

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

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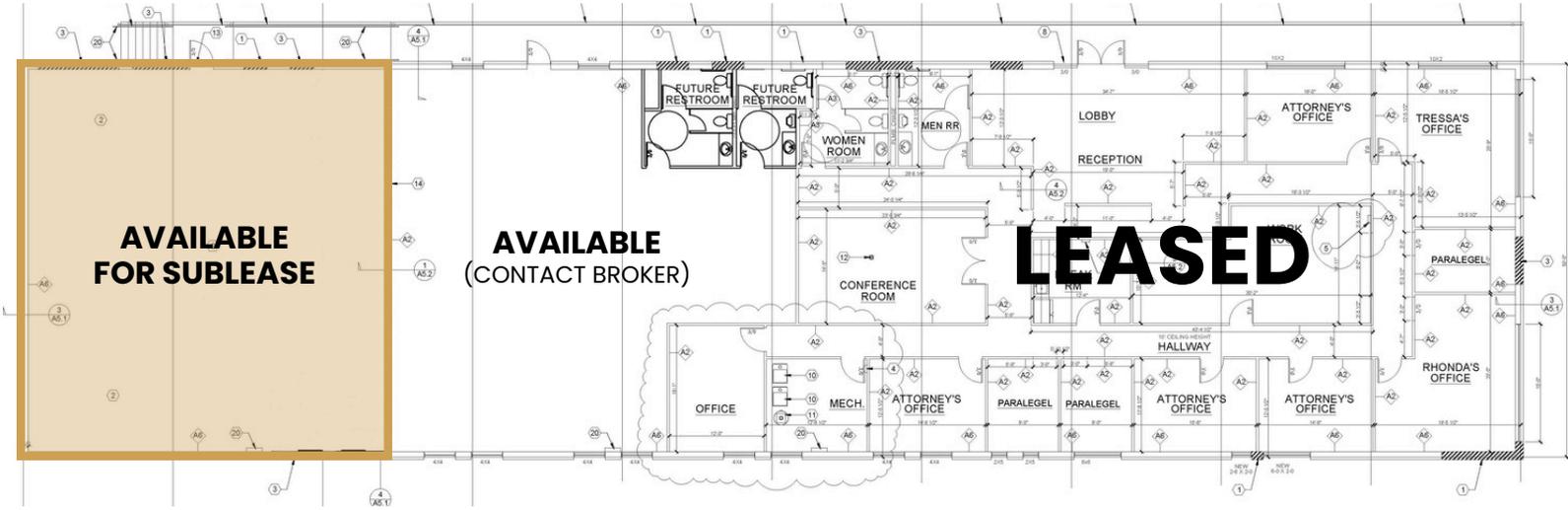
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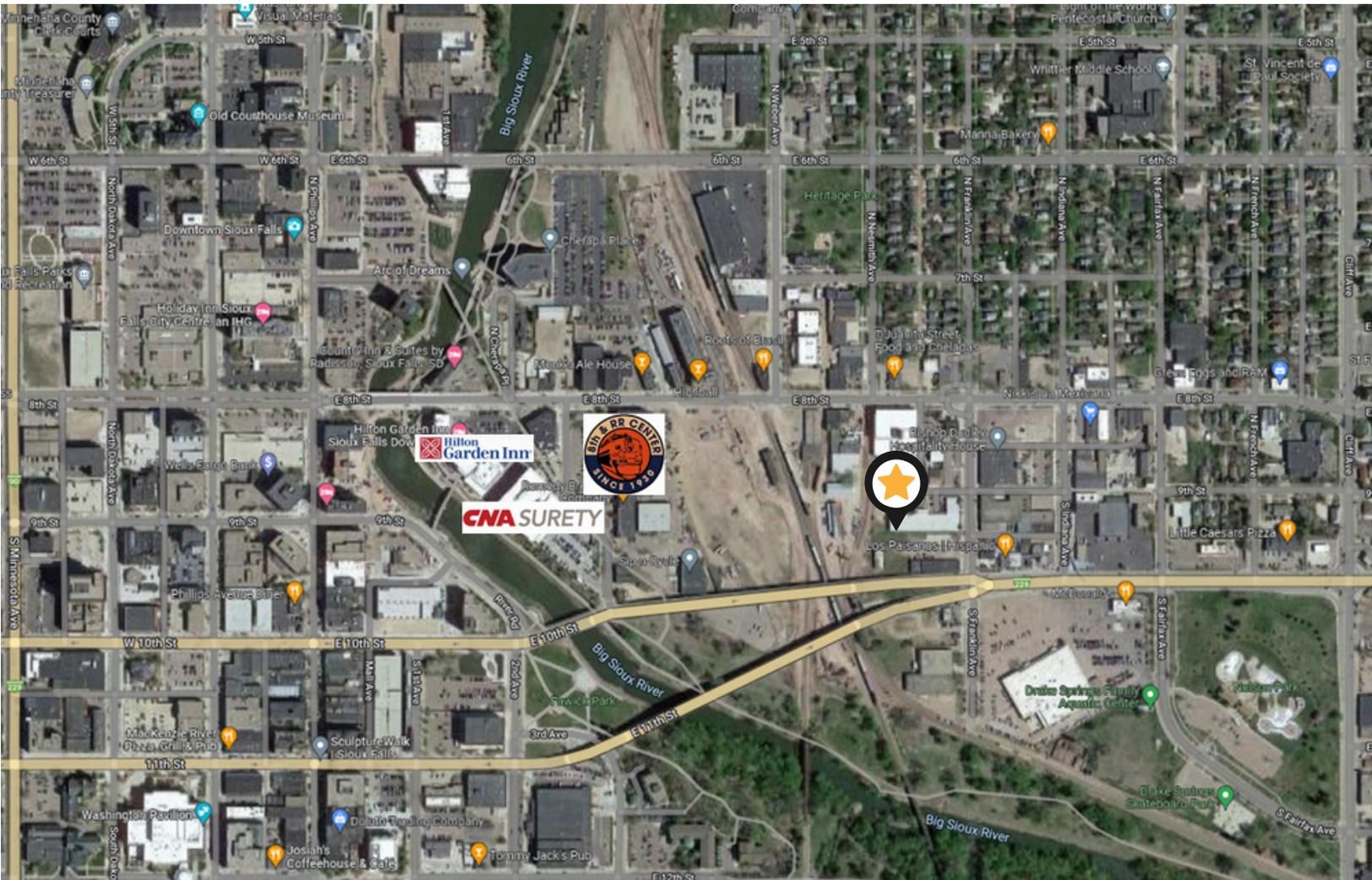
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