



101 N. Splitrock Boulevard

Brandon, SD 57005

PROPERTY HIGHLIGHTS

- Available immediately
- Prime location at corner of Holly Blvd and Splitrock Blvd
- Terrific for office or retail use
- South facing windows and east facing entrance
- Dimensions: approximately 22'x22'
- Building and monument signage available
- 2-5 year lease term with 3% escalation

LOCATION DESCRIPTION

Located on the main drive into Brandon adjacent to Taco John's, Verizon, and Pizza Hut
Area neighbors include Sunshine Food Stores, Lewis Drug, Wells Fargo, Subway, Papa Murphy's Pizza, Sanford Health, First National Bank, Avera, Dairy Queen, Brandon Valley High School

Splitrock Boulevard Traffic Count: 9,971 vpd
Holly Boulevard Traffic Count: 5,915 vpd

Base Lease Rate	\$750.00/MO
Estimated NNN Expenses	\$384.00/MO
Total Lease Rate	\$1,134/MO + UTILITIES
Suite Size	542 SF

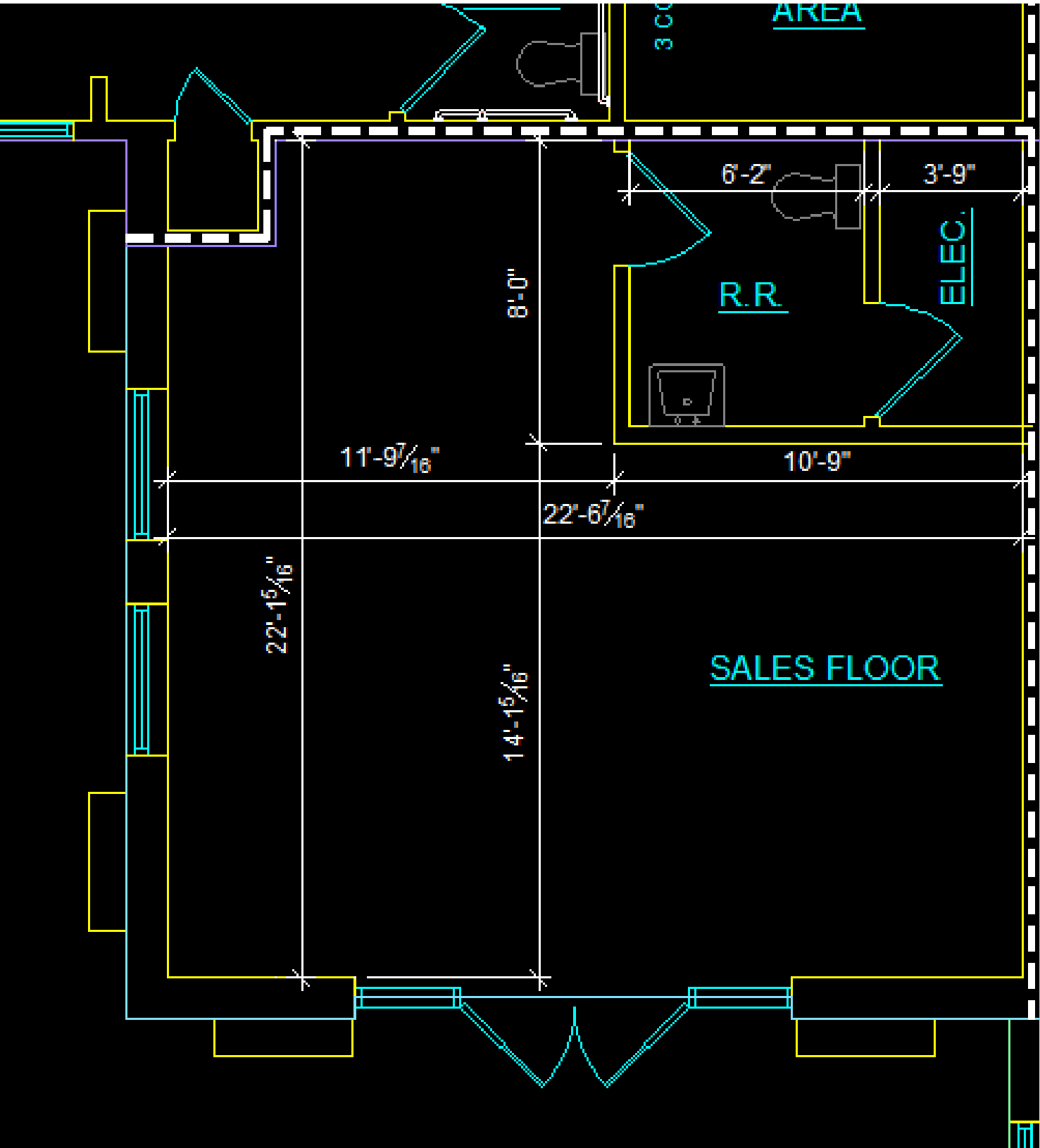


FLOOR PLAN

101 N. SPLITROCK BOULEVARD, SUITE 2
Brandon, SD 57005

FOR LEASE

Retail or Office Suite



INTERIOR PHOTOS

101 N. SPLITROCK BOULEVARD, SUITE 2
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FOR LEASE

Retail or Office Suite



EXTERIOR PHOTOS

101 N. SPLITROCK BOULEVARD, SUITE 2
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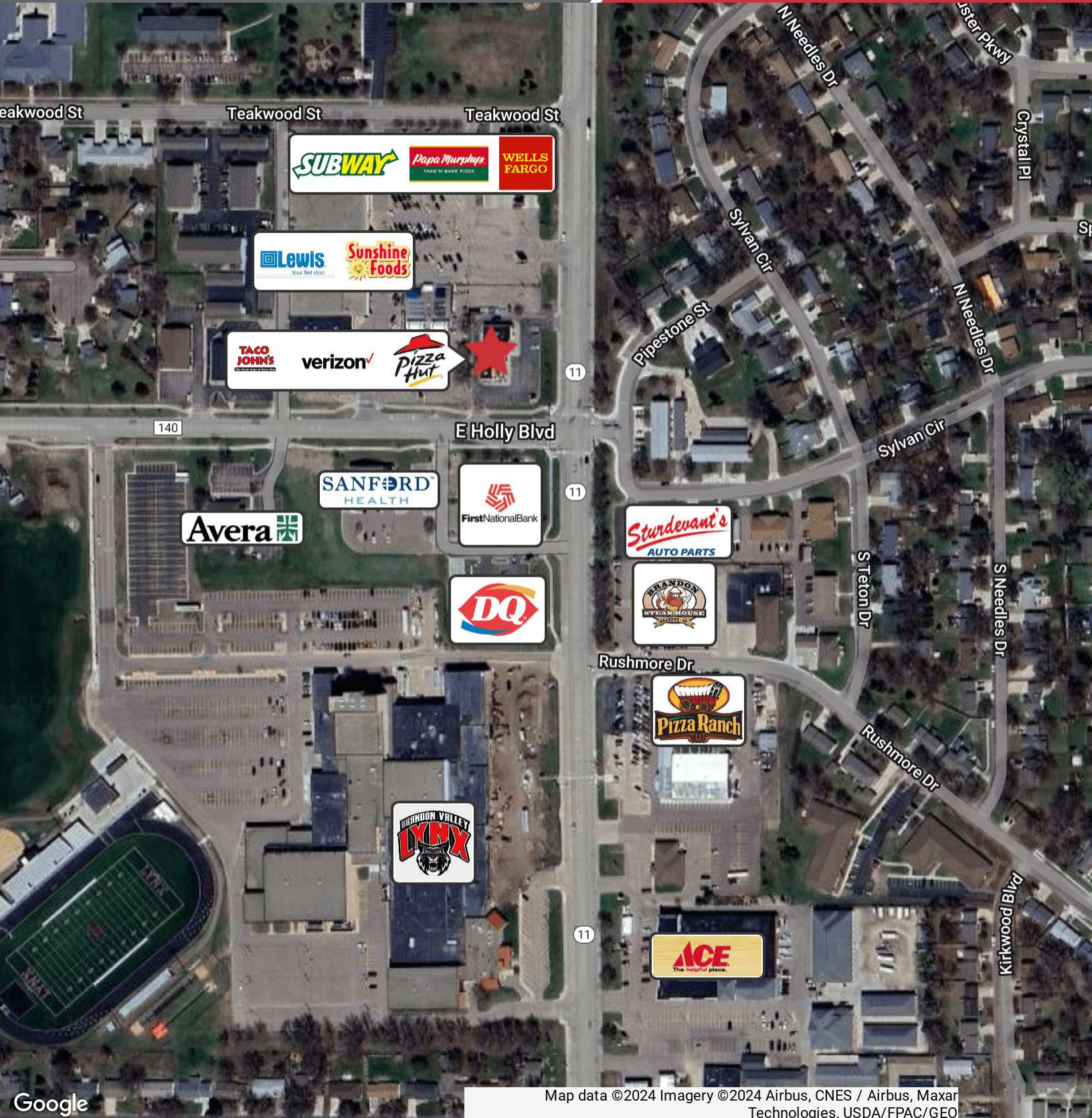


AERIAL

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FOR LEASE

Retail or Office Suite



Google

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