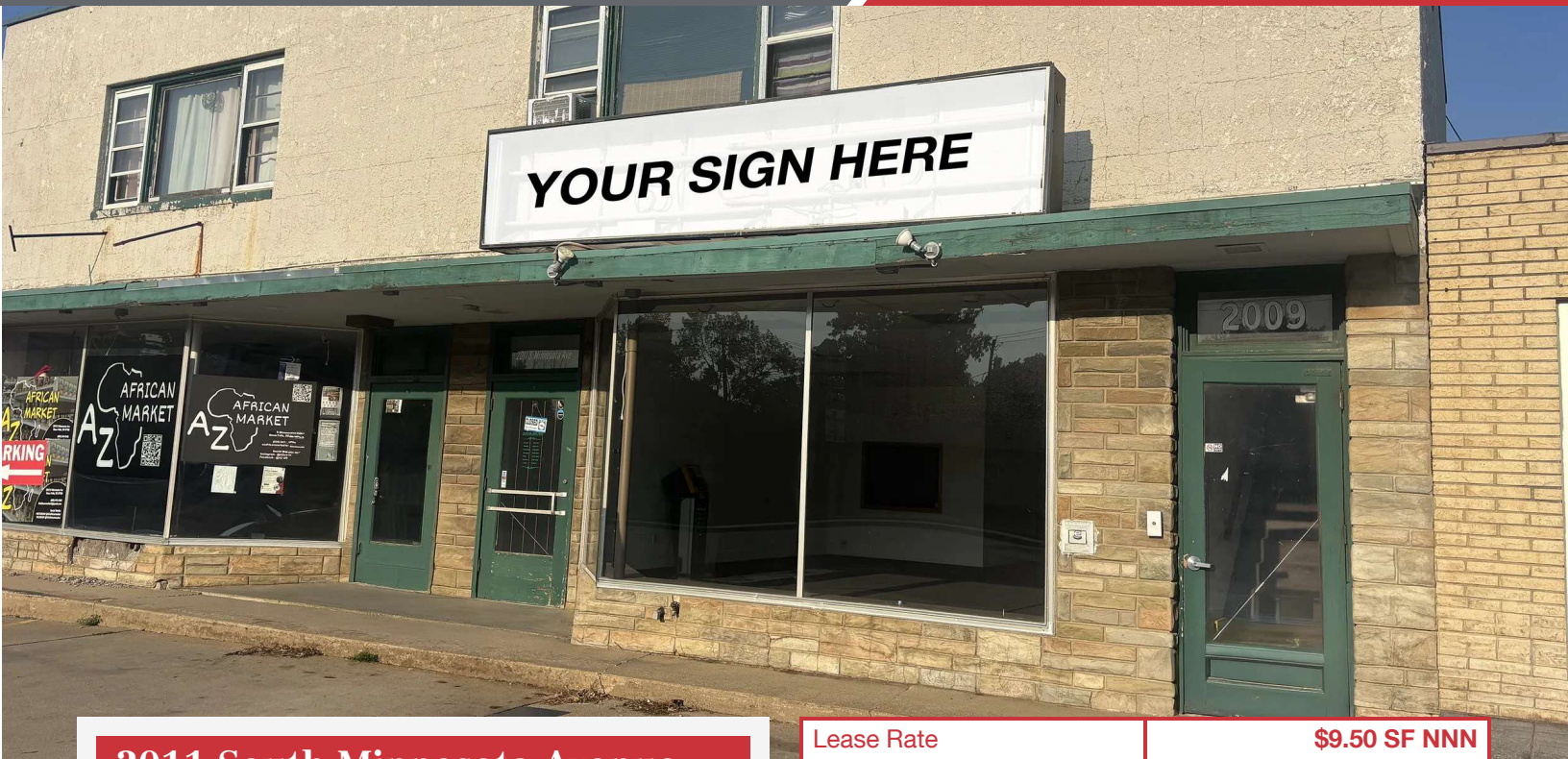




2011 South Minnesota Avenue Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

- Retail/Office Space with ample parking (additional parking at rear of building)
- Pylon Signage Available
- Tenant Improvement Allowance Negotiable

