



# NINETEEN 23 RETAIL

## 28TH + MINNESOTA

### PRIME OFFICE / RETAIL LOCATION

1923 South Minnesota Avenue | Sioux Falls, SD 57105



#### SIZE

752 sqft



#### PRICE

\$2,000 / month Gross + Utilities



#### LOCATION

Corner retail / office located on Minnesota Avenue. Minnesota Avenue is SD State Highway 115 and spans the entire north / south length of the City.



#### LAYOUT

Space is currently built out as a salon / spa but can also be ideal for a small office user. Parking available in the back of building.



#### TRAFFIC

25,900 vpd



#### AREA TENANTS

Downtown Sioux Falls, Augustana University, University of Sioux Falls, Sanford Health, Scooter's Coffee, McDonald's, ACE Hardware, Little Caesars, Culver's, Famous Dave's, Tires Tires Tires, Bagel Boy, Lewis, Jimmy John's, DQ Grill & Chill

Information deemed reliable but not guaranteed.



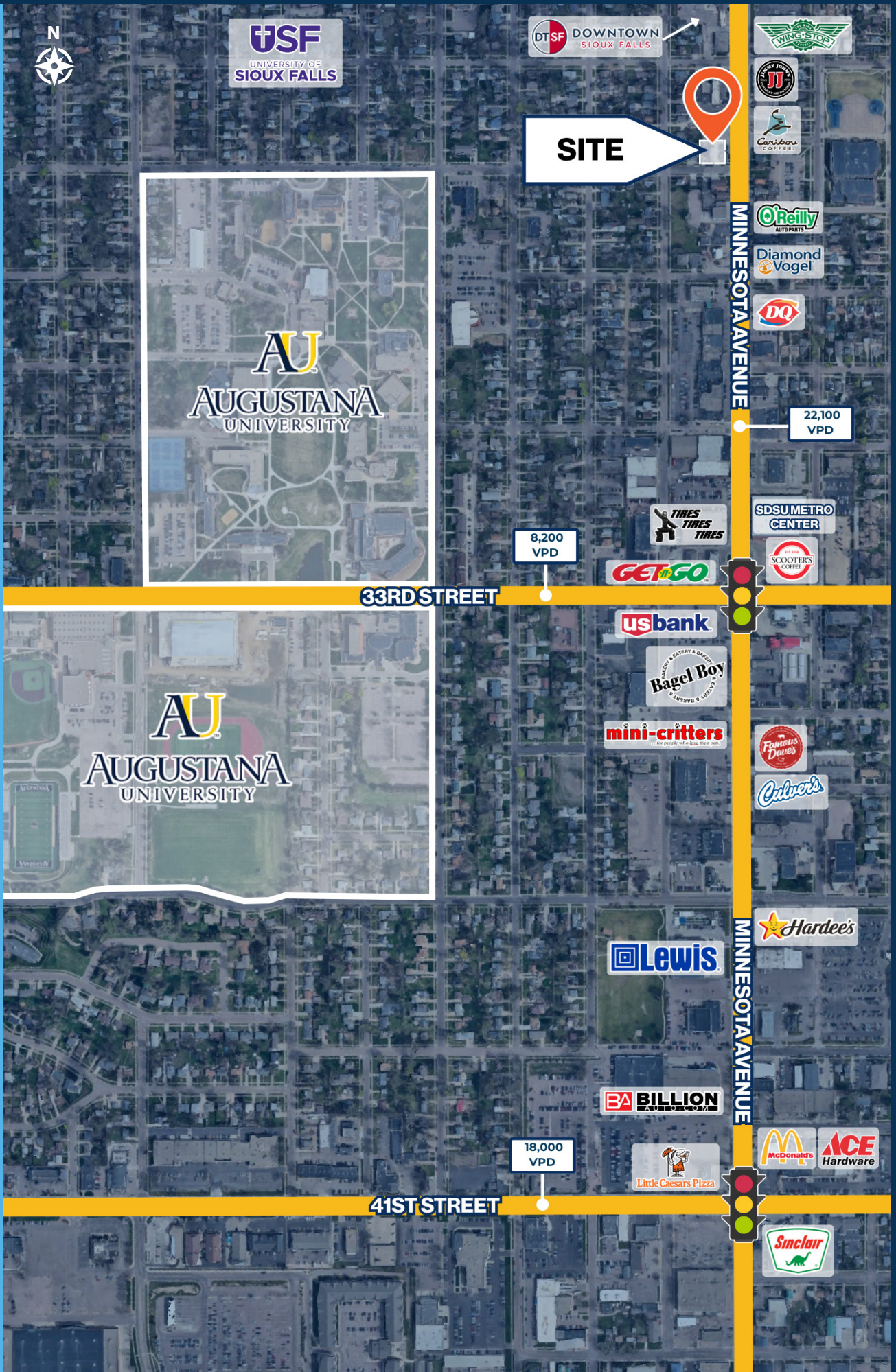
**TYSDAL**  
COMMERCIAL

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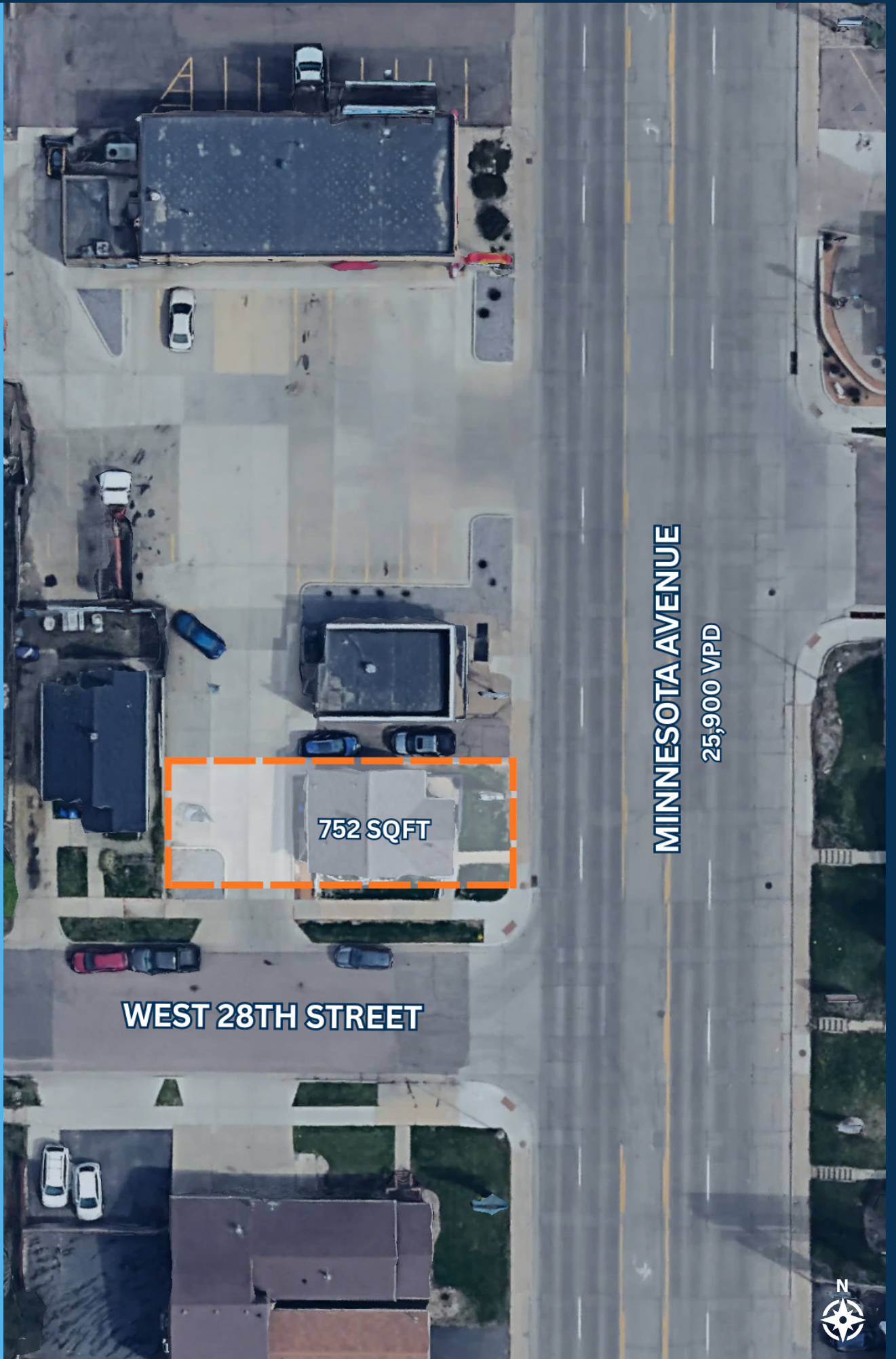


**376-0127**  
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# AREA MAP



# SITE PLAN



WEST 28TH STREET

752 SQFT

MINNESOTA AVENUE

25,900 VPD



# PHOTOS

