

**FOR SUBLEASE**



# TRACT 121

RETAIL/OFFICE SPACE

**Bender**  
COMMERCIAL



**121 SOUTH FRANKLIN AVENUE  
SIOUX FALLS, SD**



**4,847 SF**



**\$21.00/SF NNN  
EST NNNs: \$4.00/SF**

- Newly reclaimed retail space located in the East Bank sector near downtown Sioux Falls.
- Exposed brick, lots of windows, and overhead doors.
- Features open retail/office space with in-suite restrooms.
- On-site parking - 1:308 ratio.
- Building signage available.
- Great visibility with a daily traffic count of 10,900 vehicles.
- Neighboring businesses include Lockwood & Zahrbock Kool Law Office, Farmhouse Market, Formatop Company, McDonald's and Monick Yards.
- Potential to subdivide. Contact broker for details.

**ISAAC JORGENSEN** | isaac@benderco.com | 605-799-5058



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

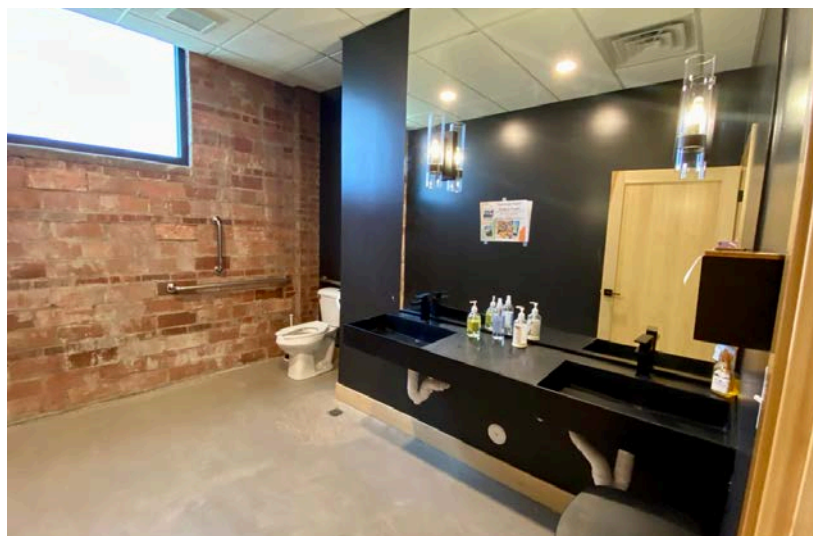
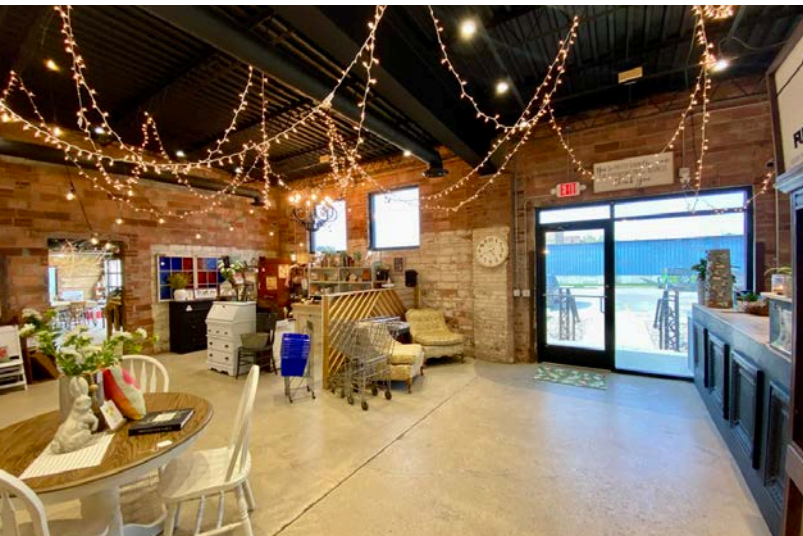
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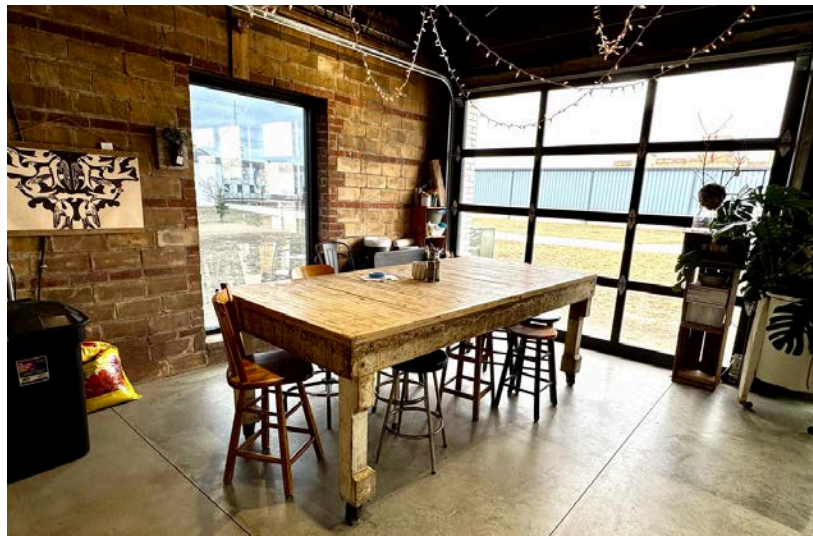




