



450 S Kiwanis Avenue Sioux Falls, SD 57104

PROPERTY HIGHLIGHTS

- Retail or office use
- Vacant shell - Ready for interior build out
- 8'x8' roll up door
- Ceiling Height: 14"
- 3 to 10 year lease term, As-is condition, with 3% annual escalations
- Lot Size: 0.51 AC (22,185 SF) - Access off 13th Street
- Zoning: C-2

LOCATION DESCRIPTION

Located in central Sioux Falls near Kiwanis Avenue and 12th Street Area neighbors include The Great Plains Zoo, Sherman Park, Walgreens, The Country Club of Sioux Falls, Lewis Drug, USS South Dakota Battleship Memorial, Garfield Elementary School

Kiwanis Avenue Traffic Count: 15,500 vpd
12th Street Traffic Count: 17,800 vpd

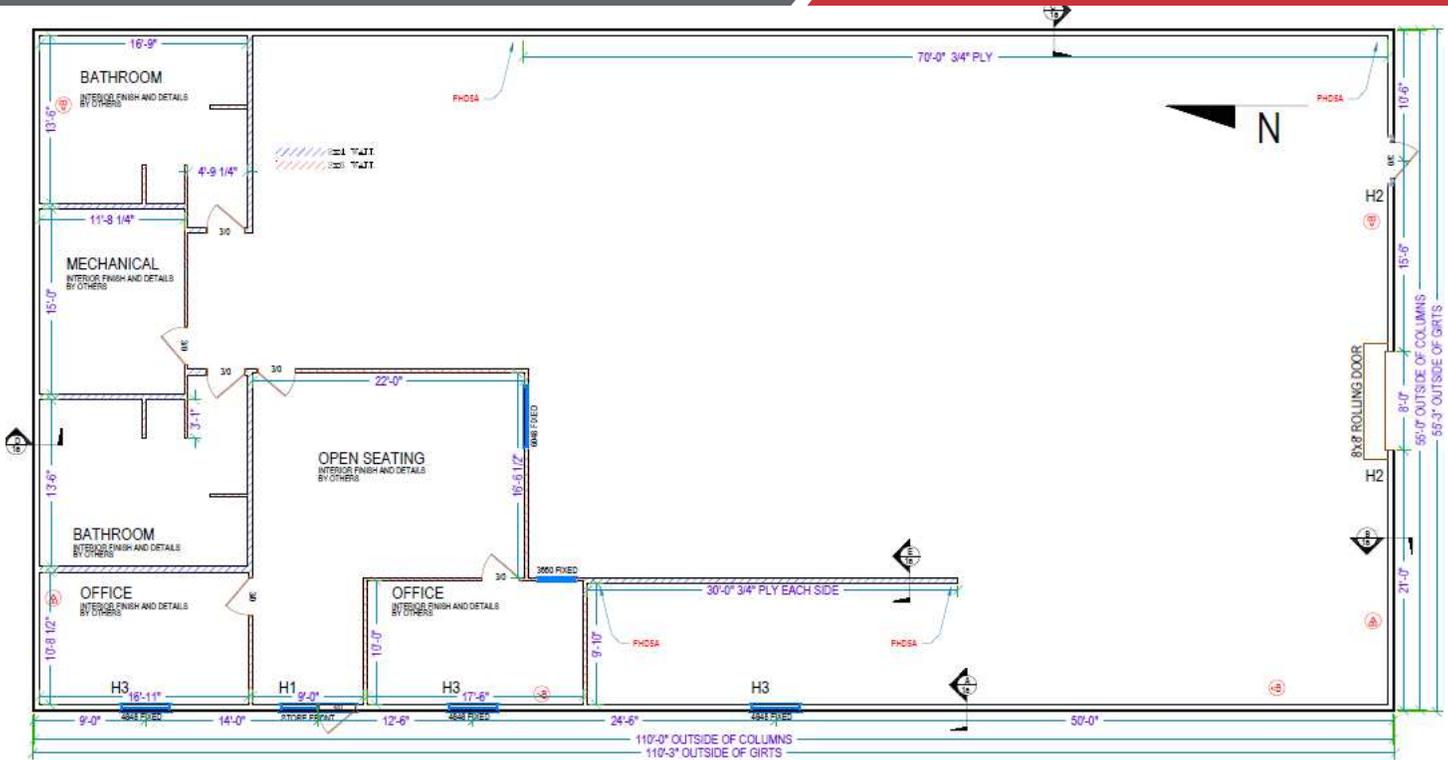
Sale Price	\$750,000 (\$124/SF)
Lease Rate	\$13.25/SF NNN
Estimated NNN Expenses	\$5.00/SF
Building Size	6,050 SF (55'X110')



