

FOR LEASE



PERENNIAL PROPERTIES

OFFICE SPACE

Bender
COMMERCIAL



**7115 SOUTH LYNCREST PLACE
SIOUX FALLS, SD**



4,448 RSF



**\$25.00/SF NNN
EST NNNs: \$6.95/SF**

- Main Level - Suite 122: 4,448 RSF (4,081 USF)
- Newly constructed office building located near 81st Street and Minnesota Avenue in south Sioux Falls.
- Parking ratio of 1 space per 300 SF (74 parking spaces).
- Premium building signage available.
- Access available from Lyncrest Place.
- TIA negotiable.
- Neighboring businesses include Walmart, Schulte Subaru, Circle K, Clean Ride Auto, Aldi, Reliabank, Sioux Falls Urgent Care and Valvoline Instant Oil Change.

BOBBIE TIBBETTS

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REGGIE KUIPERS, SIOR

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605-496-2966



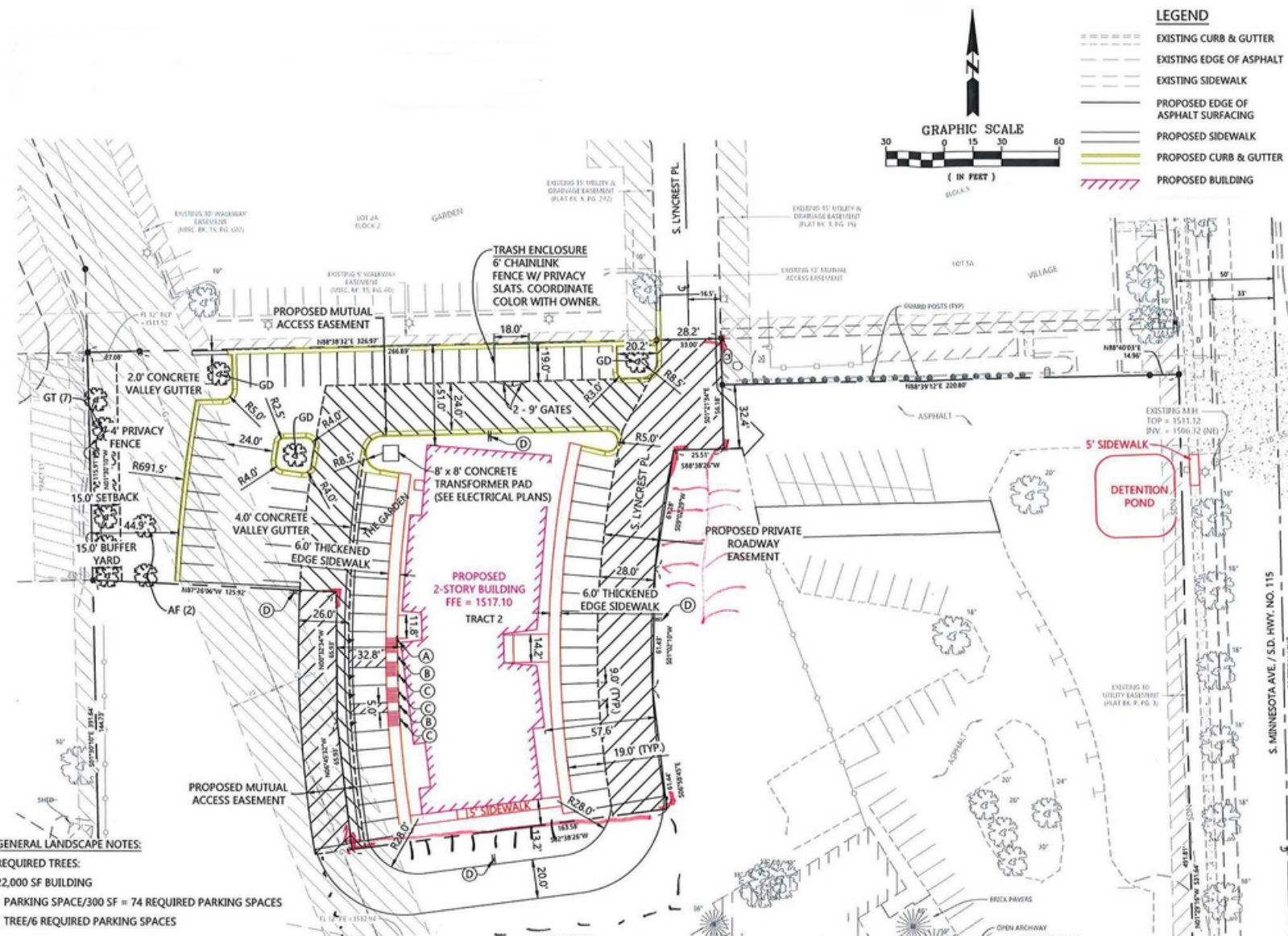
