



**2019 South Minnesota Ave
Sioux Falls, SD 7104**



Size

4,737

Square Feet +/-



Price

Total:
\$14.50

NNN: \$2.21 PSF



Zoning

C-2

Commercial

≡ Site Summary

- Highly visible Minnesota Avenue location attracted approx. 37,900 vehicles per day (2023)
- Retail/Office Space with ample parking, prime location for a local shop or small business; Pylon Signage Available, Rear Loading Dock, Tenant Improvement Allowance Negotiable
- Full basement provides large bonus space
- Approximately 1 mile to the Sanford USD Medical Center and Hospital, which brought in 2.1M visits to the area last year
- Near multiple elementary and middle schools, as well as Augustana University (1,624 students) and The University of Sioux Falls (2,690 students)
- Area neighbors include O'Reilly's Auto Parts, CorTrust Bank, Caribou Coffee, Dairy Queen, Wingstop, Jimmy Johns, Diamond Vogel Paint, Certified Auto Glass



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



Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 14.50	\$ 5,723.88	\$ 68,686.50
Real Estate Taxes*	1.35	533.17	6,398.04
Property Insurance*	.86	339.65	4,075.80
Total	\$ 16.71	\$ 6,596.70	\$ 79,160.34

*Estimate

Floorplan (Layout Sketch Coming Soon!)

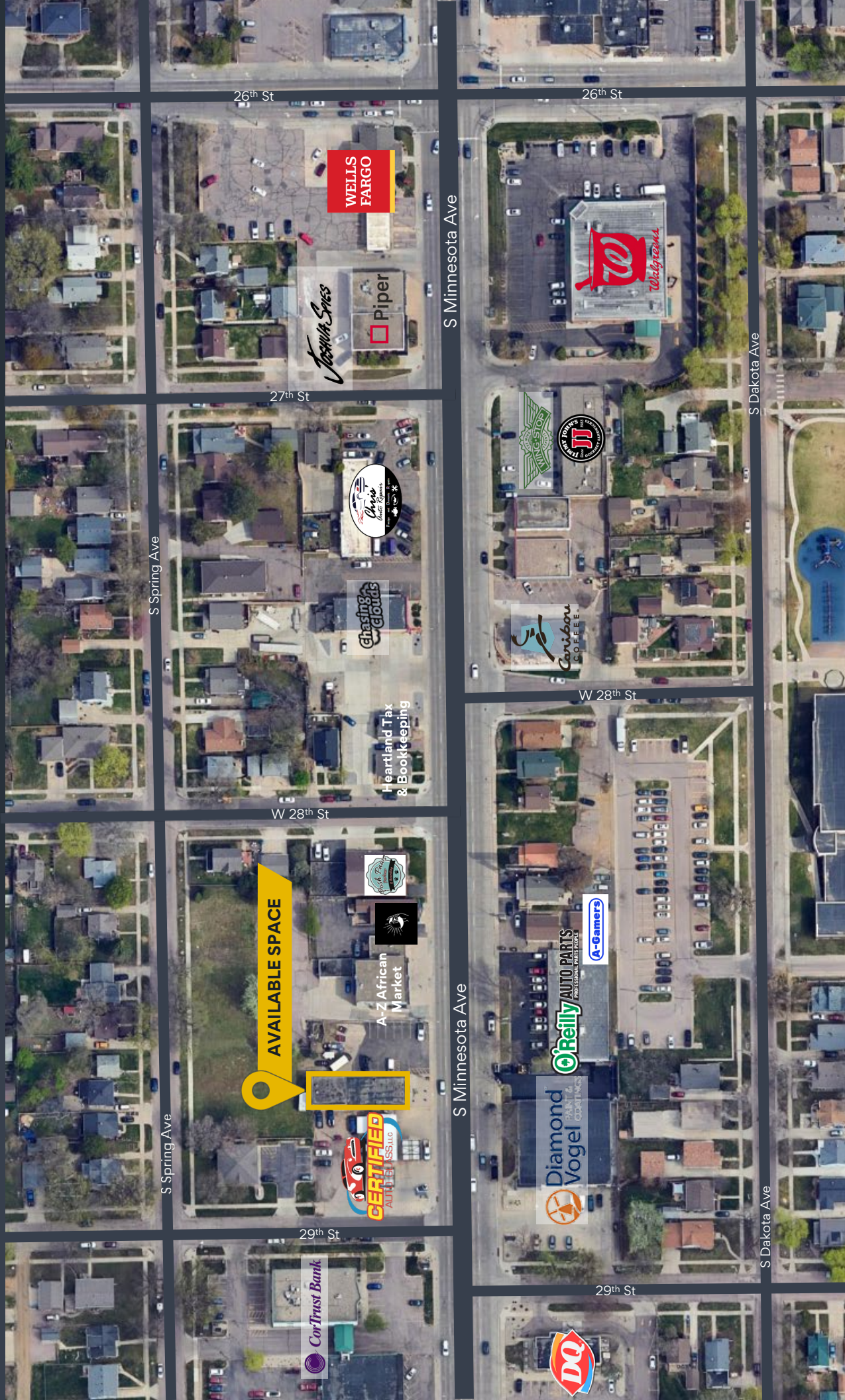


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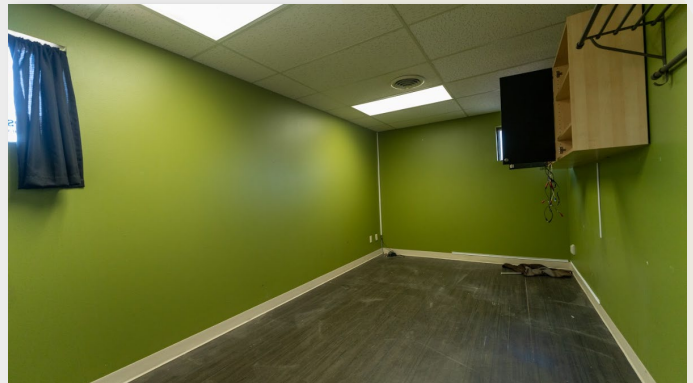
AVAILABLE SPACE



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Photo Gallery



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