

FOR LEASE



OAK RIDGE PLAZA

RETAIL/OFFICE SPACE

Bender
COMMERCIAL

 **1200 EAST 57TH STREET
SIOUX FALLS, SD**

 **2,237 SF**

**\$ \$18.00/SF NNN
EST NNNs: \$7.05/SF**

- Retail/Office space located in the Oak Ridge Plaza on the corner of 57th and Cliff Avenue.
- Open floorplan with in-suite restrooms.
- Building and monument signage.
- Parking ratio of 1:265.
- Great visibility on signalized intersection with a combined daily traffic count of 30,200 vehicles per day.
- Tenant improvement negotiable.
- Neighboring businesses include Papa Murphy's, Breadsmith, Hy-Vee, Get-n-Go, Taco John's, First Interstate Bank, Walgreens, Burger King, Domino's Pizza and Dacotah Bank.

REGGIE KUIPERS, SIOR | reggie@benderco.com | 605-496-2966



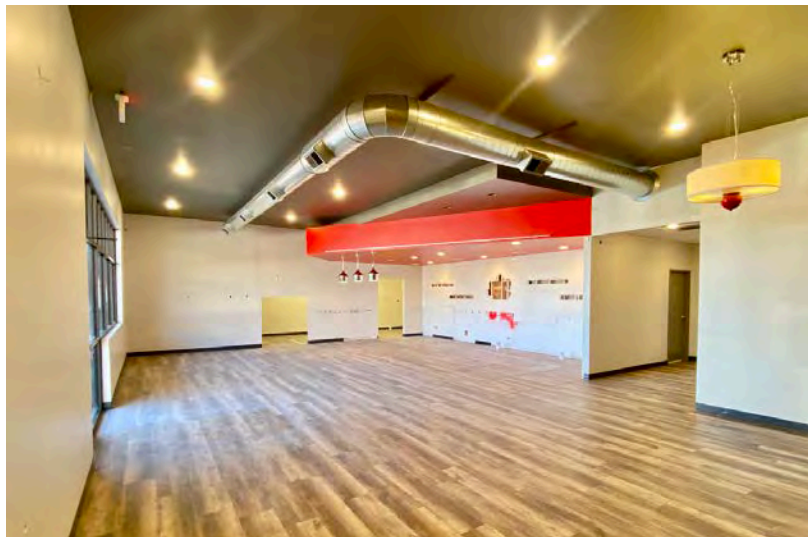
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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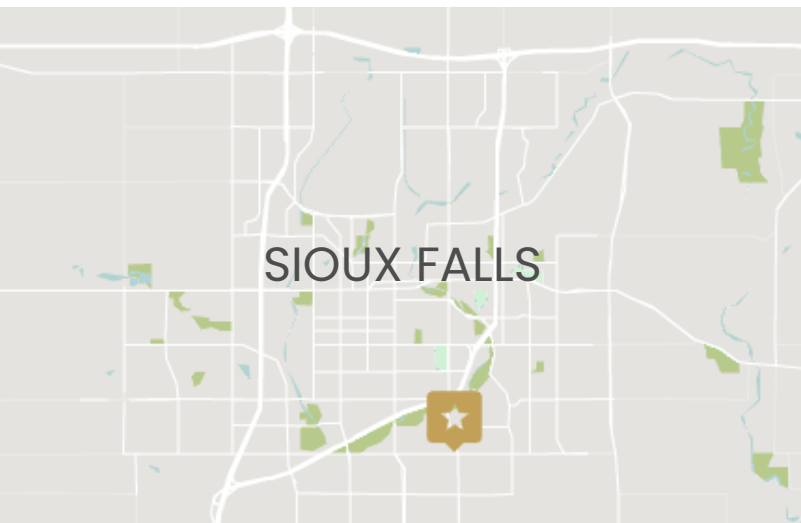
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