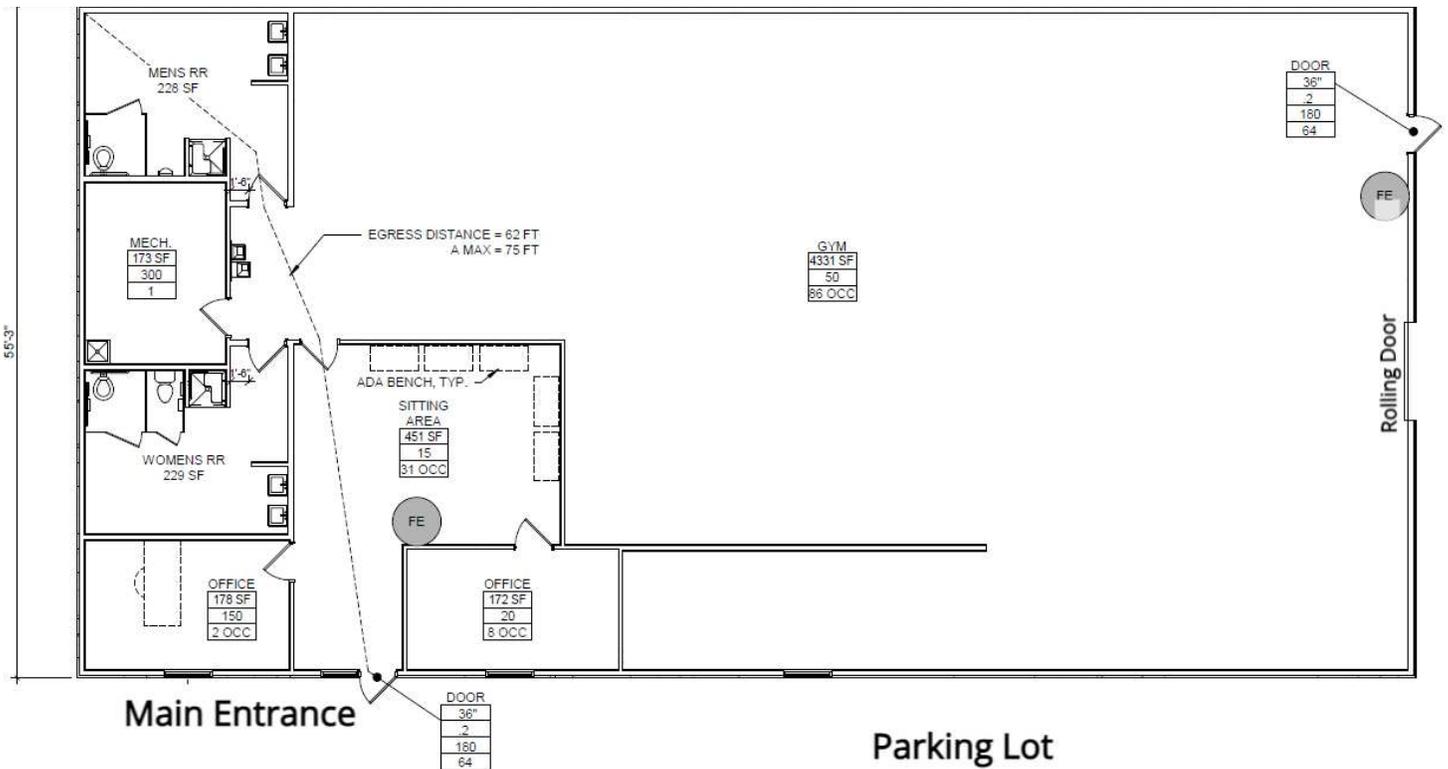
PROPOSED FLOOR PLAN

450 S KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SALE OR LEASE
Retail or Office Space



Proposed Floor Plan with Dimensions



Proposed Floor Plan with Fixtures

SITE PLAN

450 S KIWANIS AVENUE
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FOR SALE OR LEASE
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PHOTOS

