

FOR SUBLEASE



TRACT 121

RETAIL/OFFICE SPACE

Bender
COMMERCIAL



121 SOUTH FRANKLIN AVENUE
SIOUX FALLS, SD



2,415 SF



\$19.25/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 door.
- On-site parking - 1:308 ratio.
- Building signage available.
- Great visibility with a daily traffic count of 10,900 vehicles.
- Additional space available for a total of 4,847 SF - contact broker for details.
- Sublease through July 2030.
- Neighboring businesses include Lockwood & Zahrbock Kool Law Office, Farmhouse Market, Formatop Company, McDonald's and Monick Yards.

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

© 2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

TRACT 121



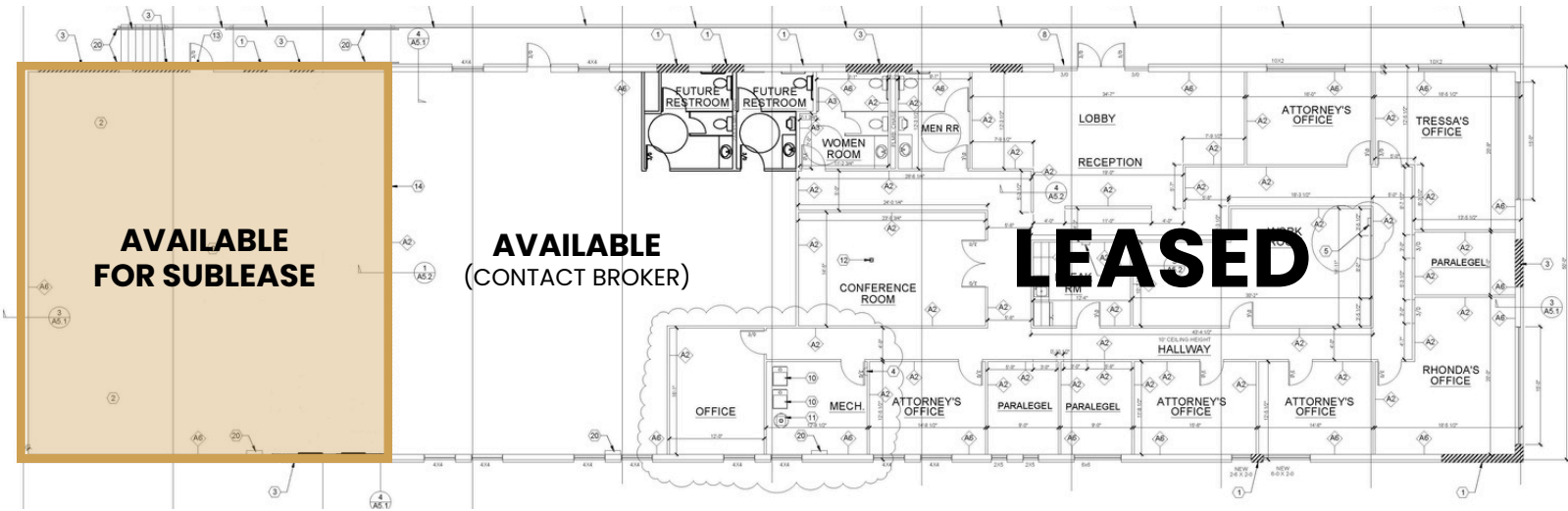
RETAIL/OFFICE SPACE FOR SUBLEASE



TRACT 121



RETAIL/OFFICE SPACE FOR SUBLEASE



TRACT 121



RETAIL/OFFICE SPACE FOR SUBLEASE

