



5216 E Arrowhead Pkwy
Sioux Falls, SD 57110



Size

3,071

Square Feet +/-



Price

Total:

\$21.00

NNN: \$9.06 PSF



Zoning

C-4

Regional
Commercial

≡ Site Summary

- Current occupant is The Keg Chicken. Turnkey restaurant is possible with existing Tenant willing to sell its equipment.
- Prime eastside location adjacent to both Arrowhead Parkway and Veterans Parkway
- Space customizable to tenant needs and requirements
- Co-tenants include Firehouse Subs, VIP Smoke Shop, Mattress Firm
- Adjacent to Dawley Farms Village, Walmart, Target and other retail, healthcare and residential centers



Sam Assam | President & CEO

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Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 21.00	\$ 5,374.25	\$ 64,491.00
CAM*	4.70	1,202.81	14,433.72
Real Estate Taxes*	3.28	839.41	10,072.92
Property Insurance*	1.08	276.39	3,316.68
Total	\$ 30.06	\$ 7,692.86	\$ 92,314.32

*Estimate

Floorplan



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Photo Gallery



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