

ROOSEVELT MARKETPLACE

New Retail Center For Lease!



3201 South Sertoma Avenue
Sioux Falls, SD 57105



size

Suite B: 1,800 sqft
Suite C: 1,740 sqft



price

\$19.00 sqft + NNN
Estimated NNN = \$5.25



traffic

41st Street:
17,400 cars per day

Sertoma Avenue:
11,200 cars per day



t.i.a.

Landlord is offering \$25 per foot as a Tenant Improvement Allowance



location

Site is located across the street from Roosevelt High School, the largest school in South Dakota! Site is also surrounded by mature neighborhoods in all directions!



co-tenancy

Roosevelt High School, Walgreens, Taco Johns, Scooter's Coffee, Pizza Hut, Papa Murphy's Take 'N' Bake, ACE Hardware, Dollar General, Sanford and more!

Information deemed reliable but not guaranteed.



Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
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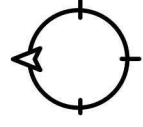
605.376.0127
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Area Retail Map



West 41st Street : 17,400 cars per day

Sertoma Avenue : 11,200 cars per day



Building Elevation



Site Plan



126 total parking spaces

Space Dimensions