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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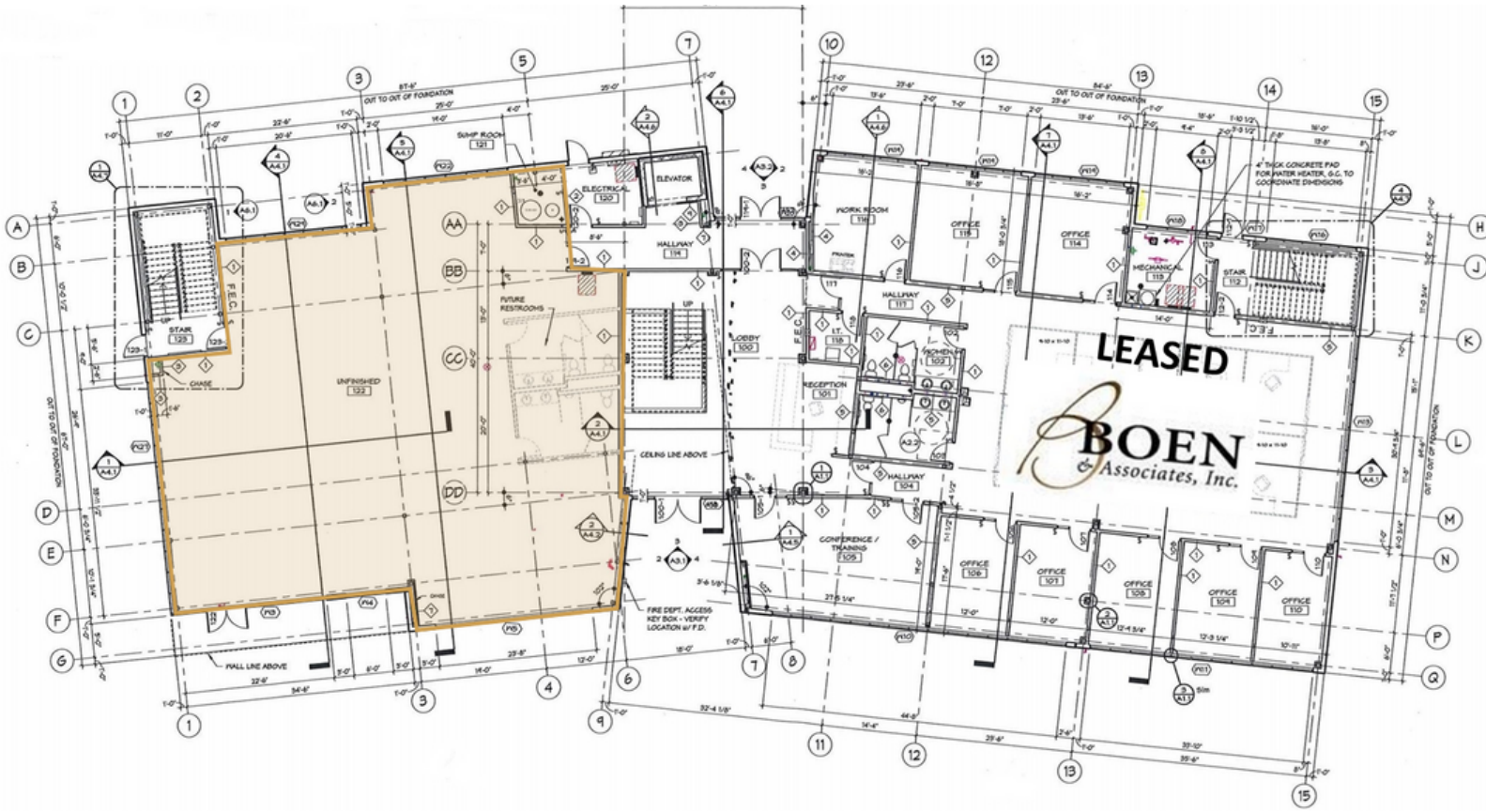
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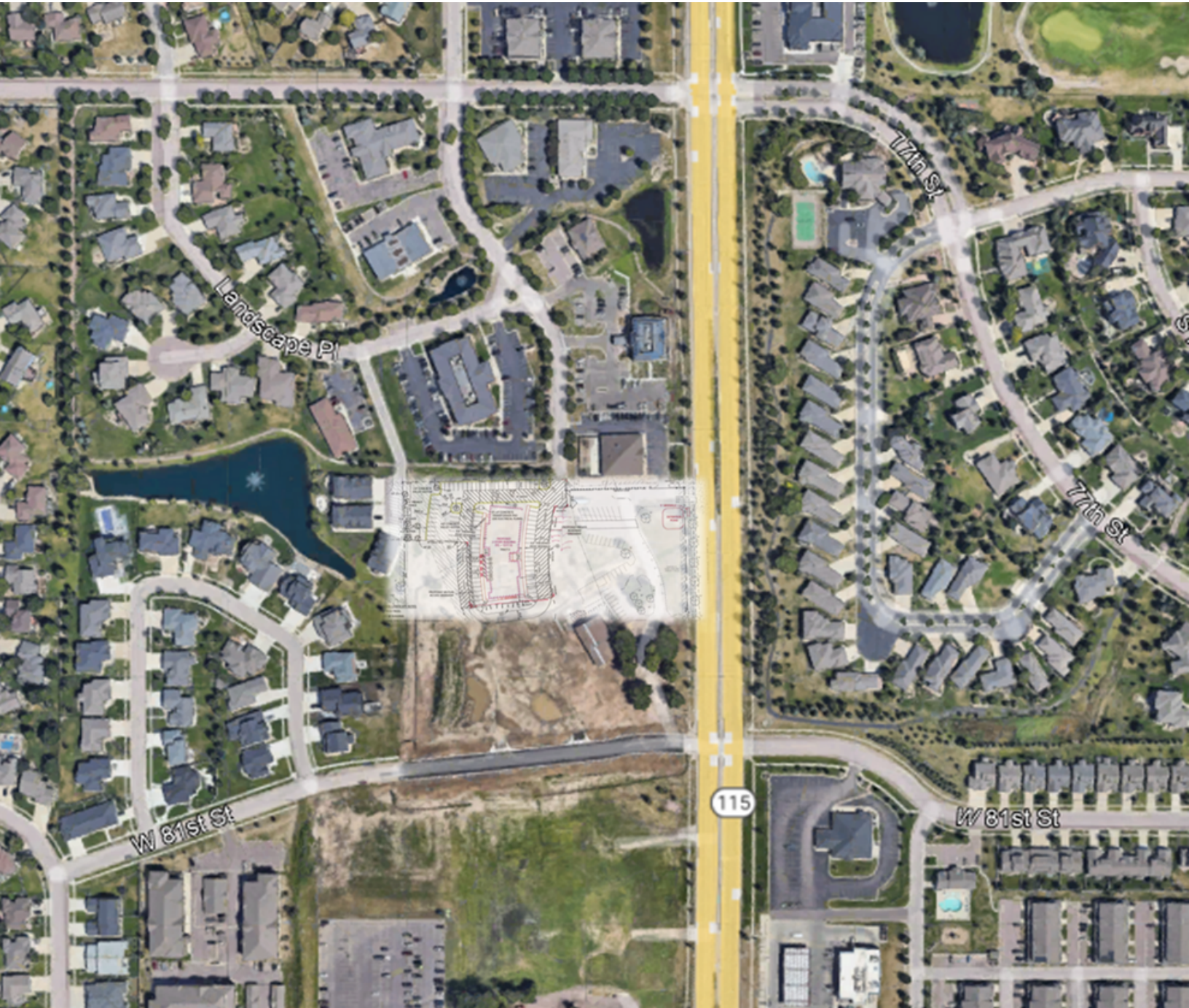
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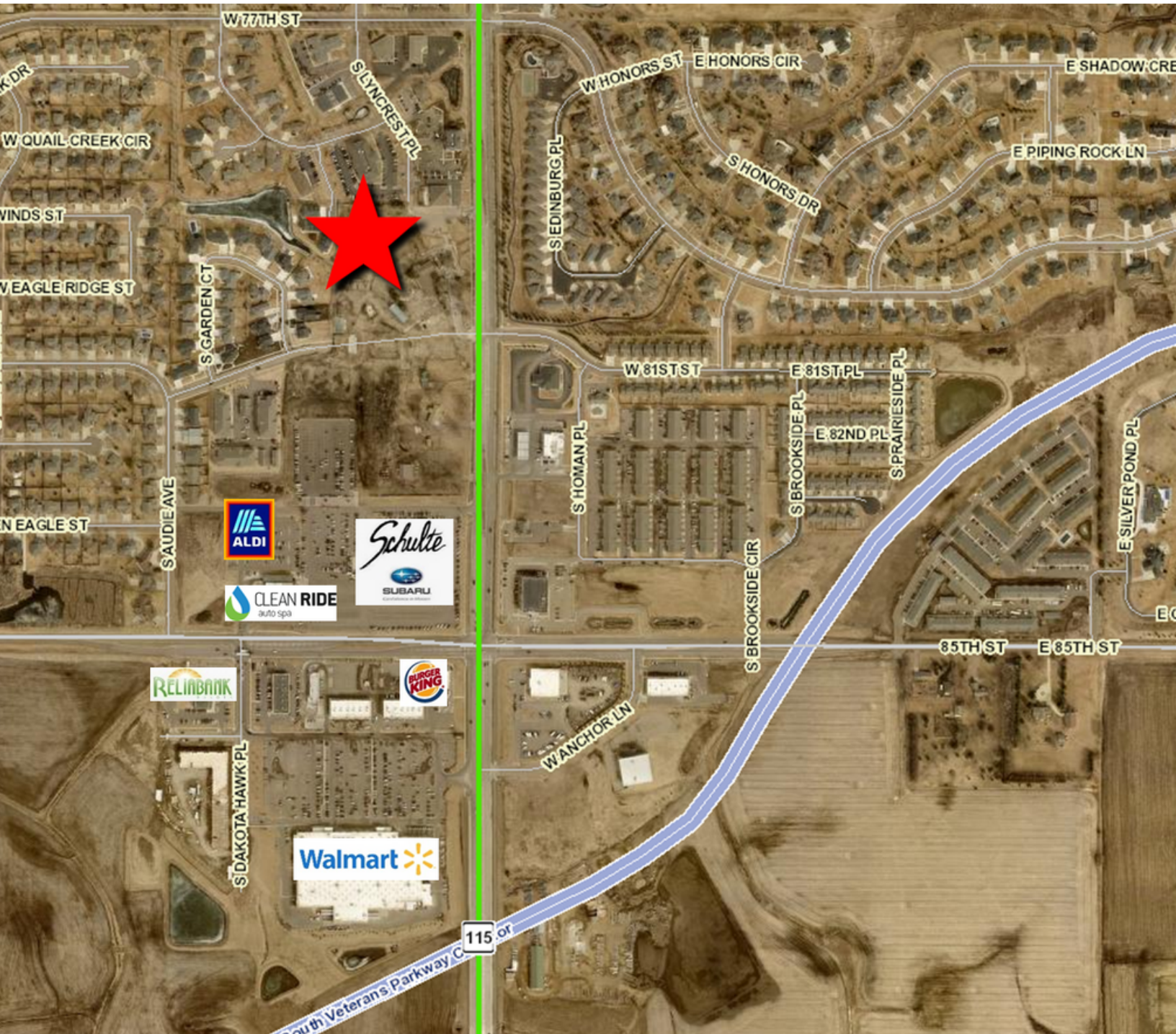
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DEMOGRAPHIC SUMMARY