LOCATION DESCRIPTION

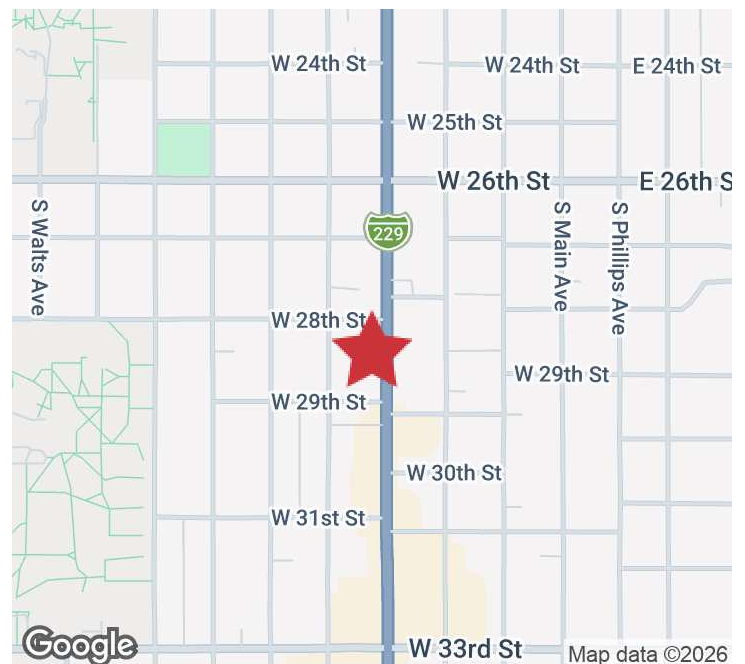
Highly Visible Minnesota Ave location with approx. 37,900 vehicles per day

Near Sanford USD Medical Center and Hospital which brought 2.1M visits last year.

Near multiple elementary and middle schools, plus Augustana University (1,624 students) and The University of Sioux Falls (2,690 students).

Area neighbors include O'Reilly's Auto Parts, Wells Fargo Bank, Caribou Coffee, Dairy Queen, Wingstop, Jimmy Johns, Diamond Vogel Paint, and Certified Auto Glass

