

**707 S. Minnesota Avenue**  
Sioux Falls, SD 57104

Lease Rate	<b>\$16.50/SF NNN</b>
Suite Size	<b>1,408.5 SF</b>

### PROPERTY HIGHLIGHTS

- Suite Size: 1,203 SF + 205.5 SF common area for a total of 1,408.5 SF
- Move-in ready retail space with updated flooring and lighting
- Common area shared with Suite 709
- Monument and building signage available
- Year Built: 1990
- Zoning: C-2

### LOCATION DESCRIPTION

Located on Minnesota Avenue just minutes from Downtown Sioux Falls  
Minnesota Avenue Traffic Counts: 32,600 vpd  
Area neighbors include Papa Johns, Giliberto's, Showplace Cabinetry Design Center, Taco Bell, Subway, Azteca Mexican Restaurant



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# FLOOR PLAN

707 S. MINNESOTA AVENUE  
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FOR LEASE

Retail Suite

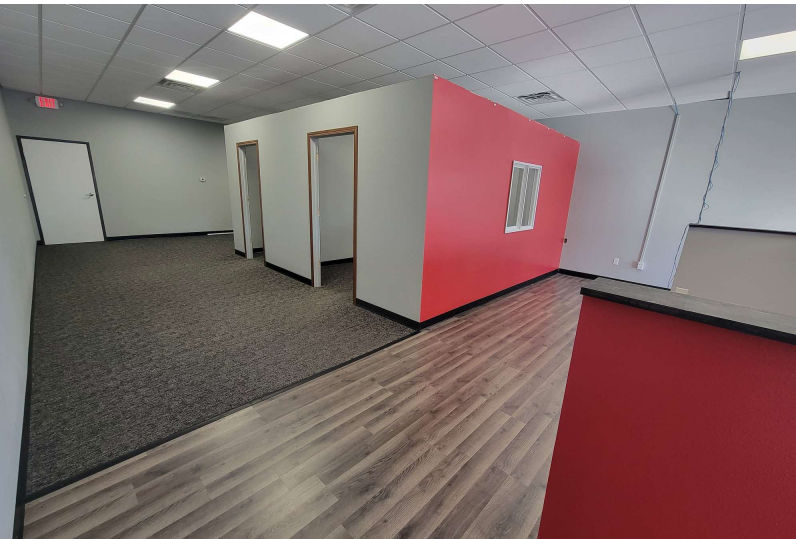


# PHOTOS

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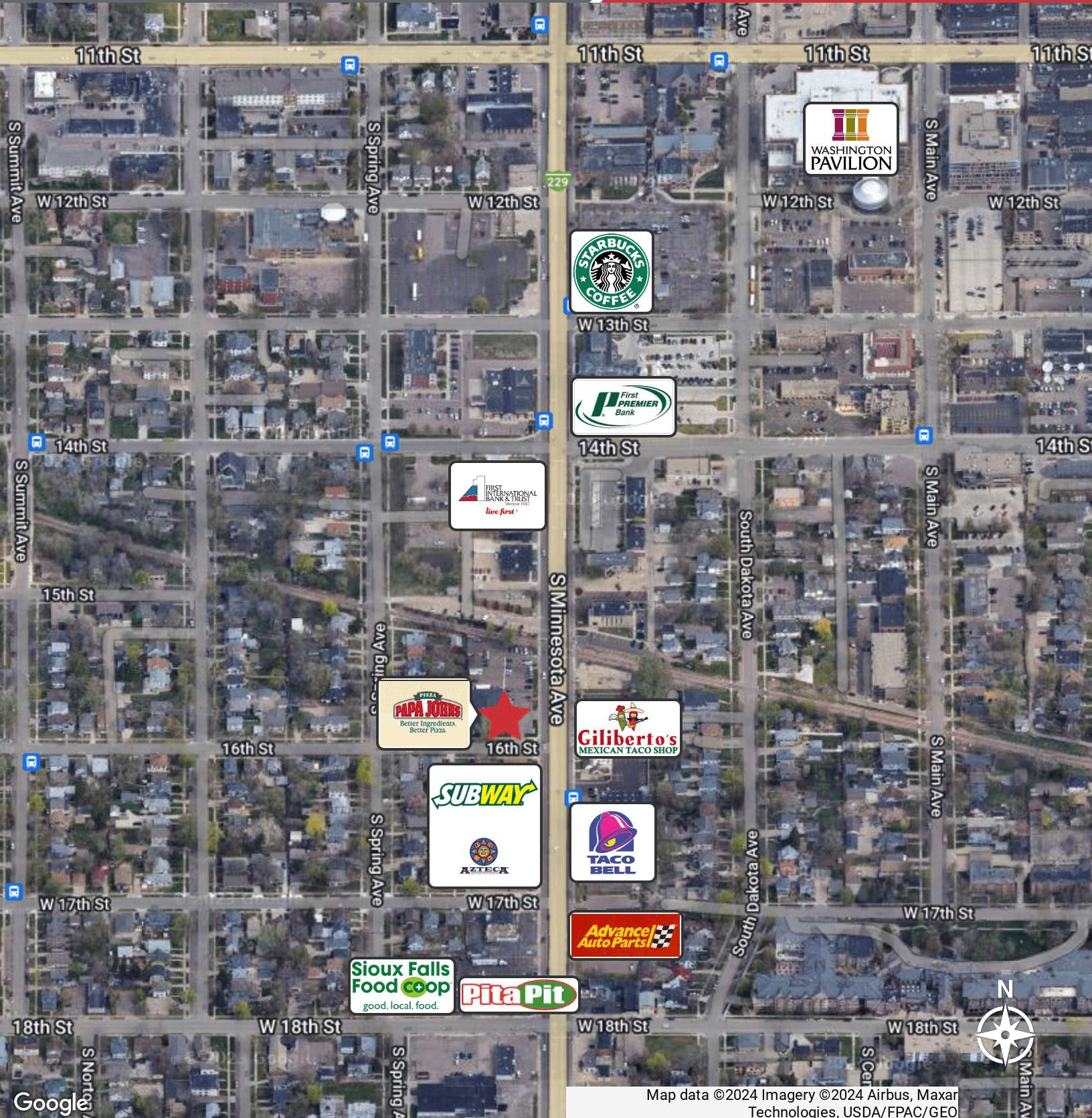


# AERIAL

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# FOR LEASE

Retail Suite



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