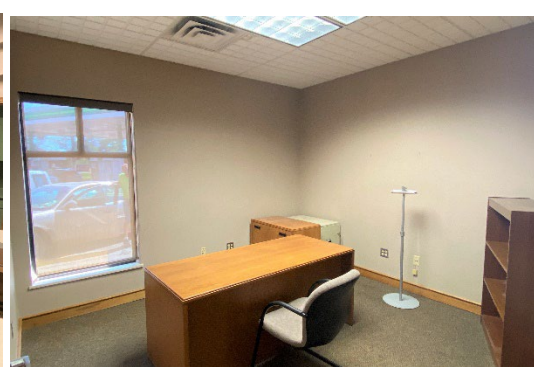
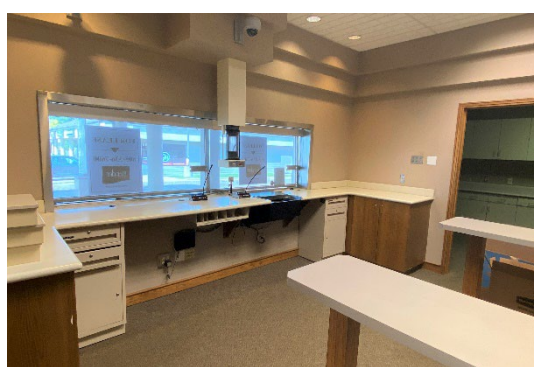
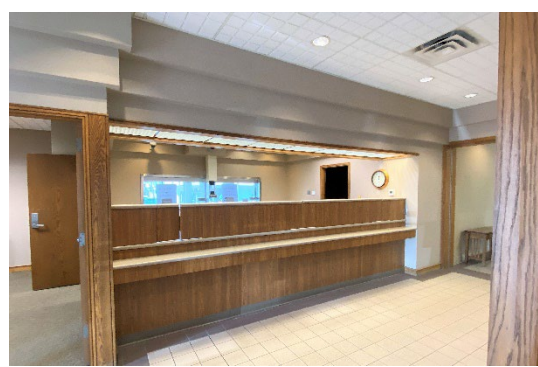


**RARE DRIVE-THRU OPPORTUNITY**



**FOR LEASE | OFFICE/RETAIL SPACE | 1220 EAST 57<sup>TH</sup> STREET | SIOUX FALLS, SD**

## **OAK RIDGE PLAZA SPACE**

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

**MICHAEL BENDER, CCIM, SIOR**  
michael@benderco.com  
(605) 782-1662

- **1,699 RSF**
- **For Lease: \$25.00/SF NNN**  
**Estimated NNNs: \$7.35/SF**
- Built in 1994.
- Zoned C-2 Commercial.
- Office/Retail space located in the Oak Ridge/Get N' Go Plaza on the corner of 57<sup>th</sup> Street and Cliff Avenue.
- Rare drive-thru opportunity with four (4) lanes.
- Lobby area with private office and conference room.
- Building and monument signage available.
- Great visibility on signalized intersection with a combined daily traffic count of 27,000 vehicles.
- Contact broker for showing instructions.

### **Bender Commercial Real Estate Services**

305 West 57<sup>th</sup> Street  
Sioux Falls, SD 57108  
(605) 336-7600  
www.benderco.com

**Bender**  
COMMERCIAL



PLAZA OAKS SPACE | FOR LEASE | 1220 EAST 57<sup>TH</sup> STREET | SIOUX FALLS, SD



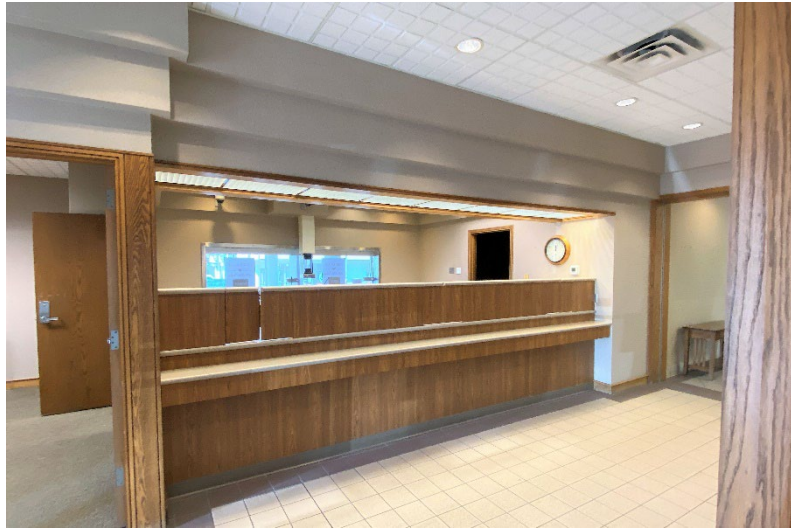
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**Bender Commercial Real Estate Services**

