

# RARE DRIVE-THRU OPPORTUNITY



## OAK RIDGE PLACE SPACE

OFFICE/RETAIL SPACE

**Bender**  
COMMERCIAL



**1220 EAST 57TH STREET  
SIOUX FALLS, SD**



**1,450 RSF**



**\$22.00/SF NNN  
EST NNNS: \$7.35/SF**

- Office/Retail space available for lease in the Oak Ridge/Get N' Go Plaza on the corner of 57th Street and Cliff Avenue.
- Rare drive-thru opportunity with four (4) lanes.
- Lobby area with private office and conference room.
- New common area bathrooms.
- Building and monument signage available.
- Great visibility on signalized intersection with a combined daily traffic count of 28,000 vehicles.

**REGGIE KUIPERS, SIOR** | [reggie@benderco.com](mailto:reggie@benderco.com) | 605-782-1663



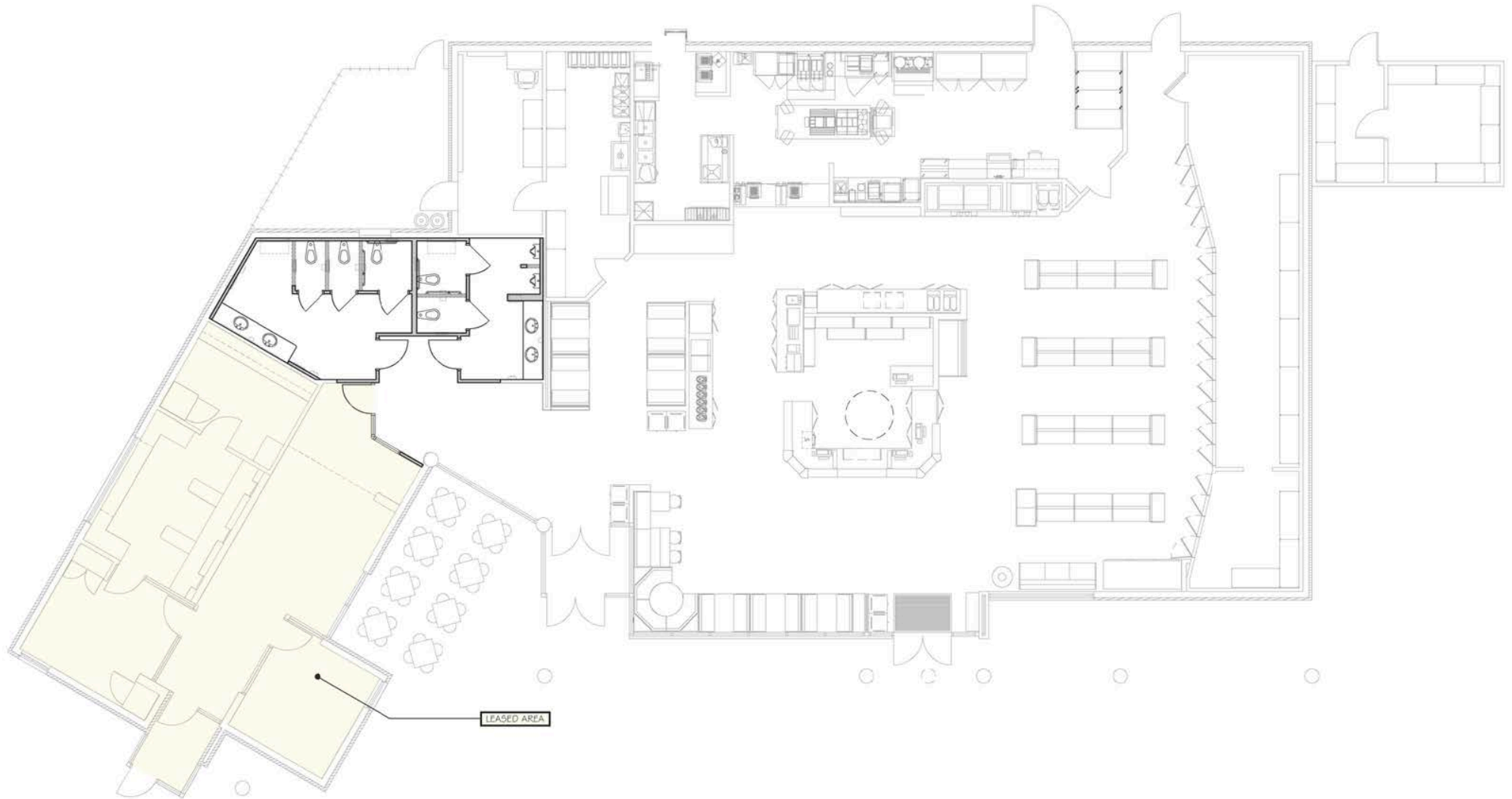
Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | [benderco.com](http://benderco.com)