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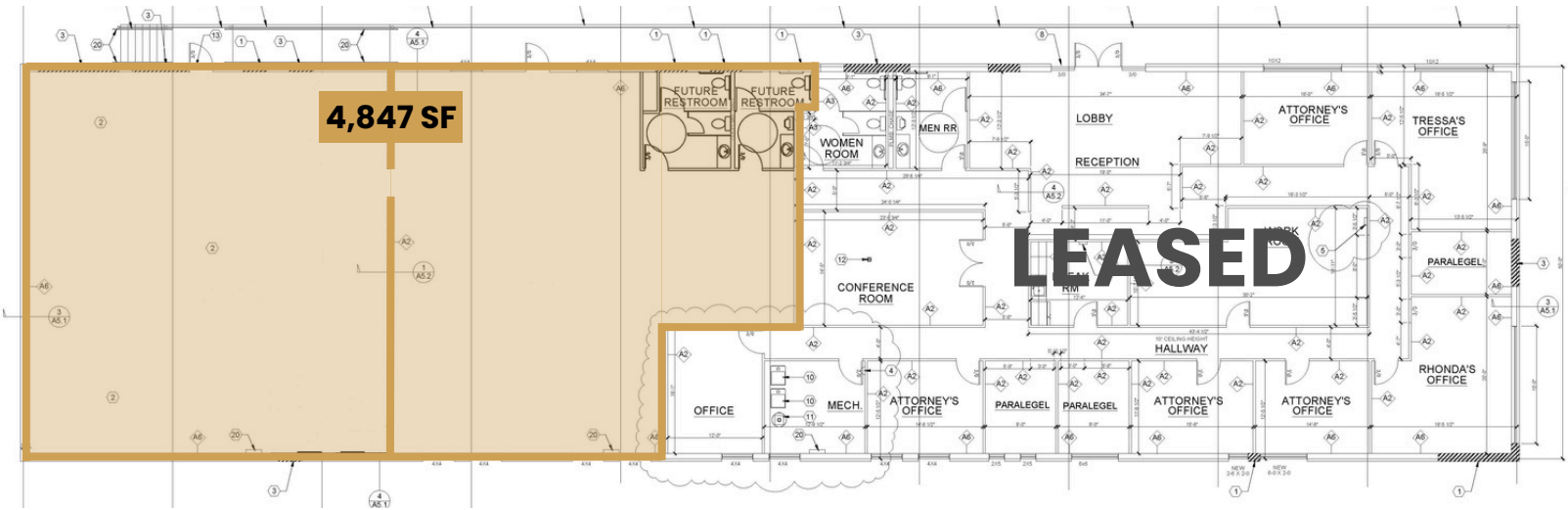




