

**FOR SALE  
OR LEASE**

# FLEX BUILDING

TEA, SD

## VERSATILE RETAIL / FLEX BUILDING

820 Gateway Lane | Tea, SD 57064



### SIZE

6,511 sqft



### PRICE

**Lease Price:** \$12.00 psf (NNN)  
**Sale Price:** \$1,400,000



### LOCATION

Convenient location in the bustling Olson Development at the intersection of 271st Street and Heritage Parkway.



### TRAFFIC

The intersection of 271st Street and Heritage Parkway has a combined traffic count of 8,650 per day.



### LAYOUT

Open showroom floor, warehouse space, mezzanine space, and restrooms.



### AREA TENANTS

Squealer's Smoke Shack Bar & Grill, Casey's, Zooks Coffee Bar, Scooter's Coffee, Advanced Auto Spa, Gateway Park Hotel and Suites, Dollar General, O'Reilly Auto Parts, Pizza Ranch

Information deemed reliable but not guaranteed.



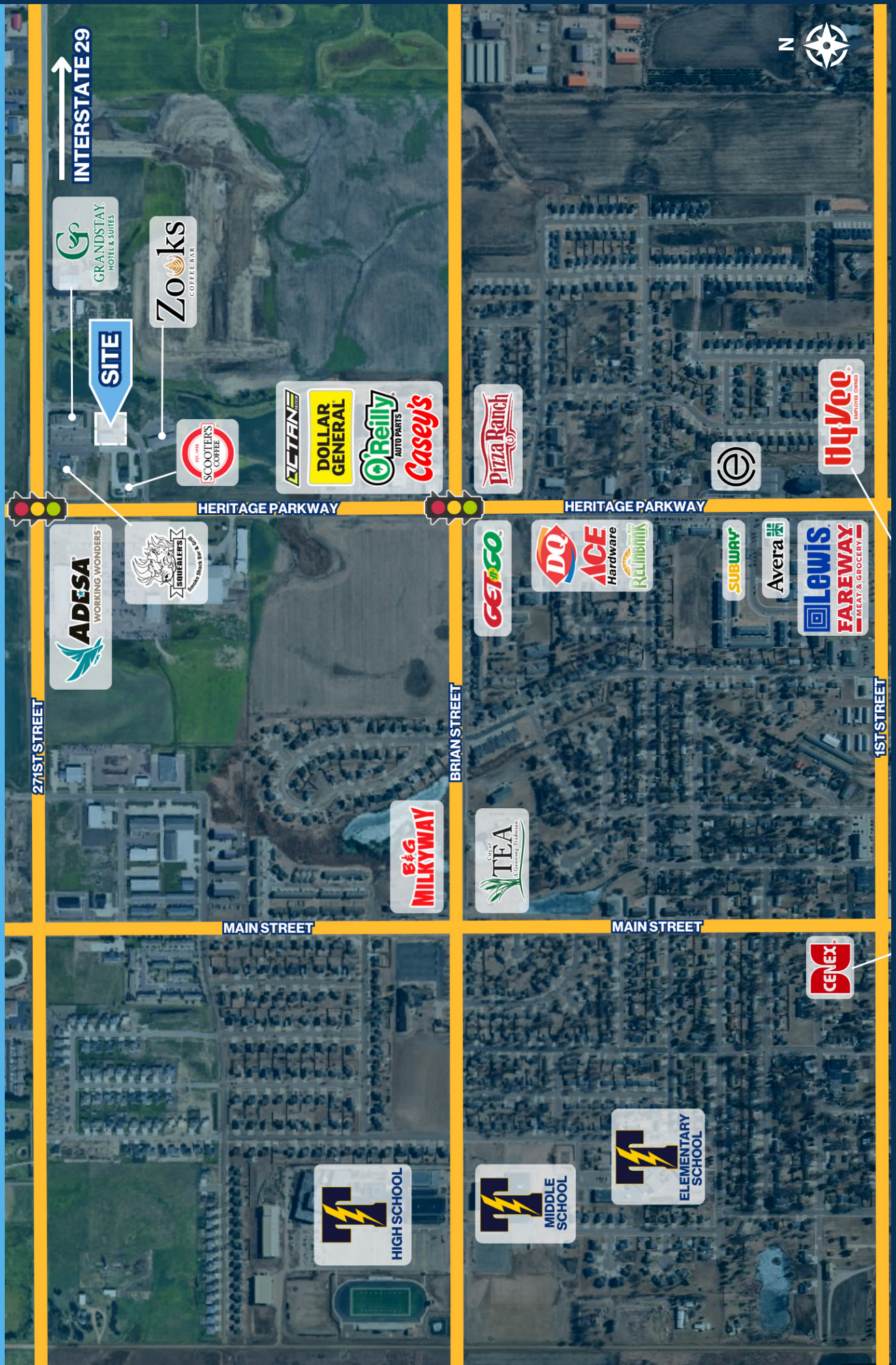
**TYSDAL**  
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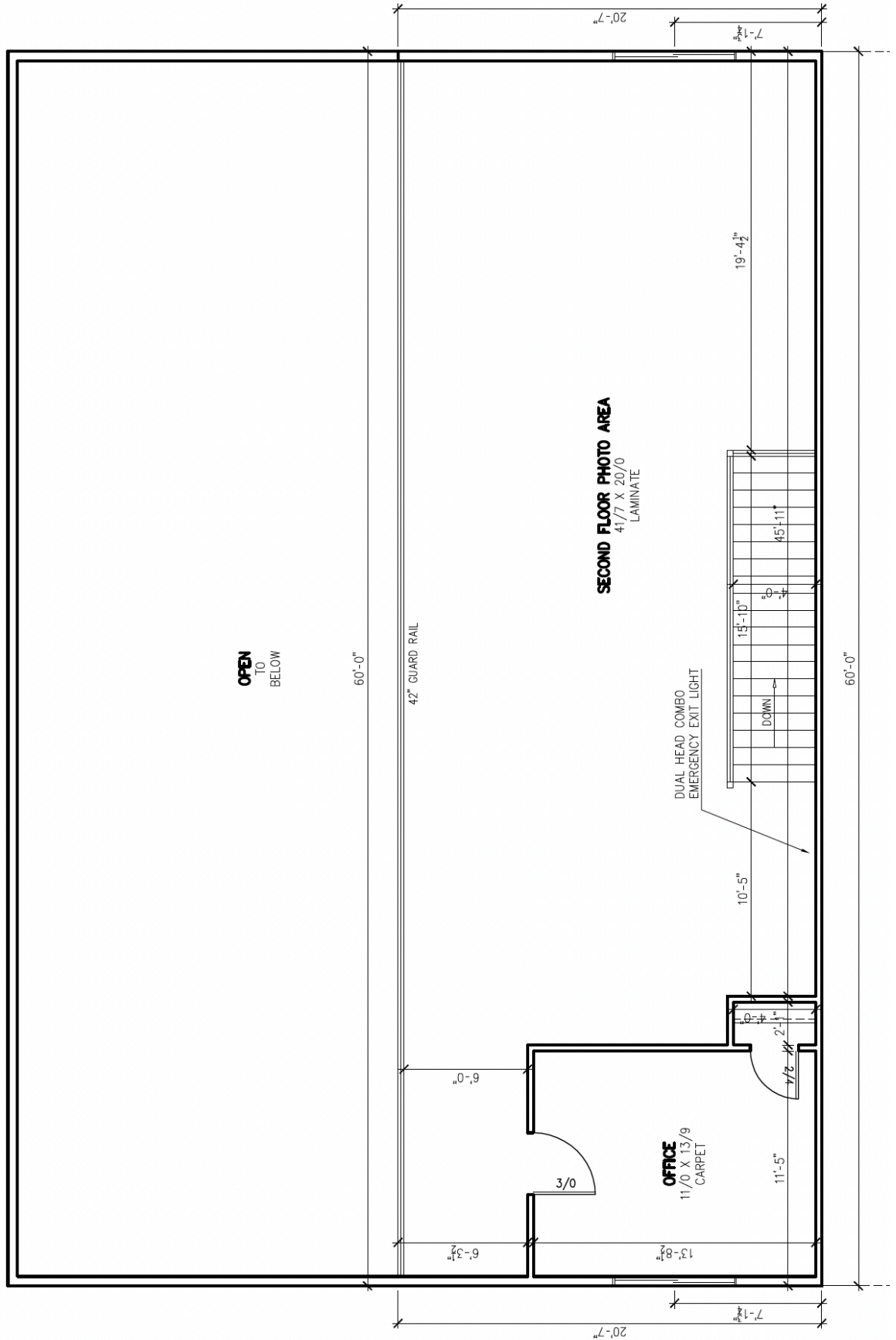
# AREA MAP