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# OAK RIDGE PLAZA SPACE



OFFICE/RETAIL SPACE FOR LEASE



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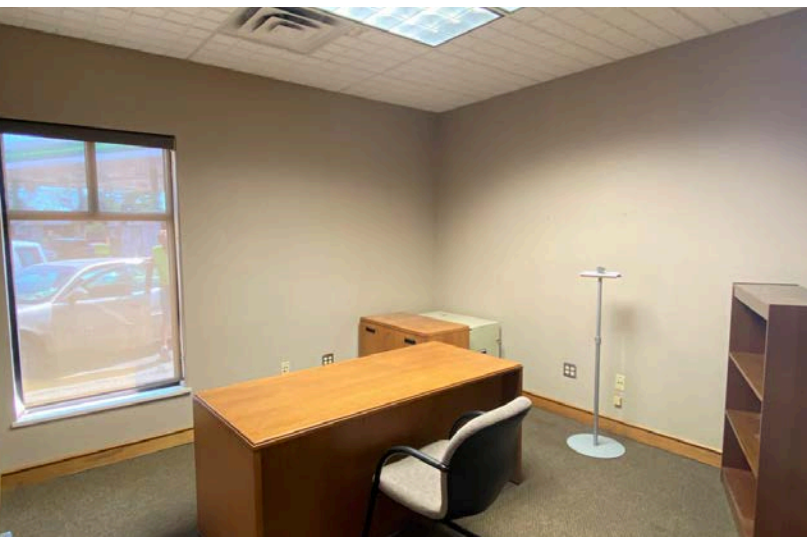
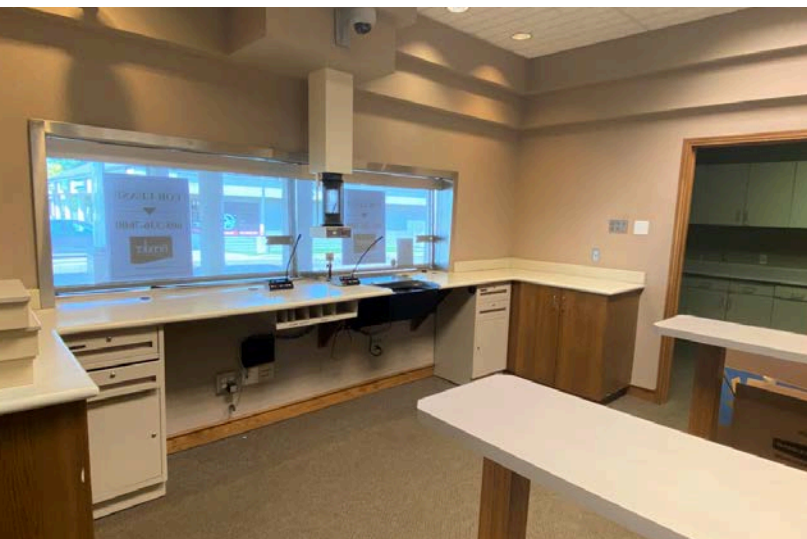
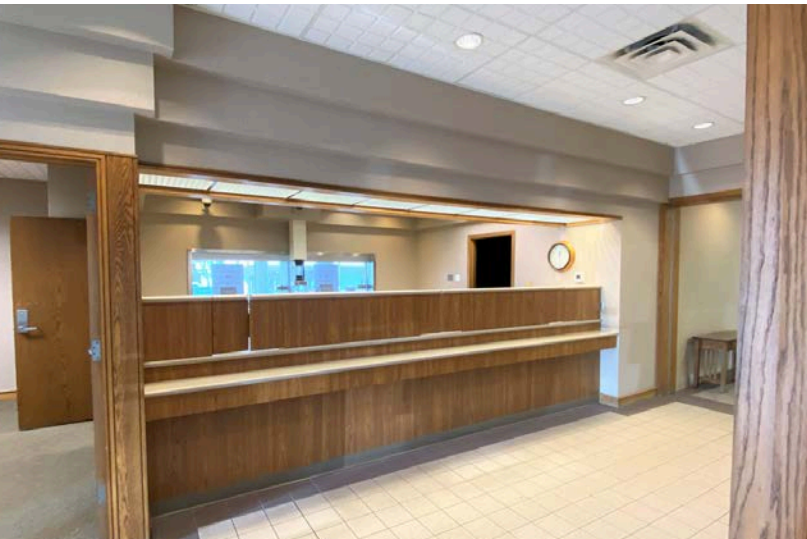
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# OAK RIDGE PLAZA SPACE



OFFICE/RETAIL SPACE FOR LEASE





# OAK RIDGE PLAZA SPACE



## OFFICE/RETAIL SPACE FOR LEASE

### 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



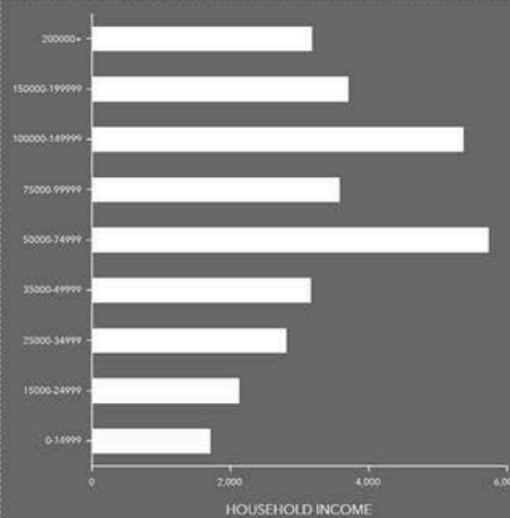
\$45,377

Per Capita Income

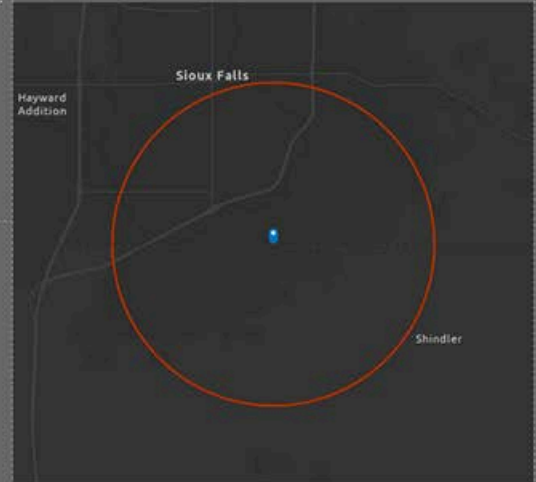


\$177,560

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, 2021.

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