



519 W 22nd St. Sioux Falls, SD 57105

RETAIL SPACE

2721 & 2723 W 41st St
Sioux Falls, SD 57105

YOUR NAME
HERE & HERE



FOR LEASE
\$12.75 PSF + NNN



Jim Dunham

Broker
605-360-0061
Jim@JimDunhamAssociates.com

  Jim Dunham & Associates

  The JDA Way

FOR MORE INFO
CALL US: 605-275-8500

 WWW.JIMDUNHAMASSOCIATES.COM

PROPERTY INFORMATION

MARKETING DESCRIPTION

2723 W 41st Street: Waiting for your finishes ! TIA negotiable.

2721 W 41st Street: Former Tuesday Morning Retail Store. TIA negotiable.

Recognizable location with exposure to 23,700 vehicles per day from 41st St and 14,700 vehicles per day on Kiwanis Ave.

PROPERTY HIGHLIGHTS

- Various opportunities for this space!
- Plenty of room to store inventory
- Double wide rear access door
- Shared loading dock

- 24,835 square feet; Can be sub-divided to 5,000 sq.ft.
- NNN Estimated at \$4.55 PSF
- Zoning: C-4



CO-TENANTS

The Rush, Warhammer, The Original Pancake House, Pizza Ranch and Joann's Fabric

Information herein deemed reliable, but not guaranteed.
One or more owners are licensed SD real estate brokers.



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PROHIBITED USE

List of certain uses of space that are strictly prohibited

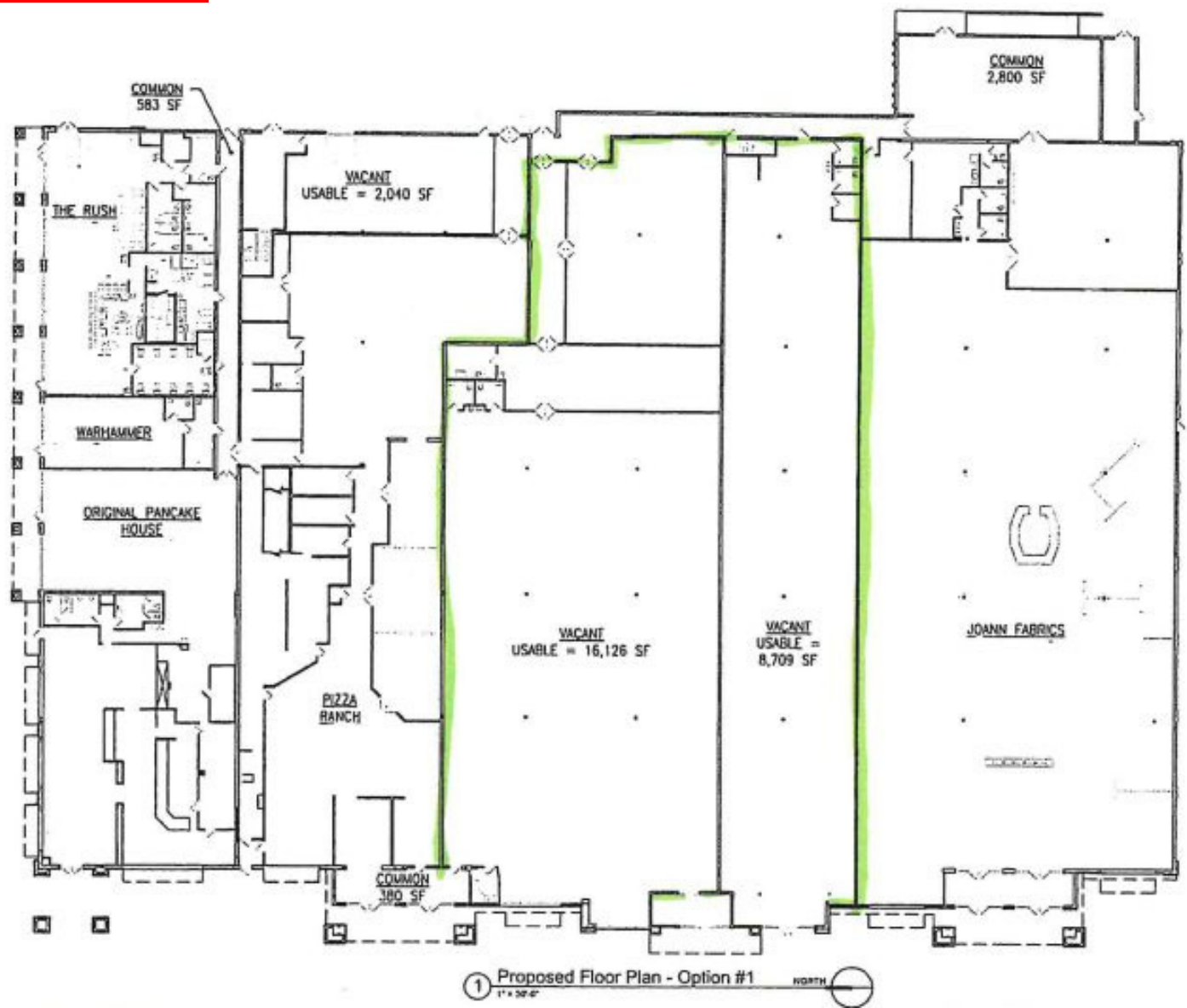
1. Movie theater; auditorium; meeting or banquet hall;
2. Church, bingo hall or place of public assembly;
3. Library or school (a place of instruction primarily serving students or trainees);
4. Sale or service of automobiles or other vehicles;
5. Night club or bar serving alcohol (except as incidental to a restaurant);
6. Liquor or beverage store (other than upscale wine store);
7. Funeral parlor; massage parlor (excluding incidental to a nail salon);
8. Animal clinic or animal boarding;
9. Disco; dance hall or musical/dance reviews or topless / nude shows;
10. Karate studio greater than 5,000 sq. ft.; gymnasium; bowling alley; skating rink;
11. Car wash;
12. Off-tracking betting establishment;
13. Pool room; game room or amusement arcade (some exclusions apply);
14. Flea-market or second-hand store (some exclusions apply);
15. Distressed or damaged merchandise sales;
16. Health club/spa (some exclusions apply);
17. Head shop or night club (some exclusions apply);
18. Gun range or gun shop;
19. Warehousing; adult book store or store selling sexually explicit materials;
20. Abortion clinic; Aids clinic; drug treatment facility, bodily collection facility;
21. Office use (banks, credit unions, real estate brokerages, insurance, tax preparation, chiropractic, stock brokers, title companies, medical offices, law offices permitted up to 10,000 sq. ft. in aggregate);
22. Laundromat;
23. Dispensary;
24. Tattoo parlor.



PROPERTY PHOTOS



FLOOR PLAN



519 W 22nd St. Sioux Falls, SD 57105

LOCATION MAP



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