

**FOR LEASE**



CONCEPTUAL ONLY

# GATEWAY BOULEVARD RETAIL CENTER

**Bender**  
COMMERCIAL



**THOMAS AVE & GATEWAY BLVD  
TEA, SD**



**10,419 SF  
SUBDIVIDABLE**



**\$26.00 - \$30.00/SF  
NNN**

- To-be-constructed retail center located on the corner of Thomas Avenue and Gateway Boulevard (Highway 106) in Tea.
- Up to 10,410 SF available (minimum of 1,250 SF) - flexible layout to meet Tenant's needs.
- Drive-thru opportunity.
- \$26.00/SF NNN for interior spaces; \$30.00/SF NNN for end-cap spaces.
- Building and monument signage available.
- \$25.00/SF TI allowance.
- 3/4 access onto Thomas Avenue - contact broker for details.
- Easy access to I-29 and Veterans Parkway (SD 100).
- Great visibility along Gateway Boulevard with a daily traffic count of over 12,000 vehicles.
- Near local retailers, restaurants and bars, and the Marv Sky Airport.
- Available Fall 2025.

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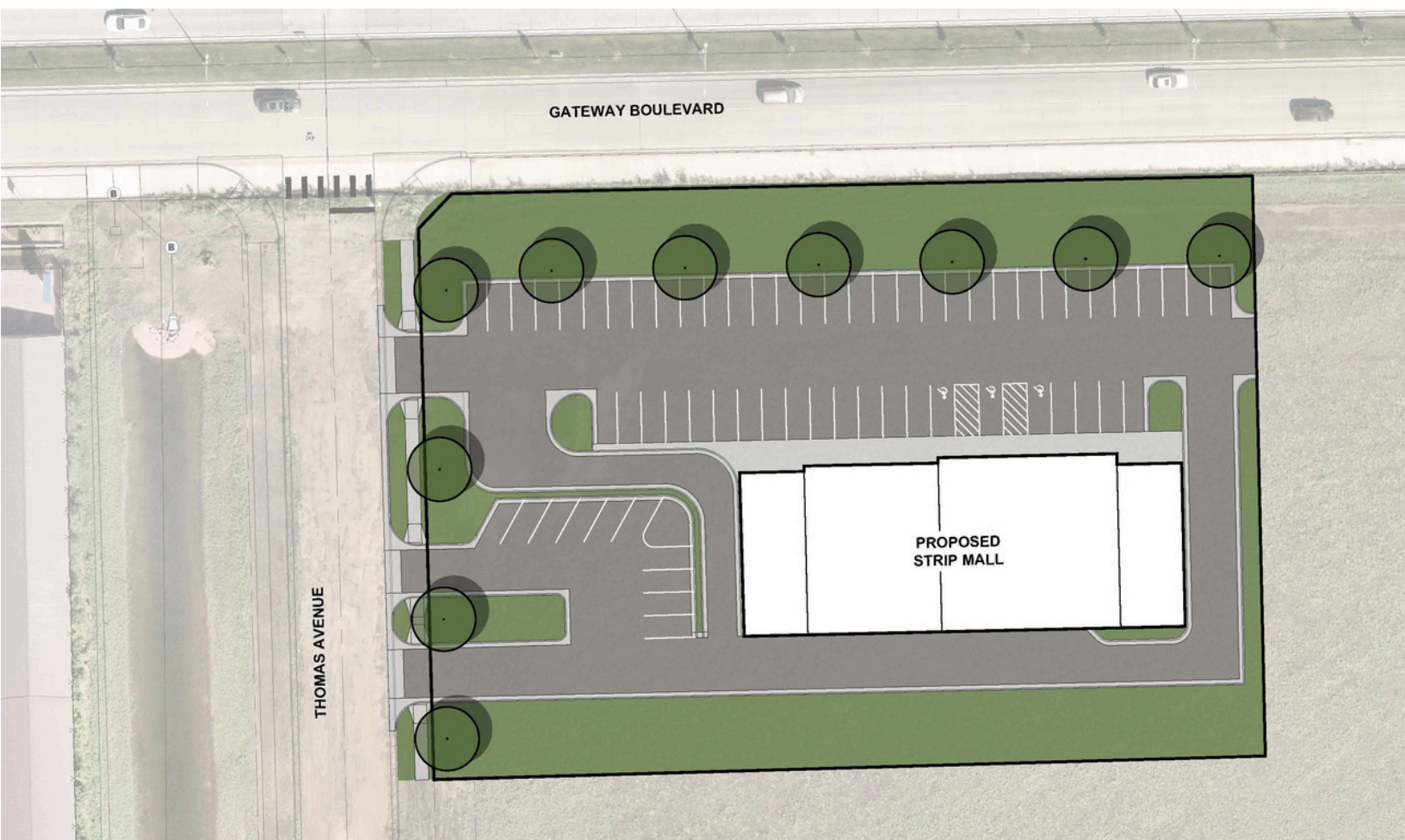
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## CONCEPT SITE PLAN





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RETAIL/OFFICE SPACE FOR LEASE





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RETAIL/OFFICE SPACE FOR LEASE

