



FOR SALE | RAMKOTA MEADOWS LAND | 2410 SOUTH LOUISE AVENUE | SIOUX FALLS, SD

# RAMKOTA MEADOWS LAND

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- 100,724 SF +/-
- For Sale: \$15.00/SF (\$1,510,860)
- Currently zoned C-4 Commercial.
- Development parcel with frontage along Louise Avenue located in the Meadows on the River retail development.
- Impressive view of the Big Sioux River and Minnehaha County Club.
- Potential signage along high-traffic Louise Avenue with a daily traffic count of 17,500 vehicles.
- Quick access to 41<sup>st</sup> Street and I-29.
- Deed restricted for no hospitality uses.
- Neighboring businesses include Clubhouse Hotel & Suites, Home Depot, Johnny Carino's, Cracker Barrel, Century Theatres and Buffalo Wild Wings.

## Bender Commercial Real Estate Services

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

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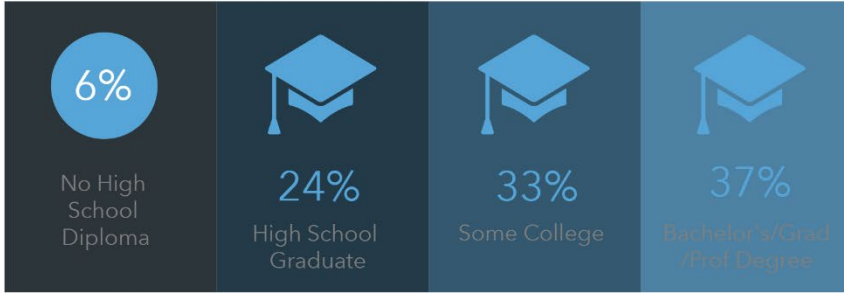


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### 3-MILE DEMOGRAPHICS

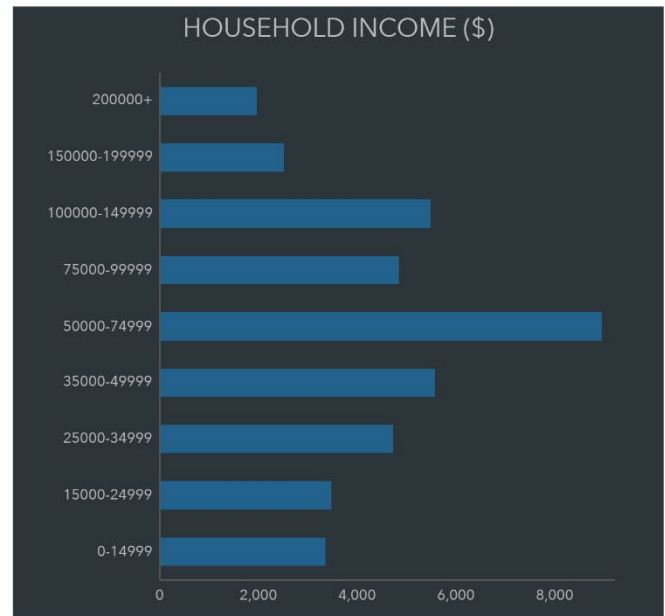
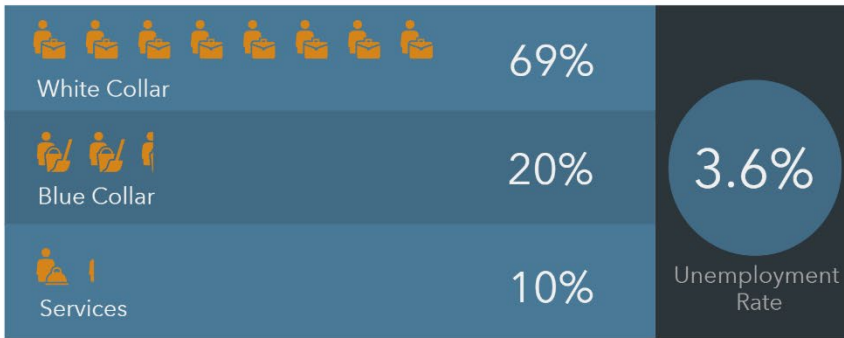
#### EDUCATION



#### INCOME



#### EMPLOYMENT



#### KEY FACTS

