

FOR LEASE



6TH STREET RETAIL

NEIGHBORHOOD RETAIL NEAR DOWNTOWN

Bender
COMMERCIAL



**1002 WEST 6TH STREET
SIOUX FALLS, SD**



1,800 SF +/-



**\$1,800/MO GROSS
PLUS UTILITIES**

- Neighborhood retail space.
- Located between West Avenue and Minnesota Avenue.
- Open retail with restroom and storage/office area.
- FF&E negotiable.
- On-site and street parking available.
- Steady traffic with 5,200 vehicles per day on 6th Street. Nearby Prairie Avenue has 3,600 vehicles per day.
- Landlord pays for water.

BRADYN NEISES, SIOR | bradyn@benderco.com | 605-579-0189



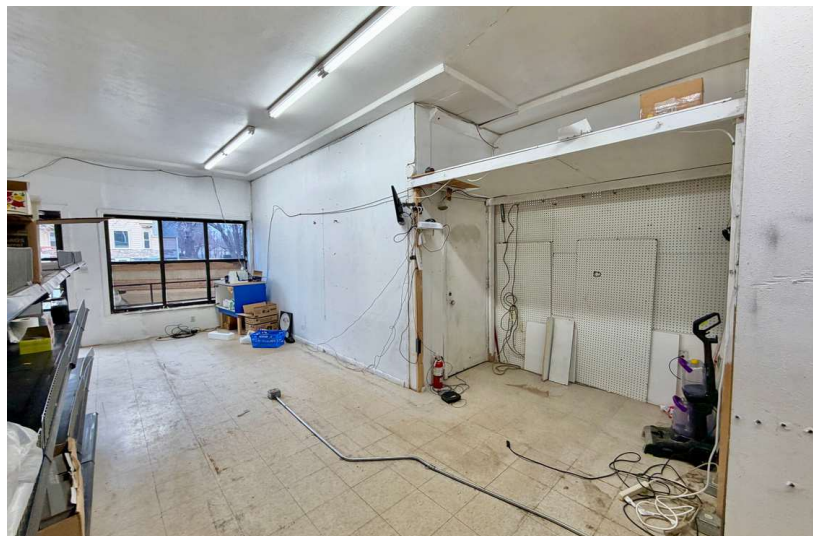
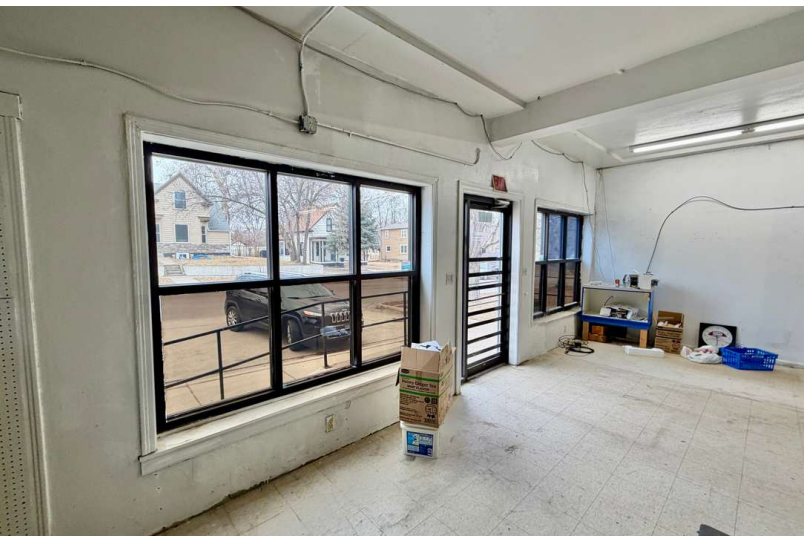
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