7115 S Lyncrest Pl, Sioux Falls, South Dakota, 57108

Ring of 3 miles

KEY FACTS

52,061

Population



21,634

Households

37.8

Median Age

\$71,186

Median Disposable Income

EDUCATION

4%

No High School Diploma



19%

High School Graduate



30%

Some College



48%

Bachelor's/Grad/Prof Degree

INCOME



\$84,598

Median Household Income



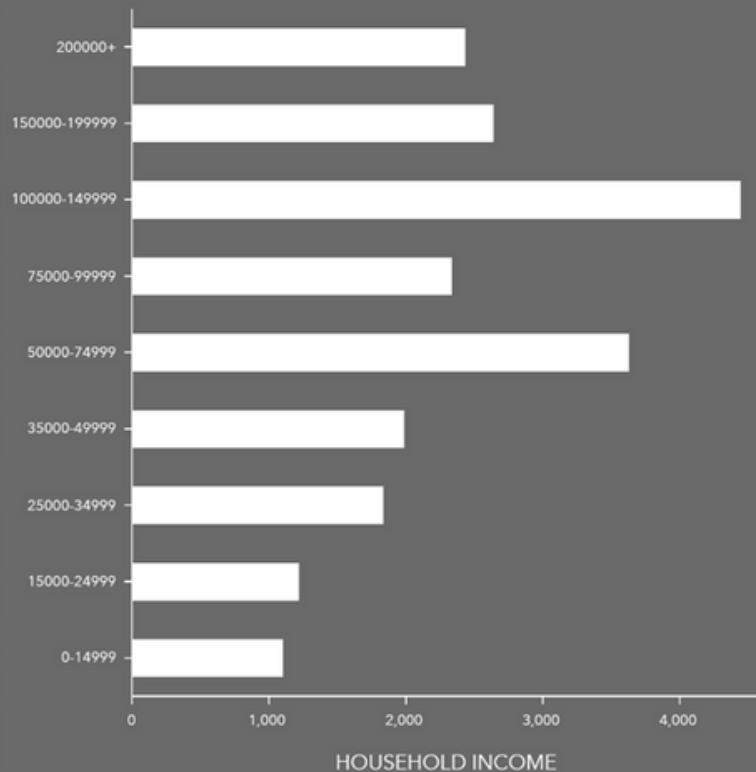
\$48,105

Per Capita Income



\$197,847

Median Net Worth



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