



3511 W 57th St
Sioux Falls, SD 57108



Size

2,400-3,187

Square Feet +/-



Price

Base Rent:

**\$ 17.50 to
\$19.00 PSF**

NNN: \$6.85 PSF



Zoning

C-3

Community
Commercial

☰ Space Summary

- **\$40.00 PSF Tenant Improvement Allowance** available for qualified tenants
- Vanilla shell space ready for tenant build out specifications and requests, with pylon sign available
- Less than a mile away from the Empire Mall and the surrounding shops and retail centers
- Directly 1-mile north of expanding Avera's Specialty Hospital and rapidly developing southwest Sioux Falls area with ample hotels and businesses
- Nearby include Power Plates, Honey Baked Ham, Advanced Dental



Samuel R. Assam | President

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Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



Rent Summary (2,400 SF)

Component	PSF	Monthly	Annually
Base Rent	\$ 19.00	\$ 3,800.00	\$ 45,600.00
CAM*	3.55	710.00	8,520.00
Real Estate Taxes*	2.95	590.00	7,080.00
Property Insurance*	0.35	70.00	840.00
Total	\$ 25.85	\$ 5,170.00	\$ 62,040.00

*Estimate

Floorplan



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Rent Summary (3,187 SF)

Component	PSF	Monthly	Annually
Base Rent	\$ 17.50	\$ 4,647.71	\$ 55,772.50
CAM*	3.55	942.82	11,313.85
Real Estate Taxes*	2.95	783.47	9,401.65
Property Insurance*	0.35	92.96	1,115.45
Total	\$ 24.35	\$ 6,466.95	\$ 77,603.45

*Estimate

Floorplan



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Photo Gallery



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