Lease Rate	\$9.50 SF NNN
NNN Expenses	\$4.74/SF
Suite Size	1,165 SF



GREGG BROWN, MBA, SIOR
Partner
gbrown@naisiouxfalls.com
605.906.0394



BRIANA KACMARYNSKI
Broker Associate
brianak@naisiouxfalls.com
605.370.1808

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLANS

2011 SOUTH MINNESOTA AVENUE
Sioux Falls, SD 57105

FOR LEASE

Retail Property

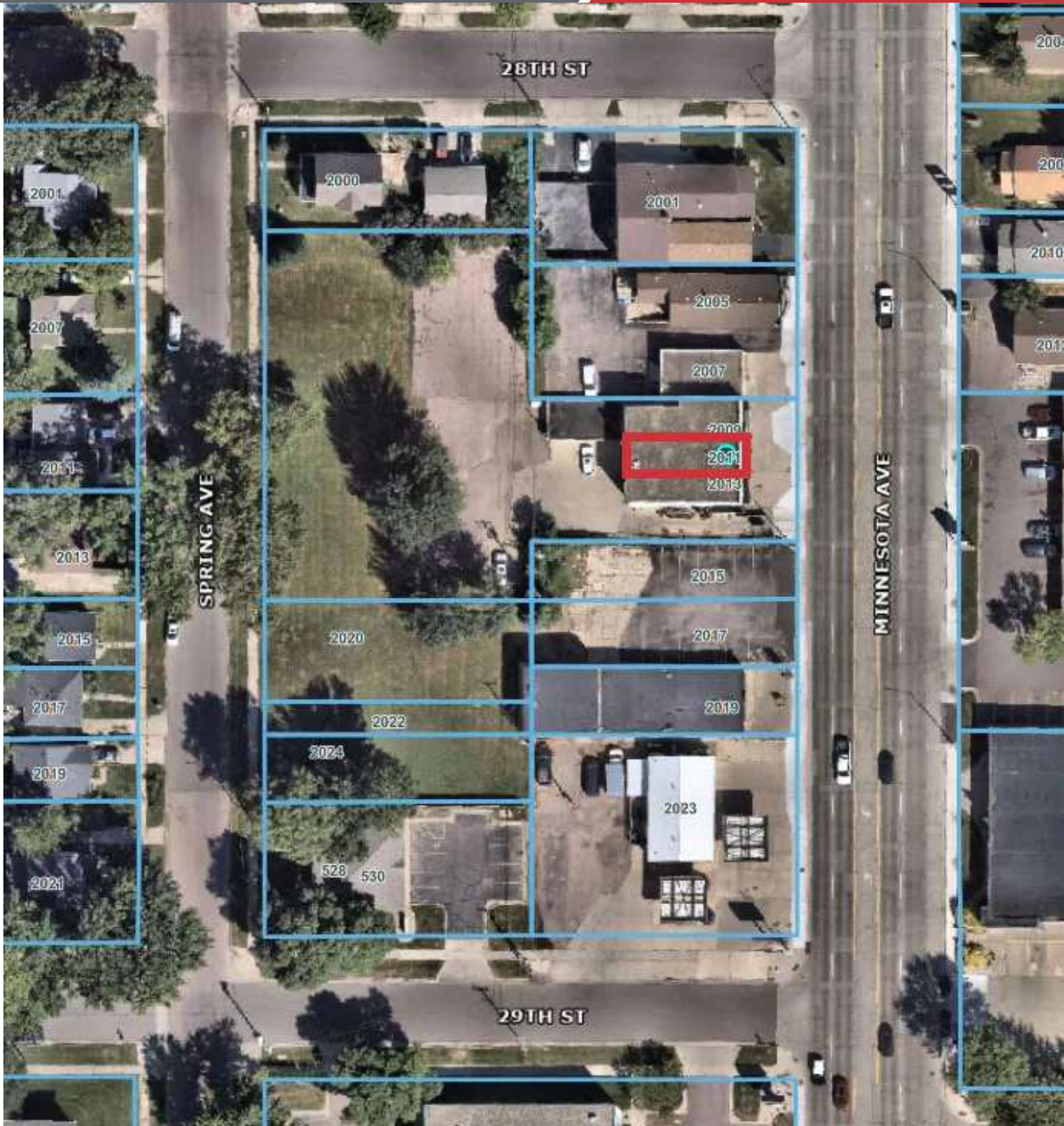


PARCEL

2011 SOUTH MINNESOTA AVENUE
Sioux Falls, SD 57105

FOR LEASE

Retail Property

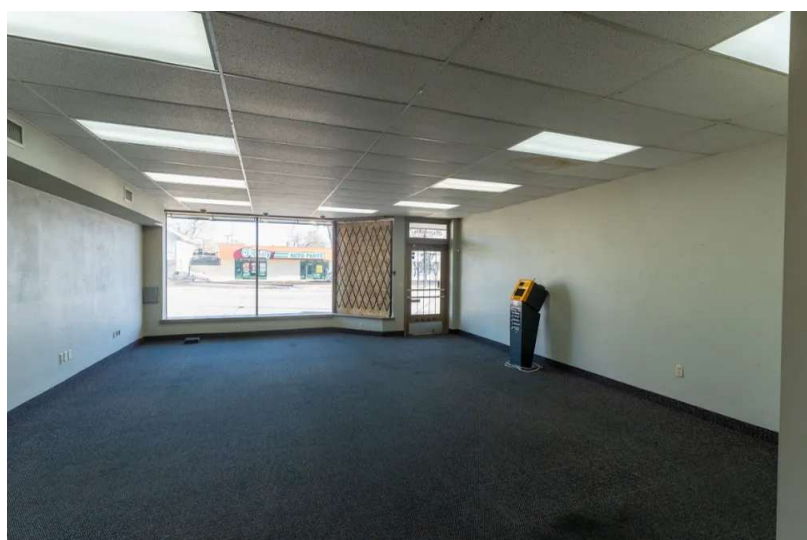


ADDITIONAL PHOTOS

2011 SOUTH MINNESOTA AVENUE
Sioux Falls, SD 57105

FOR LEASE

Retail Property



NA Sioux Falls

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

RETAILER MAP

2011 SOUTH MINNESOTA AVENUE
Sioux Falls, SD 57105

FOR LEASE

Retail Property

