



**4707 E Arrowhead Pkwy
Sioux Falls, SD 57110**



Size

2,000

Square Feet +/-



Price

Base Rent:
\$ 17.00 PSF

NNN: \$5.12 PSF



Zoning

C-4

Regional
Commercial

☰ Space Summary

- Located near the corner of Arrowhead Parkway and Sycamore Avenue
- En route to the bustling Dawley Farms shopping area and central Sioux Falls, this property offers exceptional visibility and accessibility
- Direct access along Arrowhead Parkway
- Fellow Shopko Plaza tenants include; Juice Stop, Cricket Wireless, Vern Eide Motorcars, Vern Eide Marine, Big Al's Casino, Xtra Time Sports Bar, Hangover Liquors, Mali Market
- Recently remodeled in 2024, virtually a "turn-key" space
- In an area of established residential neighborhoods



Samuel R. Assam | President

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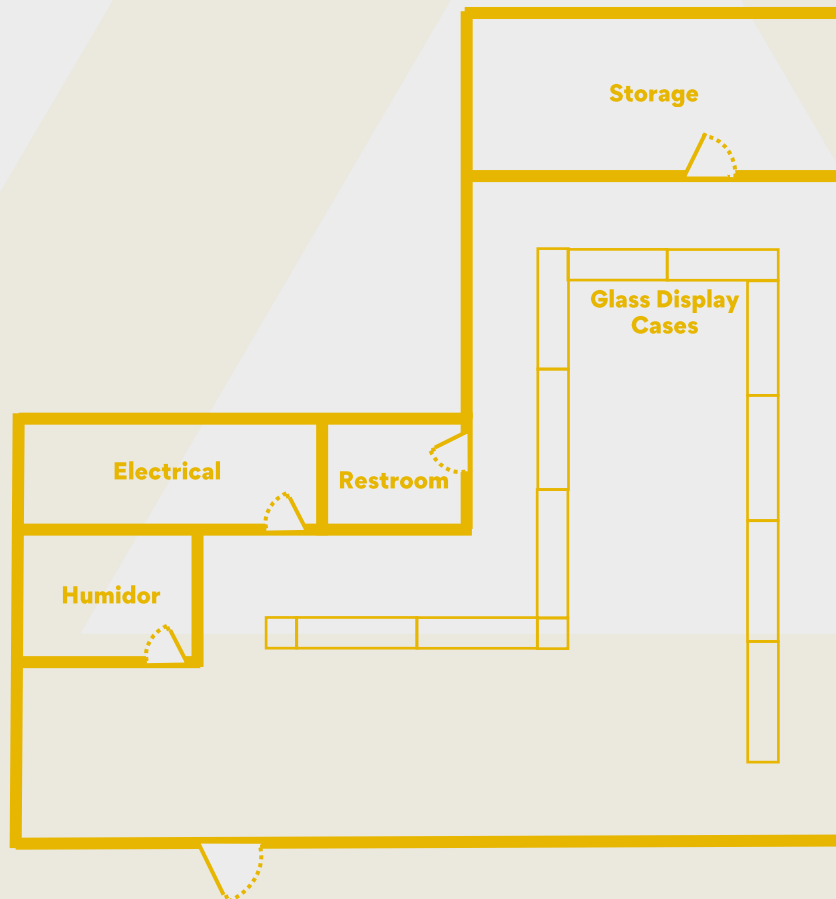


Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 17.00	\$ 2,833.33	\$ 34,000.00
CAM*	2.00	333.33	4,000.00
Real Estate Taxes*	2.57	428.33	5,140.00
Property Insurance*	0.55	91.66	1,100.00
Total	\$ 22.12	\$ 3,686.66	\$ 44,240.00

*Estimate

Floorplan



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Shopko Plaza Retail

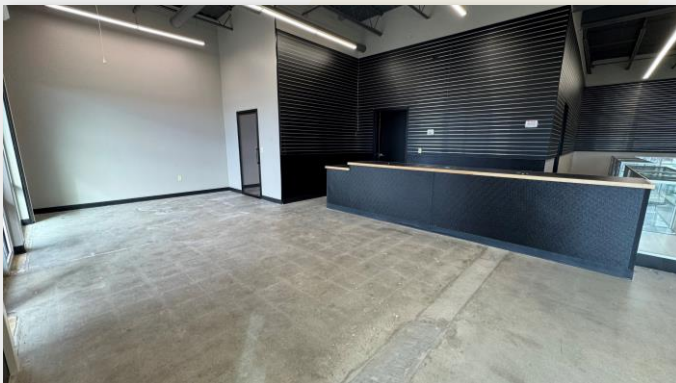
ASSAM COMPANIES



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Photo Gallery



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