450 S KIWANIS AVENUE
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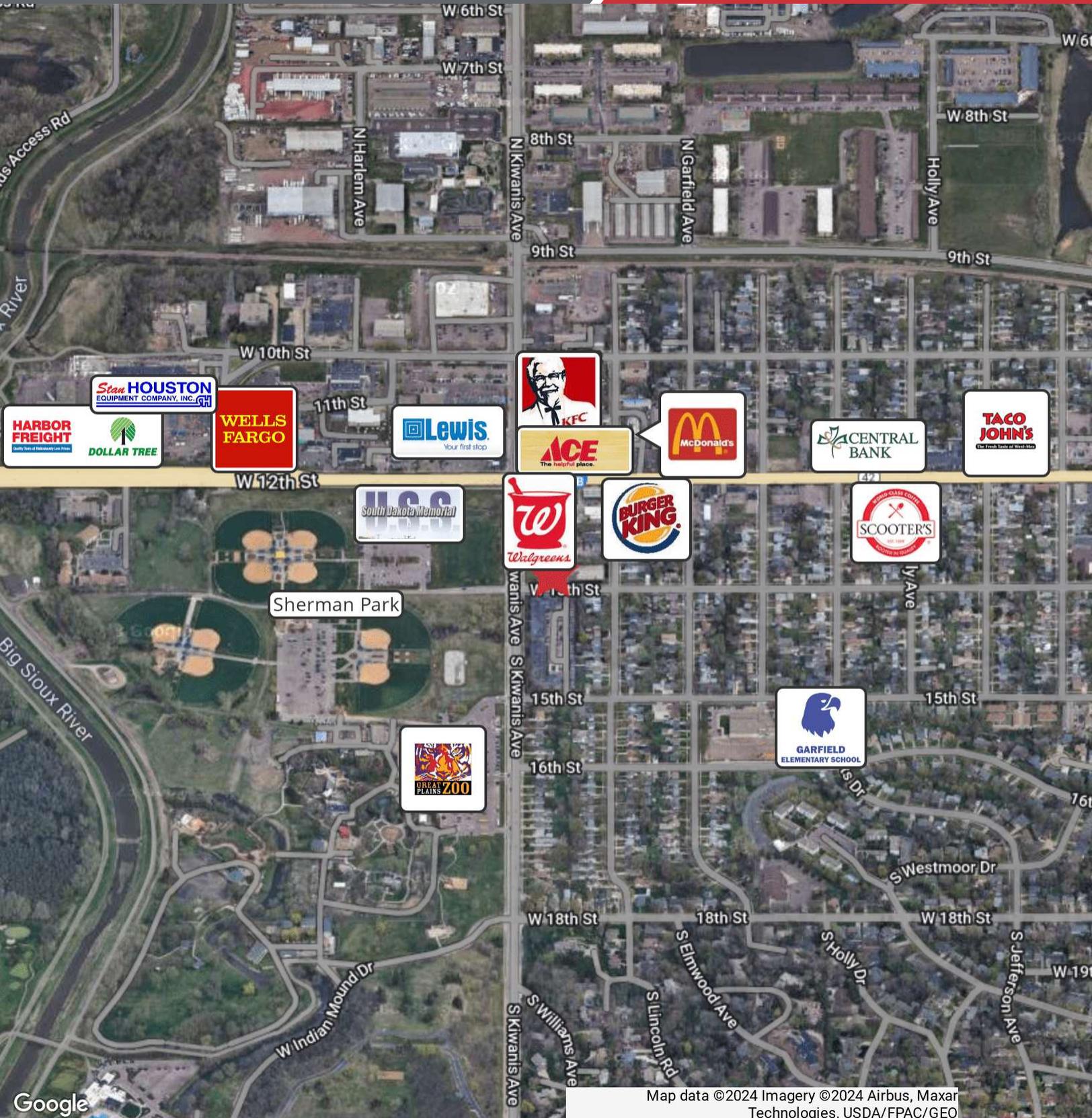
FOR SALE OR LEASE
Retail or Office Space



AERIAL

450 S KIWANIS AVENUE
Sioux Falls, SD 57104

FOR SALE OR LEASE
Retail or Office Space



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