

FOR LEASE



TRACT 121

RETAIL/OFFICE SPACE

Bender
COMMERCIAL

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



2,415-2,432 SF
4,847 SF TOTAL

\$ \$19.75/SF NNN
EST NNN: \$4.00/SF

- Reclaimed building located in the East Bank sector near downtown Sioux Falls.
- Exposed brick, lots of windows, and overhead door.
- Features open retail/office space with in-suite restrooms.
- Conveniently located at the corner of 10th Street and Franklin Avenue.
- 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, Formatop Company, McDonald's, Monick Yards, and Handy Man Home Remodeling Center.

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



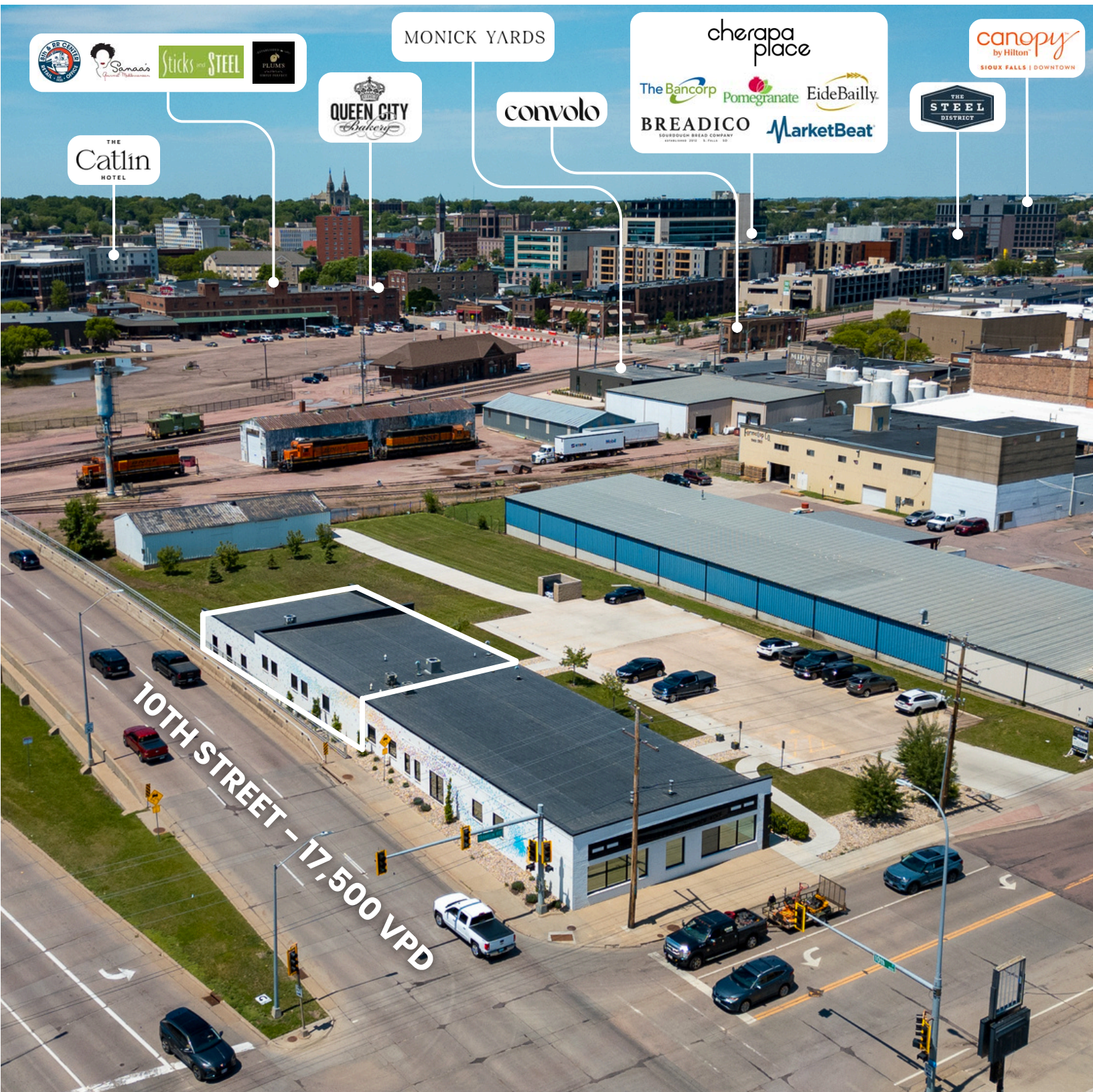
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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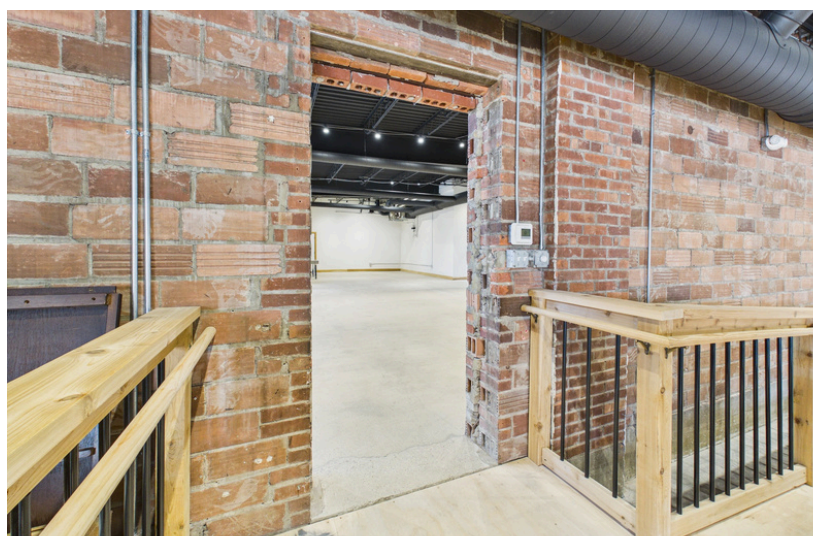
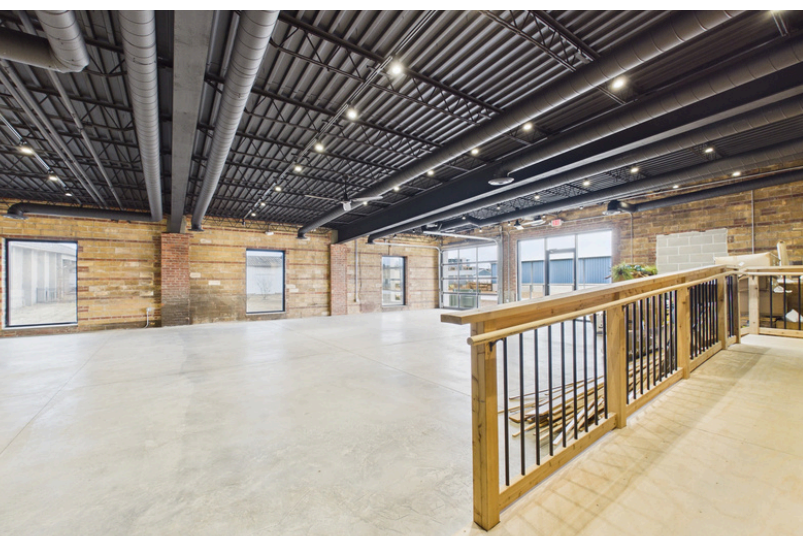
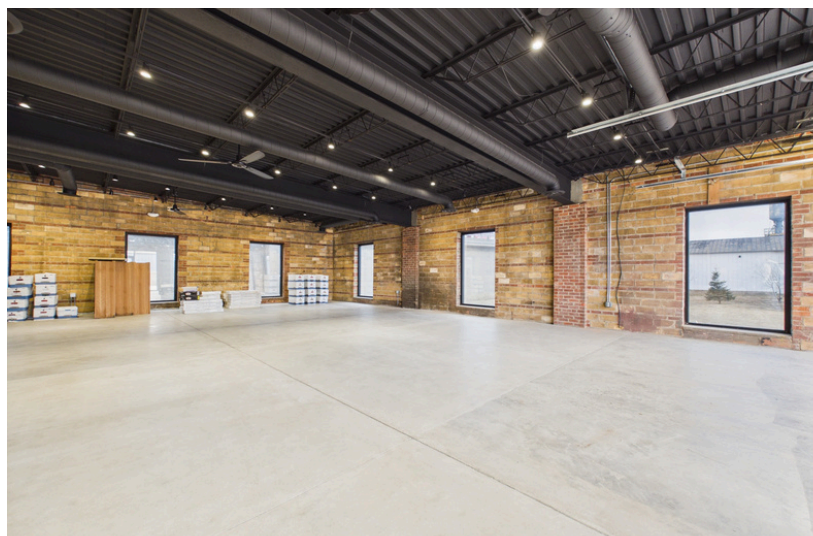
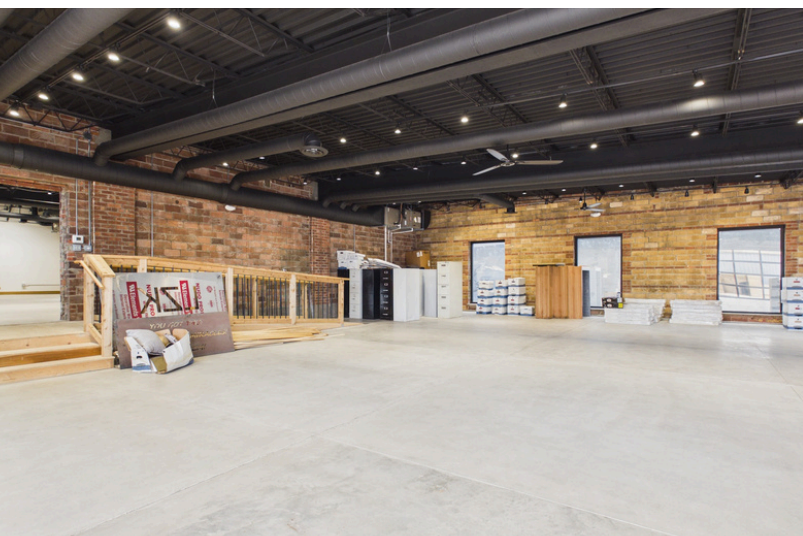
RETAIL/OFFICE SPACE FOR LEASE – SUITE 2



