

OFFICE/RETAIL SPACE

3505 E 10th Street
Sioux Falls, SD 57103

FOR LEASE
\$15.00 PSF GROSS

THE GOLD MINE



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

Office/Retail space located in eastern Sioux Falls!
Located on high traffic East 10th Street.

Wide open retail/office setting with endless opportunities! Easy to add additional offices or leave open for retail sale floor.
Exterior garage bays are available at an additional cost.

PROPERTY HIGHLIGHTS

- Signage available on free-standing pole sign as well as building signage.
- Great Exposure! Daily traffic count of 25,300 vehicles per day.
- Located near the signaled intersection of East 10th Street & Bahnson Avenue.
- Tenant Improvement Allowance negotiable

- Zoned: C-2
- Size: 2,467 square feet
- Ample on-site parking
- Gross lease plus utilities

NEIGHBORS:



Applebees, Alpine Lounge, Starbucks, HyVee, Fly Boy Donuts and several other businesses

Information herein deemed reliable, but not guaranteed



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PROPERTY PHOTOS



SITE MAP

