



FOR LEASE | OFFICE / RETAIL SPACE | 1813 SOUTH MARION ROAD | SIOUX FALLS, SD

CORTRUST PLAZA

- **3,126 SF**
- **\$15.50/SF NNN**
Estimated NNNs: \$6.00/SF
- Zoned C-2 Neighborhood Commercial
- Retail/Office space located in the CorTrust Plaza on the southwest corner of 26th Street and Marion Road.
- Space has retail space, three (3) privated offices and restrooms.
- Parking ratio of 1:185.
- Building, pylon and digital electronic board signage available. Pylon signs located on 26th Street and Marion Road.
- Great visibility with a combined daily traffic count of 27,400 vehicles.
- CorTrust Plaza tenants include Studio 26 Salon & Spa, Salon Sollievo and Breadsmith.
- Contact broker for space availability.
- *Owner is a South Dakota licensed real estate broker.*

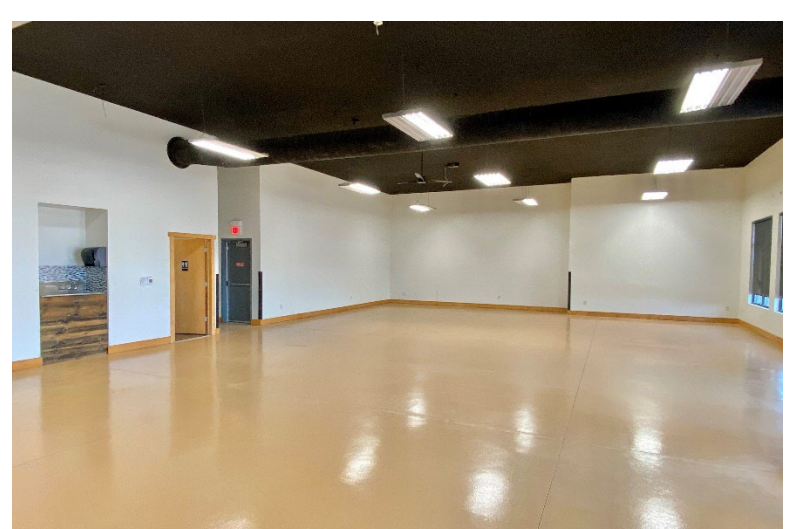
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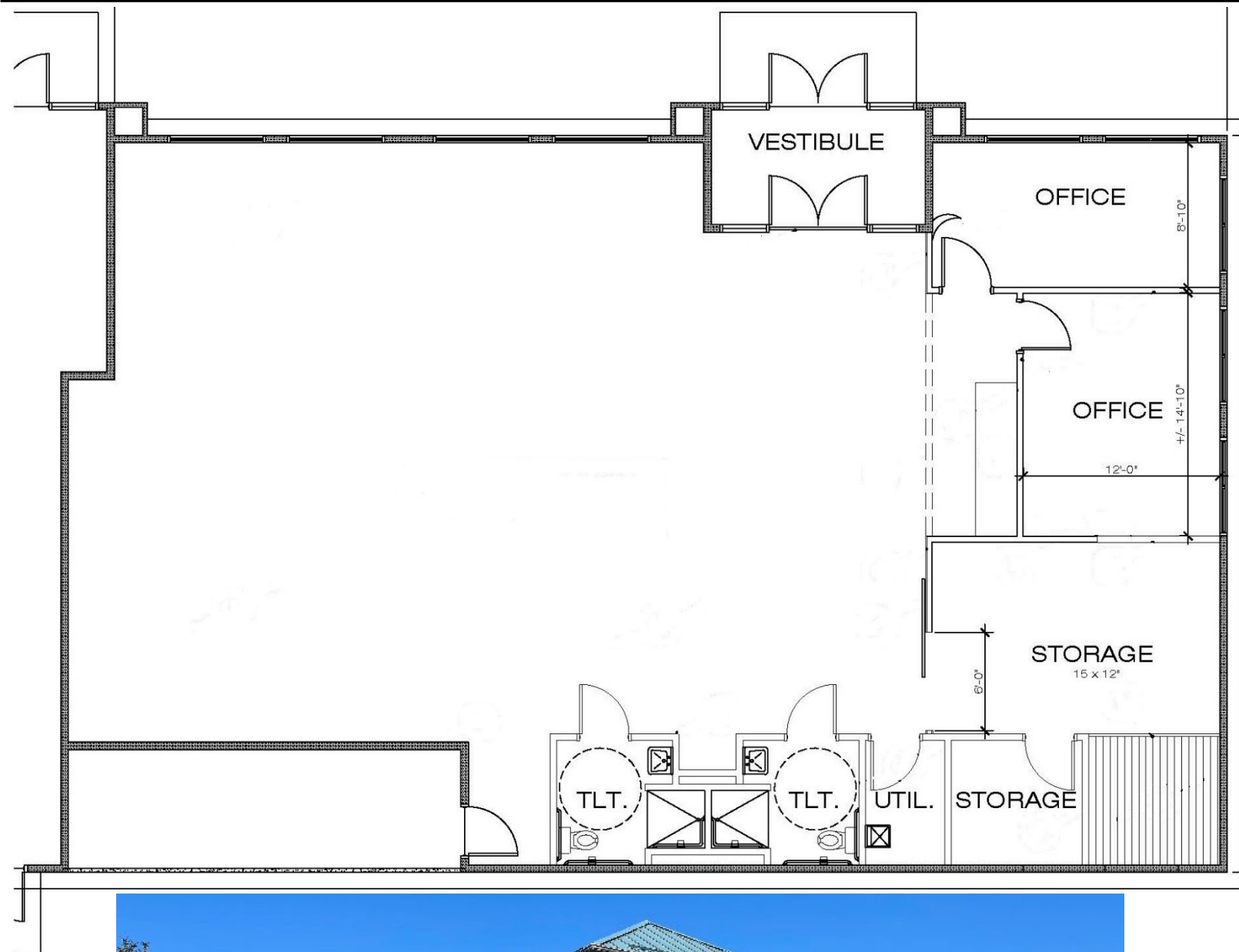
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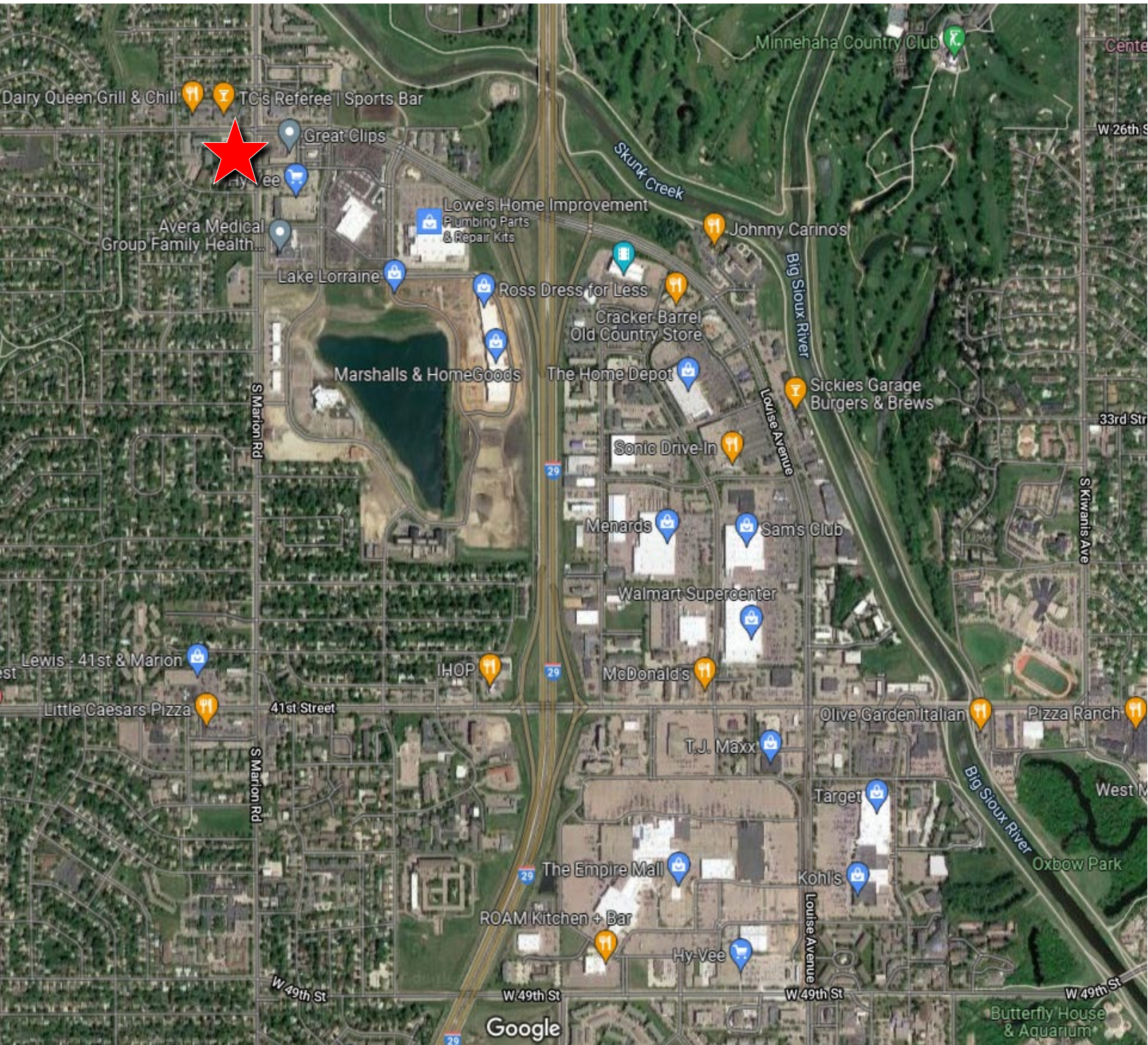
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