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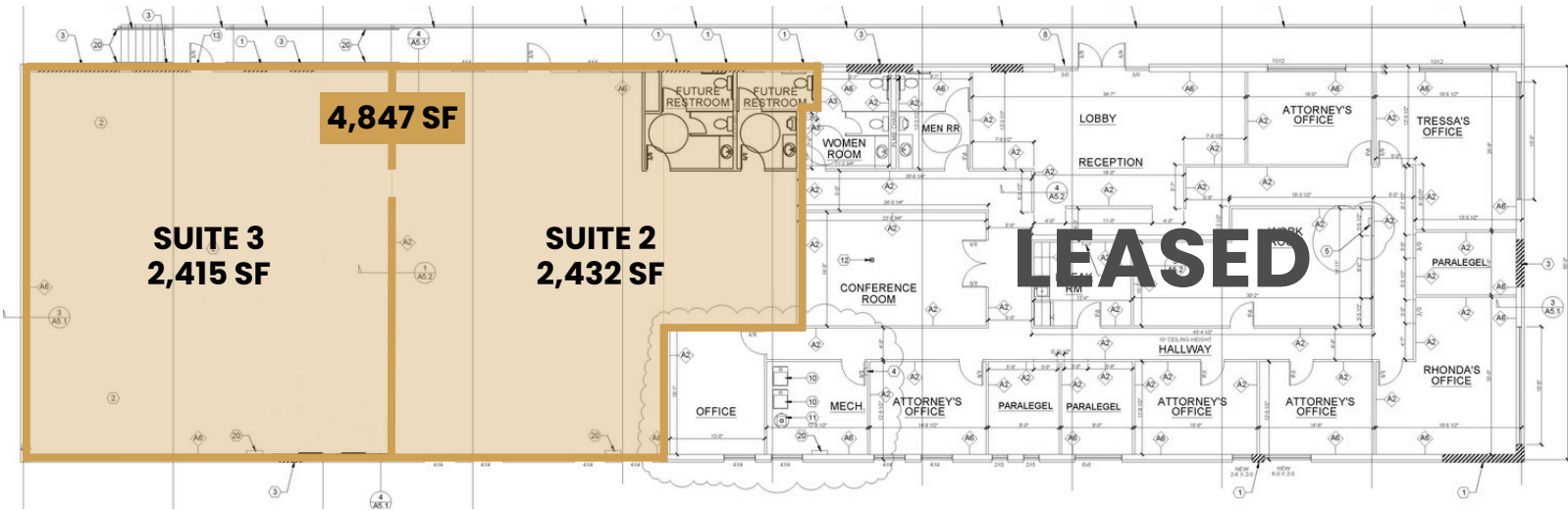
RETAIL/OFFICE SPACE FOR LEASE – SUITE 3



