



**2011 South Minnesota Ave
Sioux Falls, SD 57104**



Size

1,165

Square Feet +/-



Price

Total:

\$9.50

NNN: \$4.74 PSF



Zoning

C-2

Commercial

≡ Site Summary

- Highly visible Minnesota Avenue location with approx. 37,900 vehicles per day (2023)
- Retail/Office Space with ample parking (additional parking at rear of building), Pylon Signage Available, Tenant Improvement Allowance Negotiable
- Approximately 1 mile to the Sanford USD Medical Center and Hospital, which brought in 2.1M visits to the area last year; this is a prime location for a local shop or small business
- 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



Sam Assam | President & CEO

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

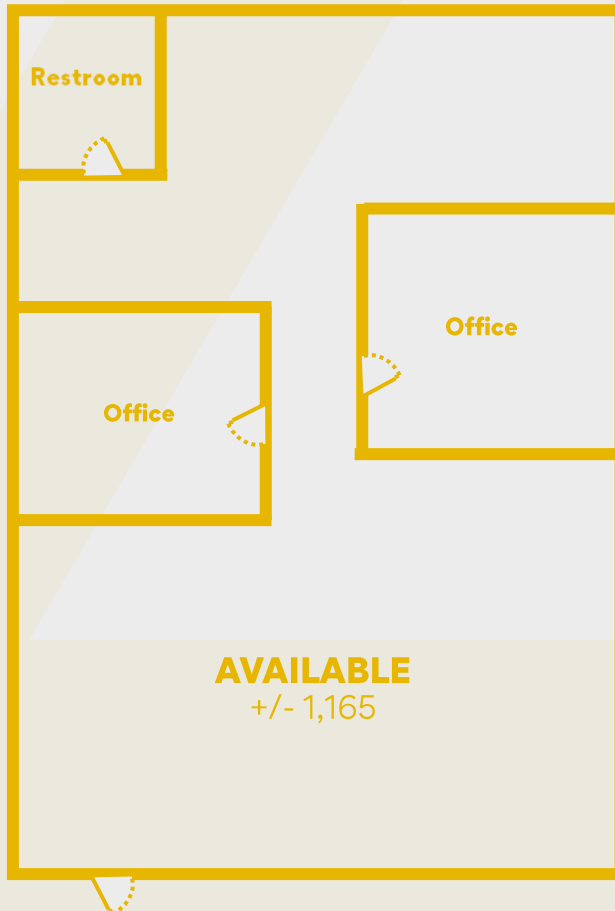


Rent Summary

| Component | PSF | Monthly | Annually |
|---------------------|-----------------|--------------------|---------------------|
| Base Rent | \$ 9.50 | \$ 922.29 | \$ 11,067.48 |
| CAM* | 2.58 | 251.02 | 3,012.24 |
| Real Estate Taxes* | 1.11 | 107.37 | 1,288.44 |
| Property Insurance* | 1.05 | 102.00 | 1,224.00 |
| Total | \$ 14.24 | \$ 1,382.68 | \$ 16,592.16 |

