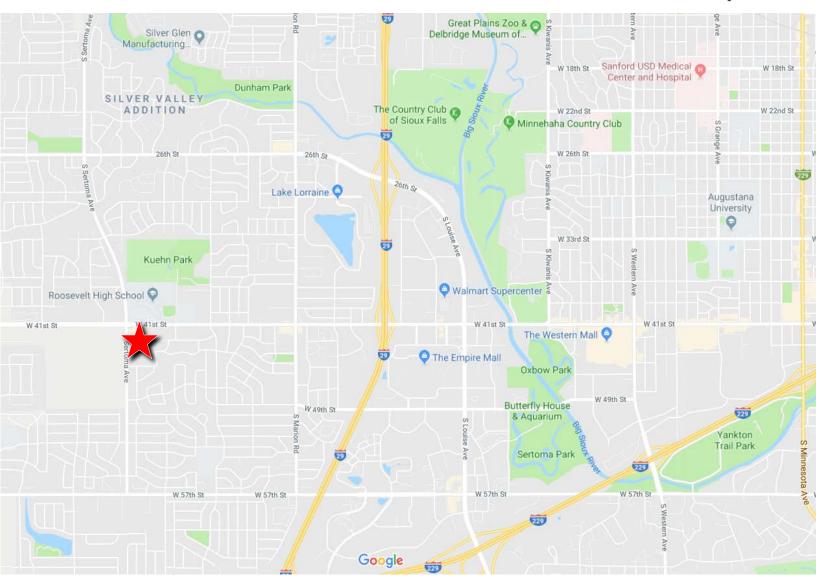
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