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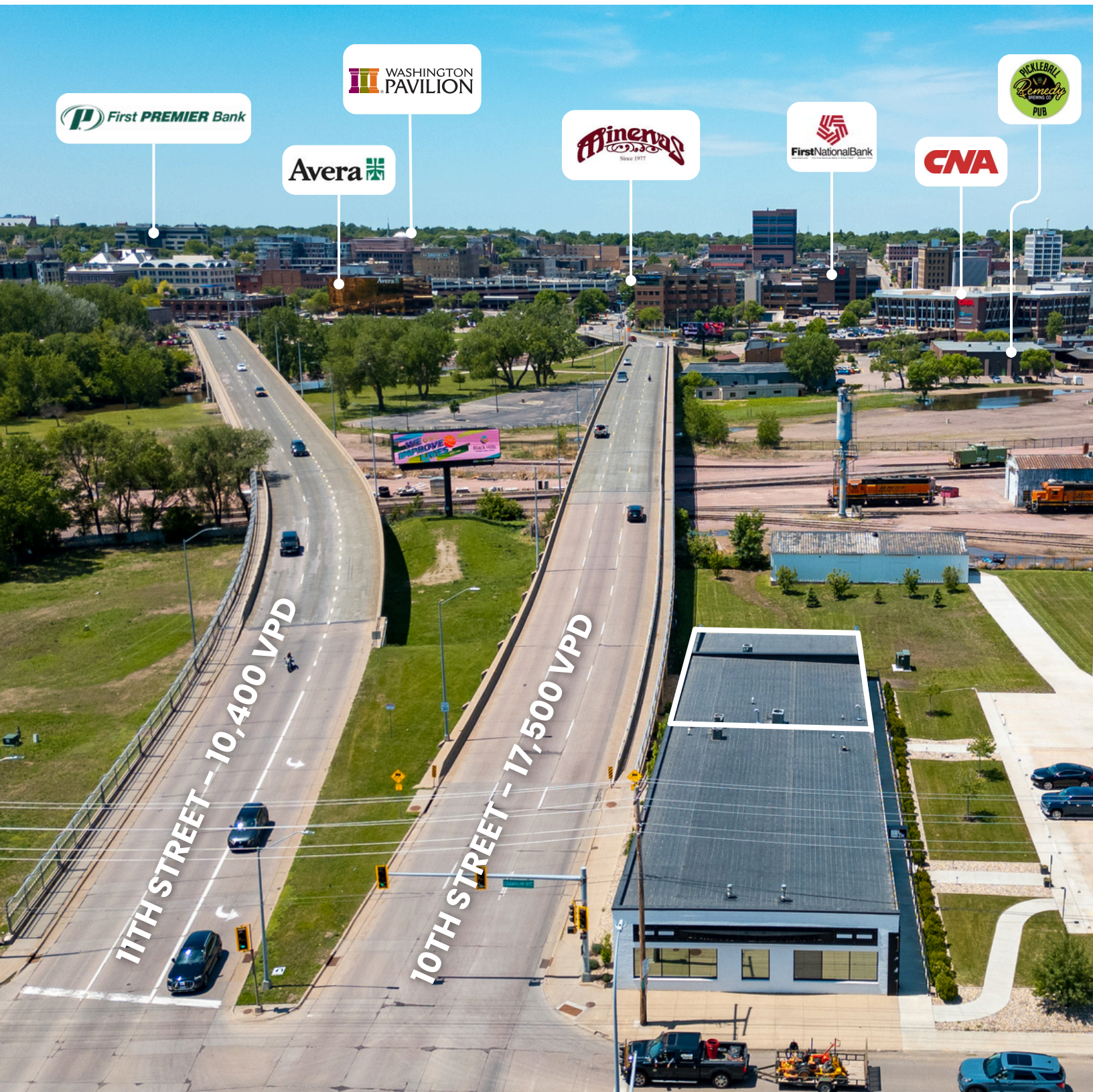


Conceptual Rendering

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