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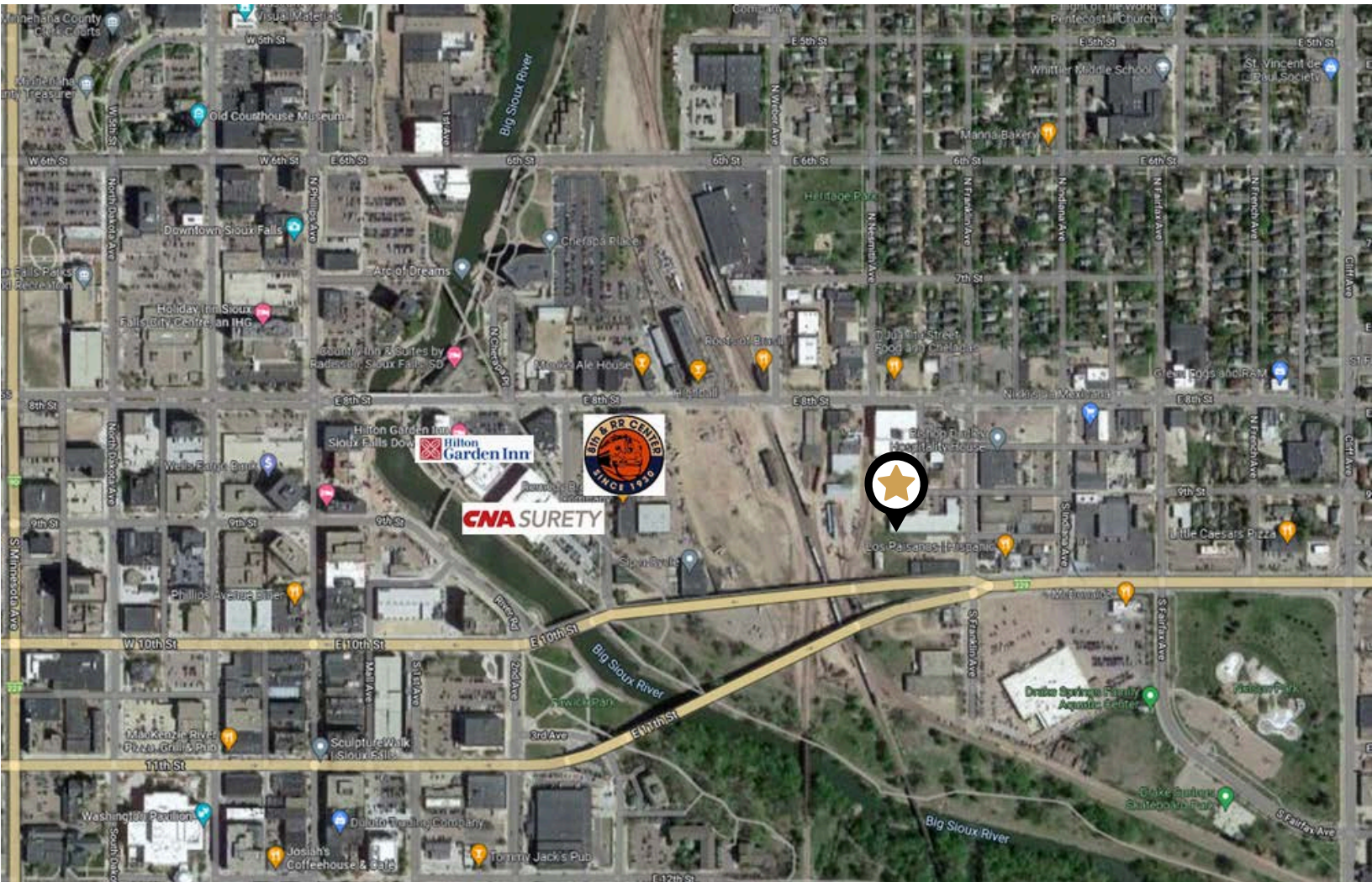




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