




FOR SALE

REDSTONE FLEX SITE

RARE I-90 & I-29 FRONTAGE & VISIBILITY

Bender
COMMERCIAL

 **5801 NORTH KIWANIS AVENUE
SIOUX FALLS, SD**

 **32.4 ACRES
SUBDIVIDABLE**

\$ \$5.25/SF

- Flex land along North Kiwanis Avenue with frontage along I-90 in northwest Sioux Falls.
- Zoned C-4 Commercial.
- Located in an Opportunity Zone.
- Parcel can be subdivided - 1 acre to entire parcel.
- Additional land available.
- Great location near the Sanford Sports Complex, Foundation Park, Fleet Farm, and Sioux Falls Airport.
- Great visibility with a combined I-29/I-90 traffic count of 69,220 ADT.

ROB KURTENBACH

rk@benderco.com

605-940-0559

REGGIE KUIPERS, SIOR

reggie@benderco.com

605-496-2966



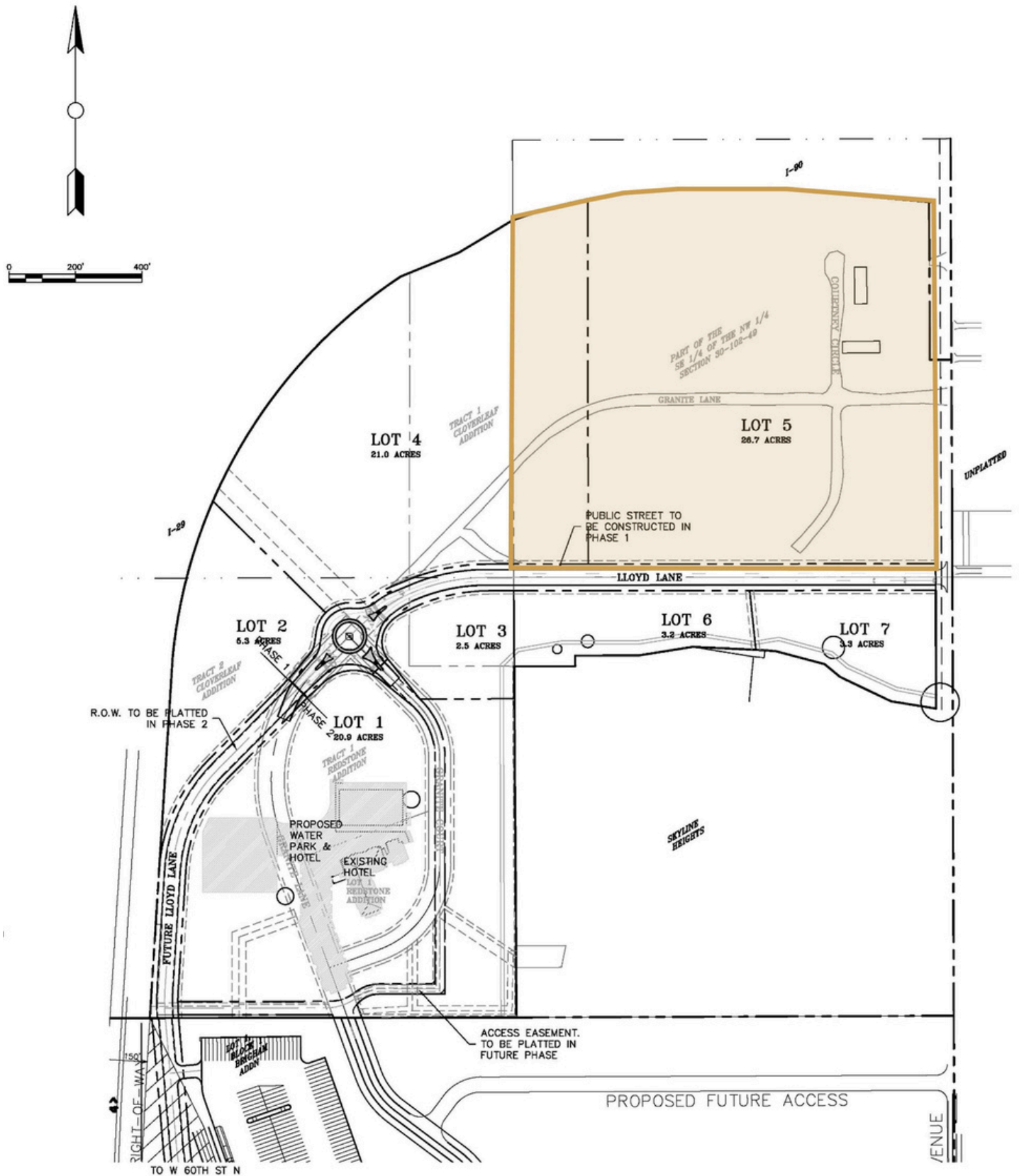
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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CONCEPT LAYOUT