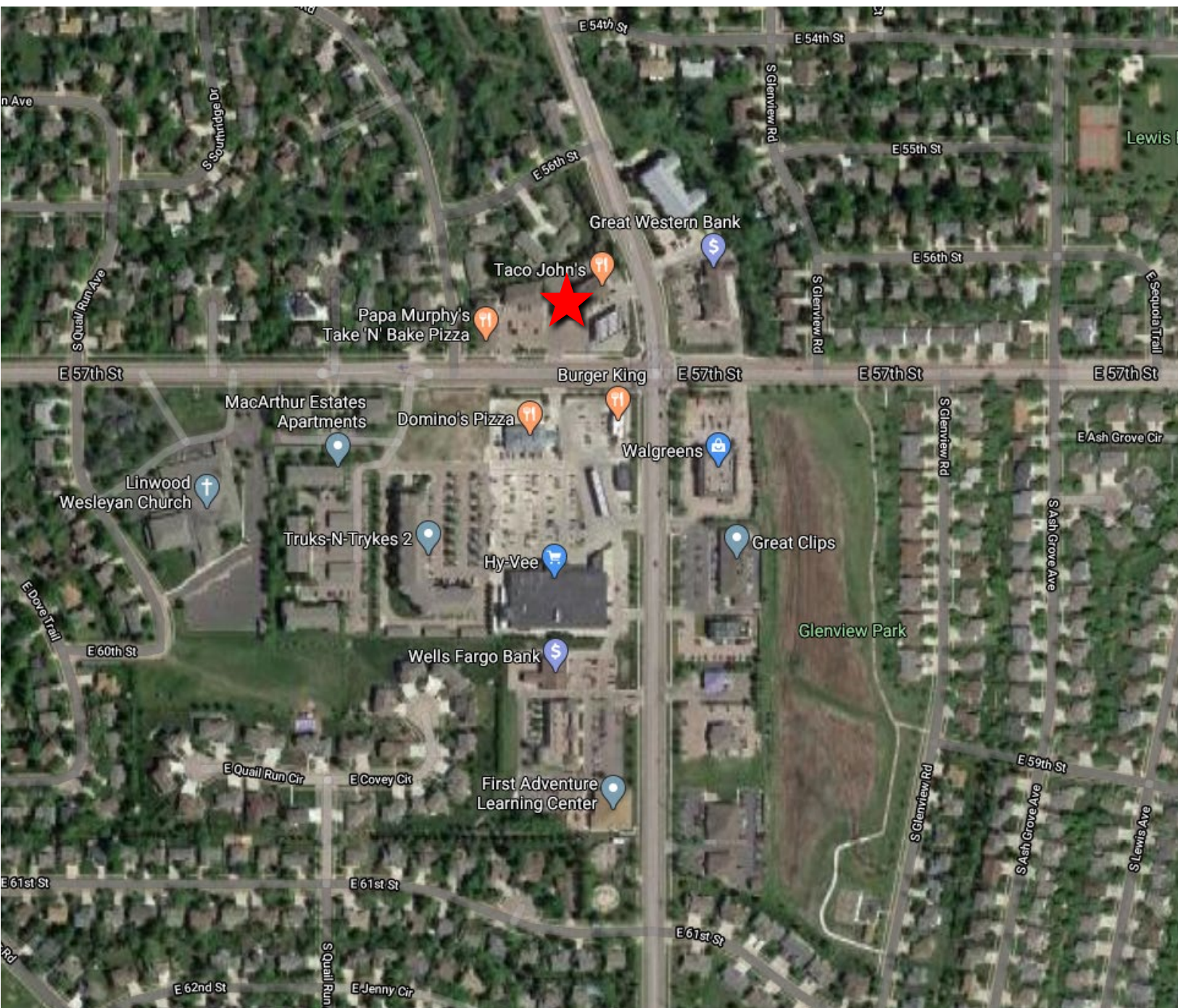
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## DEMOGRAPHIC SUMMARY