*Estimate

Floorplan

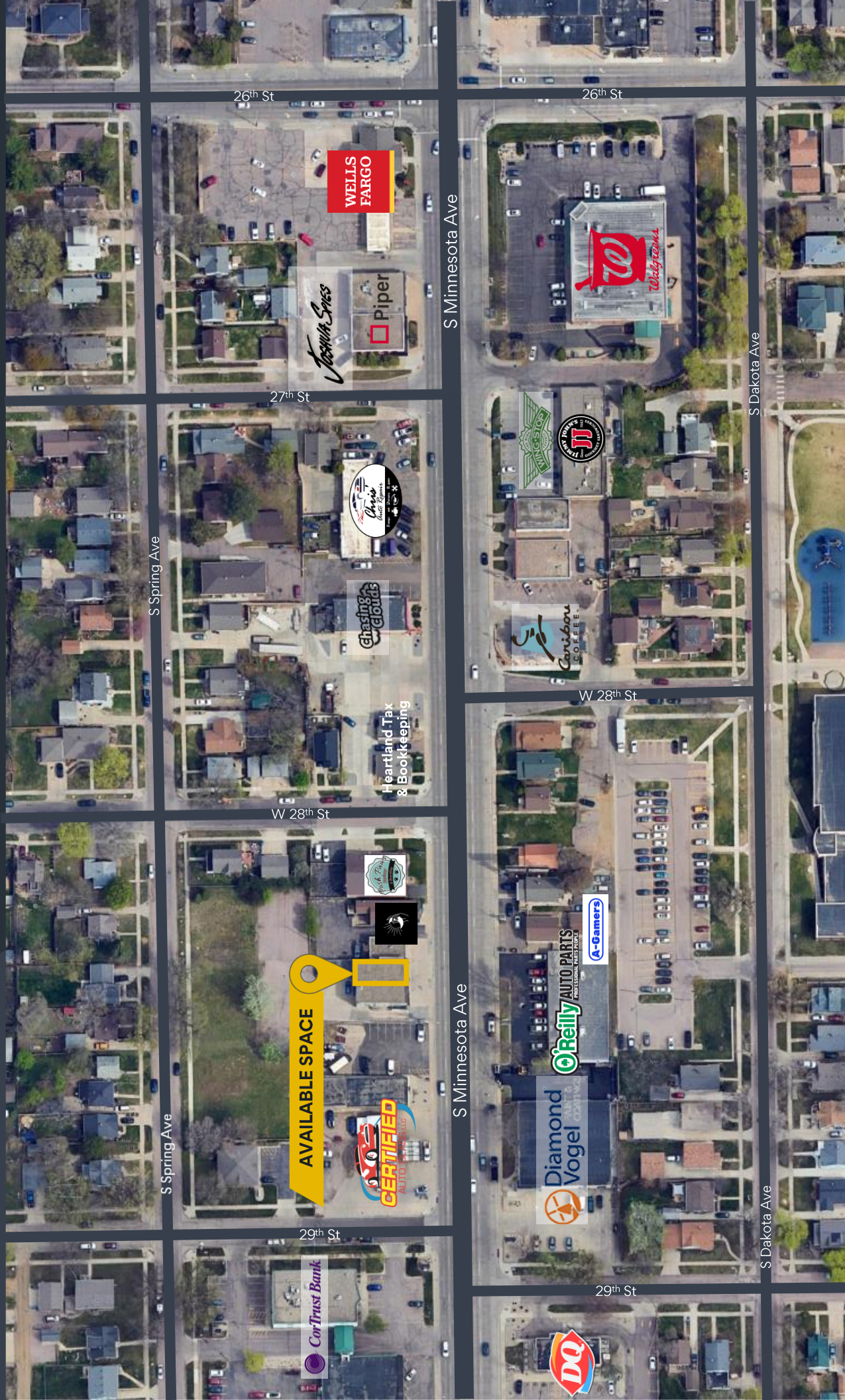


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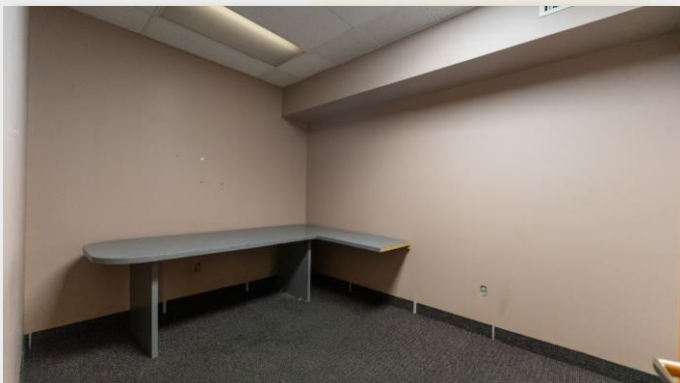
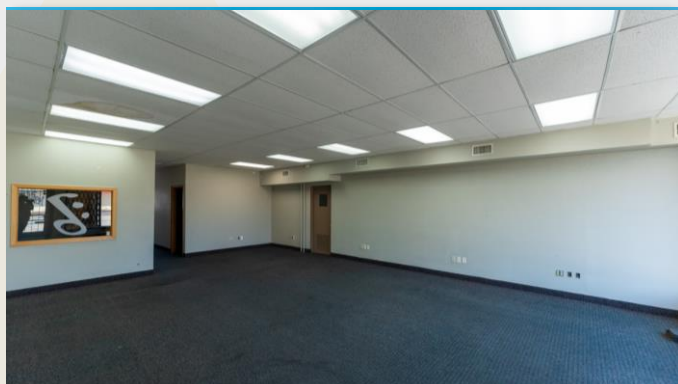
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Photo Gallery



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