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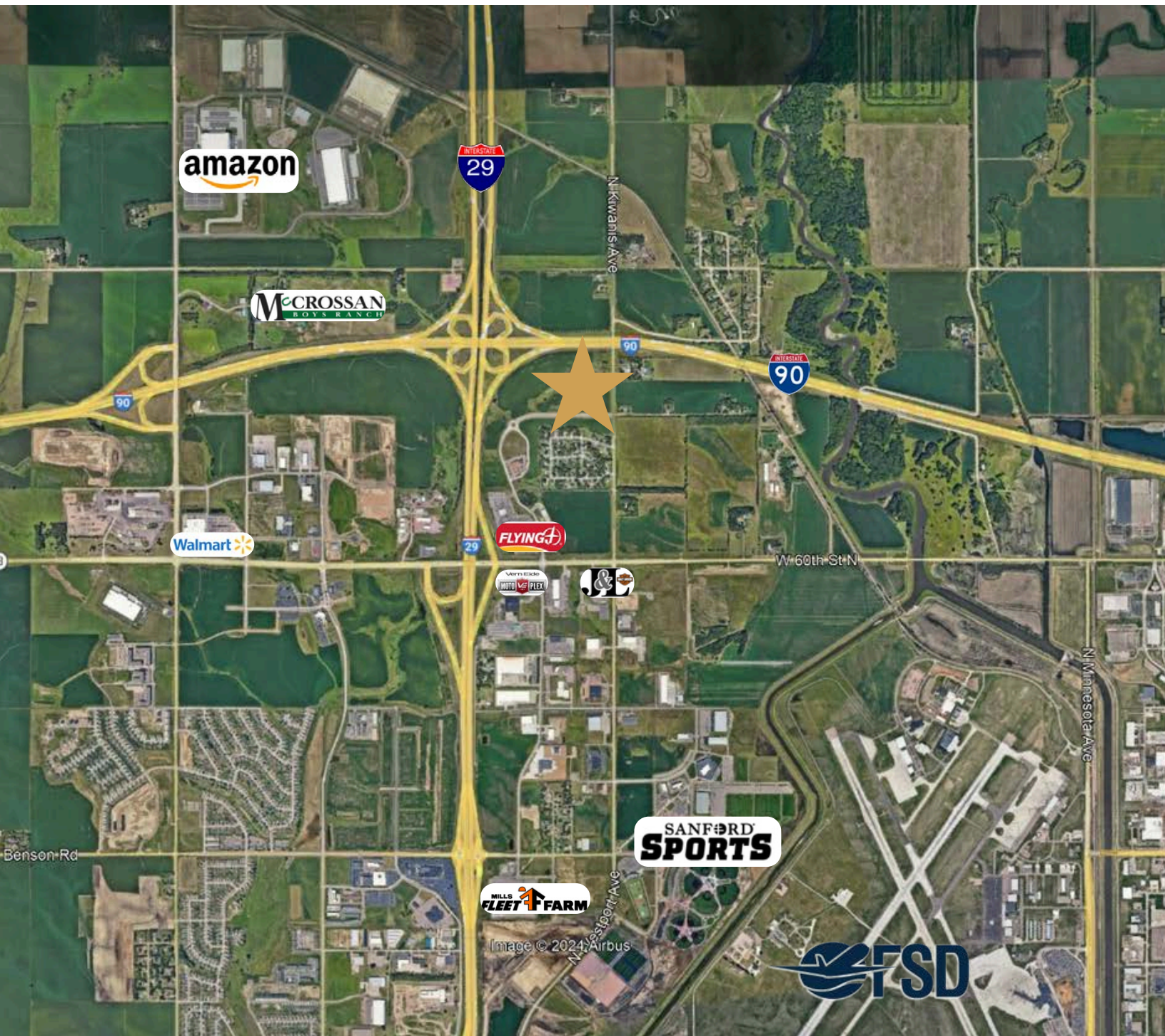
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