1220 E 57th St, Sioux Falls, South Dakota, 57108 2  
Ring of 3 miles

### KEY FACTS

75,596

Population



31,381

Households

39.2

Median Age

\$63,797

Median Disposable Income

### EDUCATION

4%

No High School Diploma



22%

High School Graduate



29%

Some College



45%

Bachelor's/Grad/Prof Degree

### INCOME



\$75,765

Median Household Income



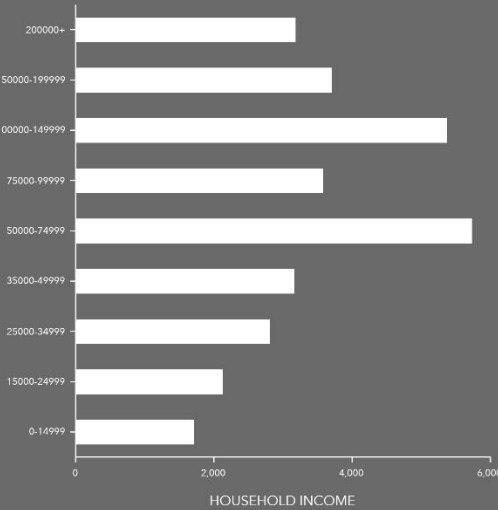
\$45,377

Per Capita Income

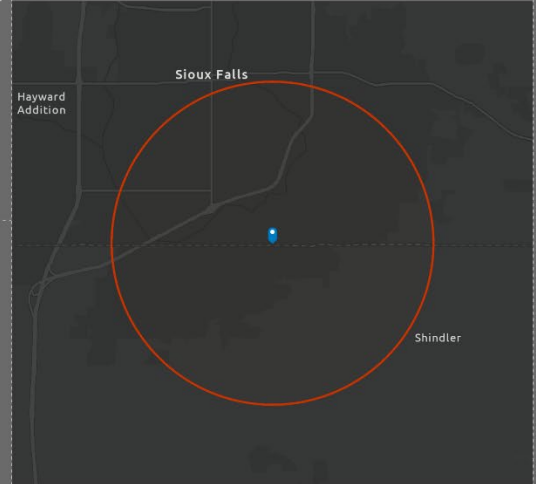


\$177,560

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

73%



Blue Collar

16%



Services

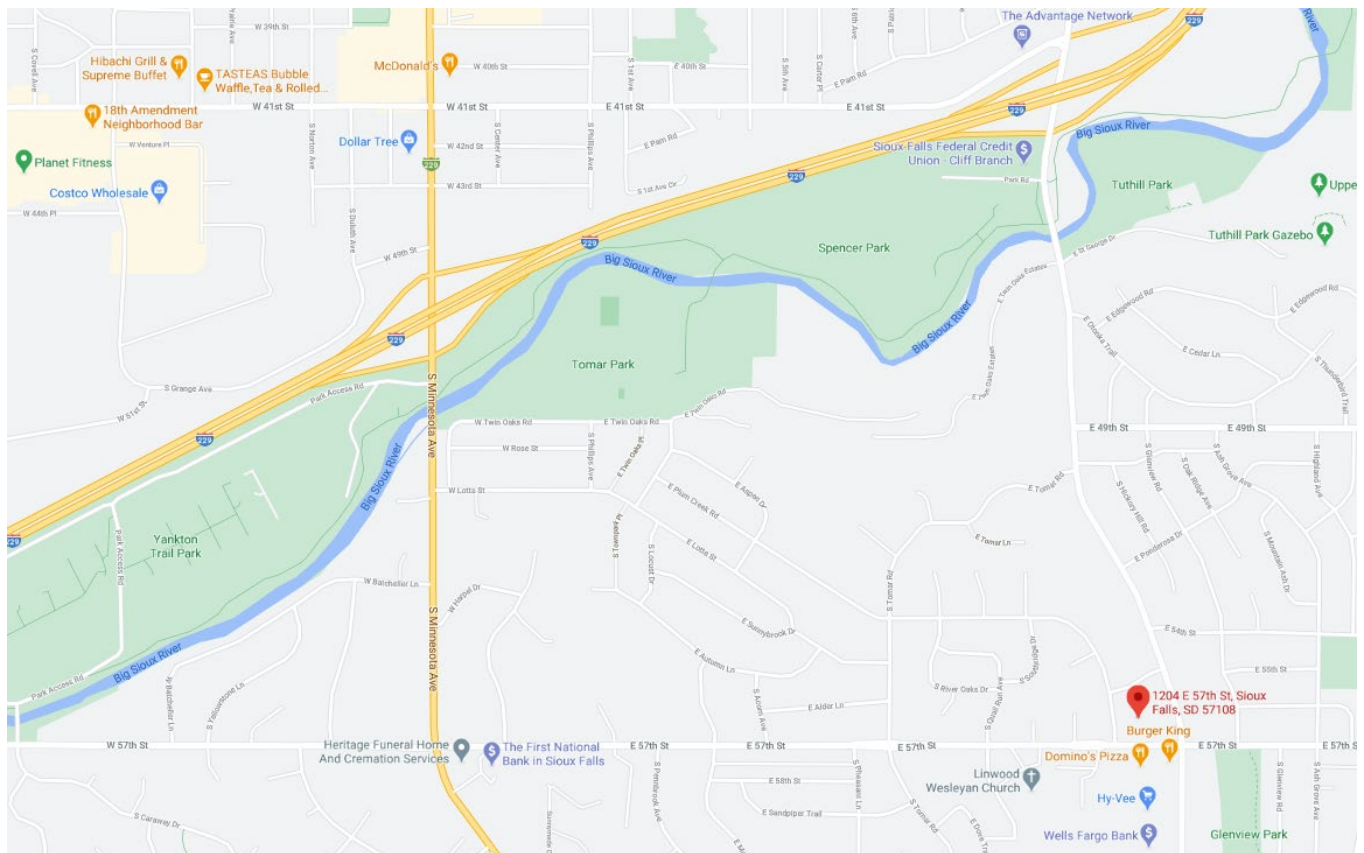
12%

2.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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