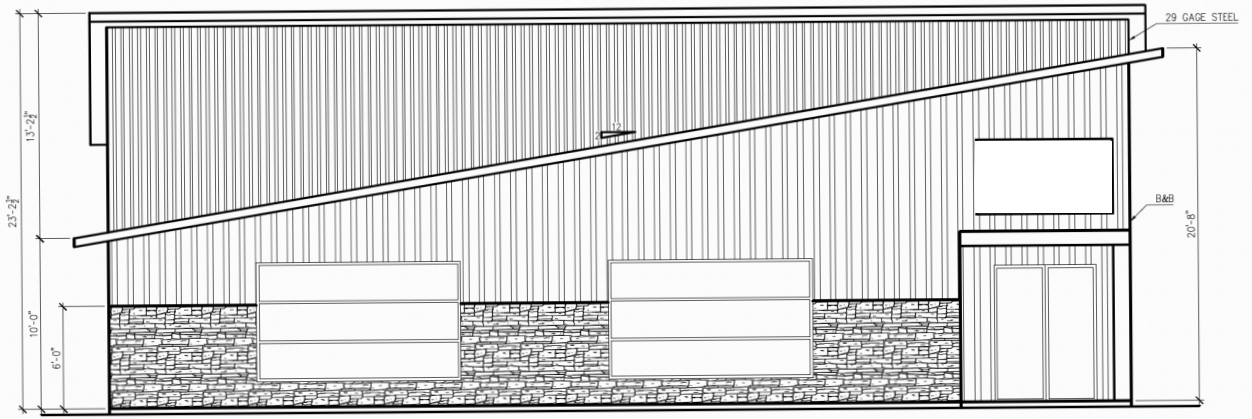
# SECOND FLOOR PLAN

## SECOND FLOOR 1,191 SQFT

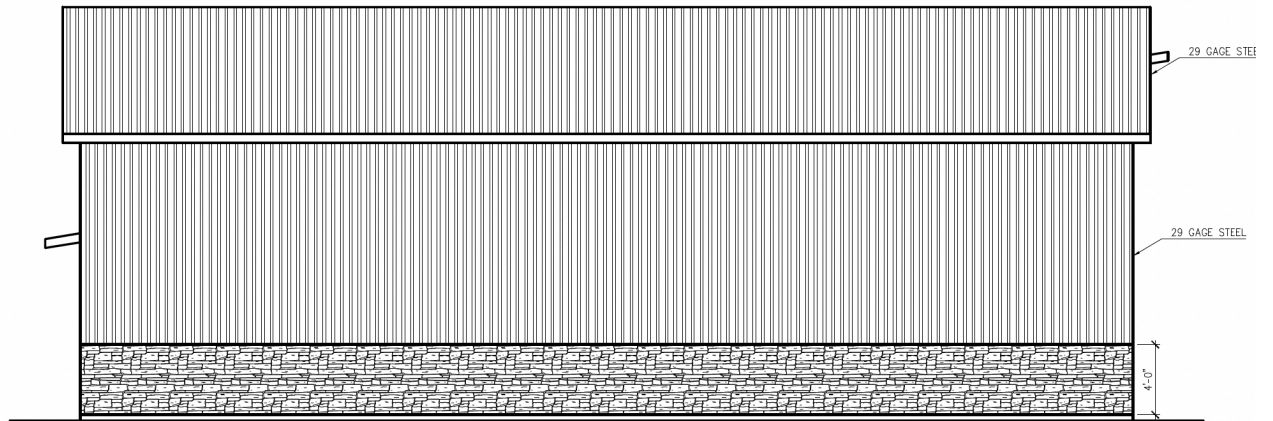


# ELEVATIONS

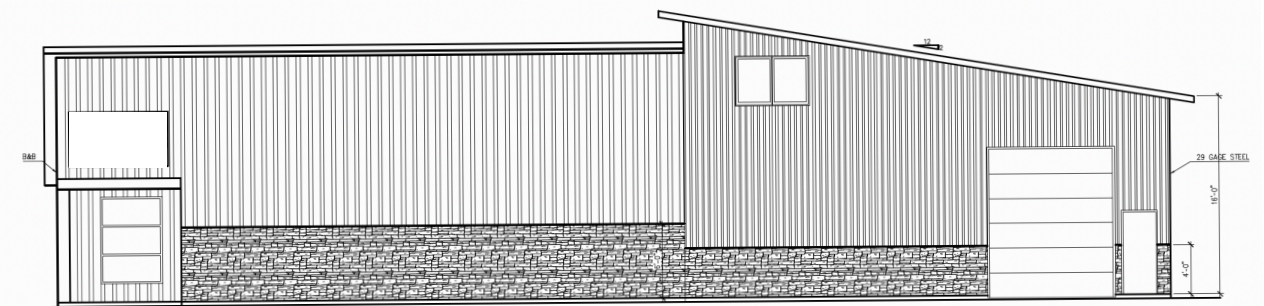
## SOUTH ELEVATION



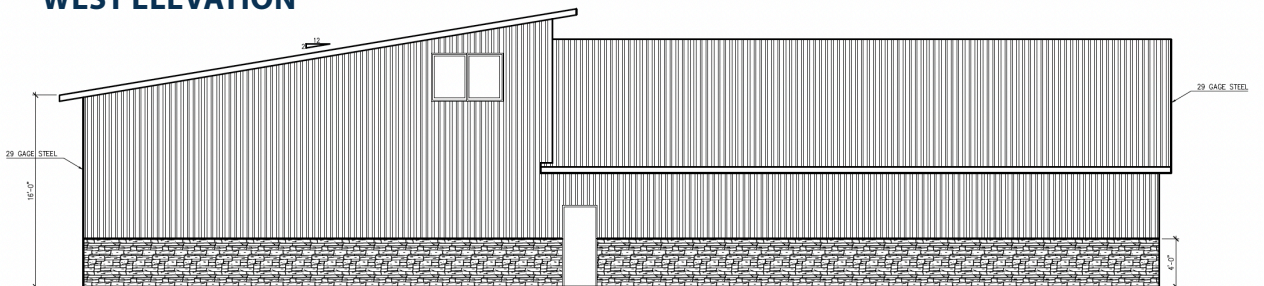
## NORTH ELEVATION



## EAST ELEVATION



## WEST ELEVATION



# PHOTOS



# PHOTOS

