

**FOR
LEASE**

CORNERSTONE PLAZA

Beresford, SD

Retail / Office Space available on Highway 46



911 West Cedar Street
Beresford, SD 57004



size

4,701 square feet

(space can be subdivided)



price

\$11 / foot NNN

NNN estimate:
\$2.50 / foot



location

This premium location is located on Highway 46, next to Fiesta Foods. This grocery-anchored site is the best available space in Beresford!



traffic

5,853 cars per day

Site is located on the highest-trafficked stretch of Highway 46 in Beresford.



buildout

See attached whitebox delivery specs.

Make this first-generation space your own.



co-tenancy

Lewis Pharmacy, Casey's General Store, Fiesta Foods, ACE Hardware, Subway, Ameriprise Financial

Information deemed reliable but not guaranteed.



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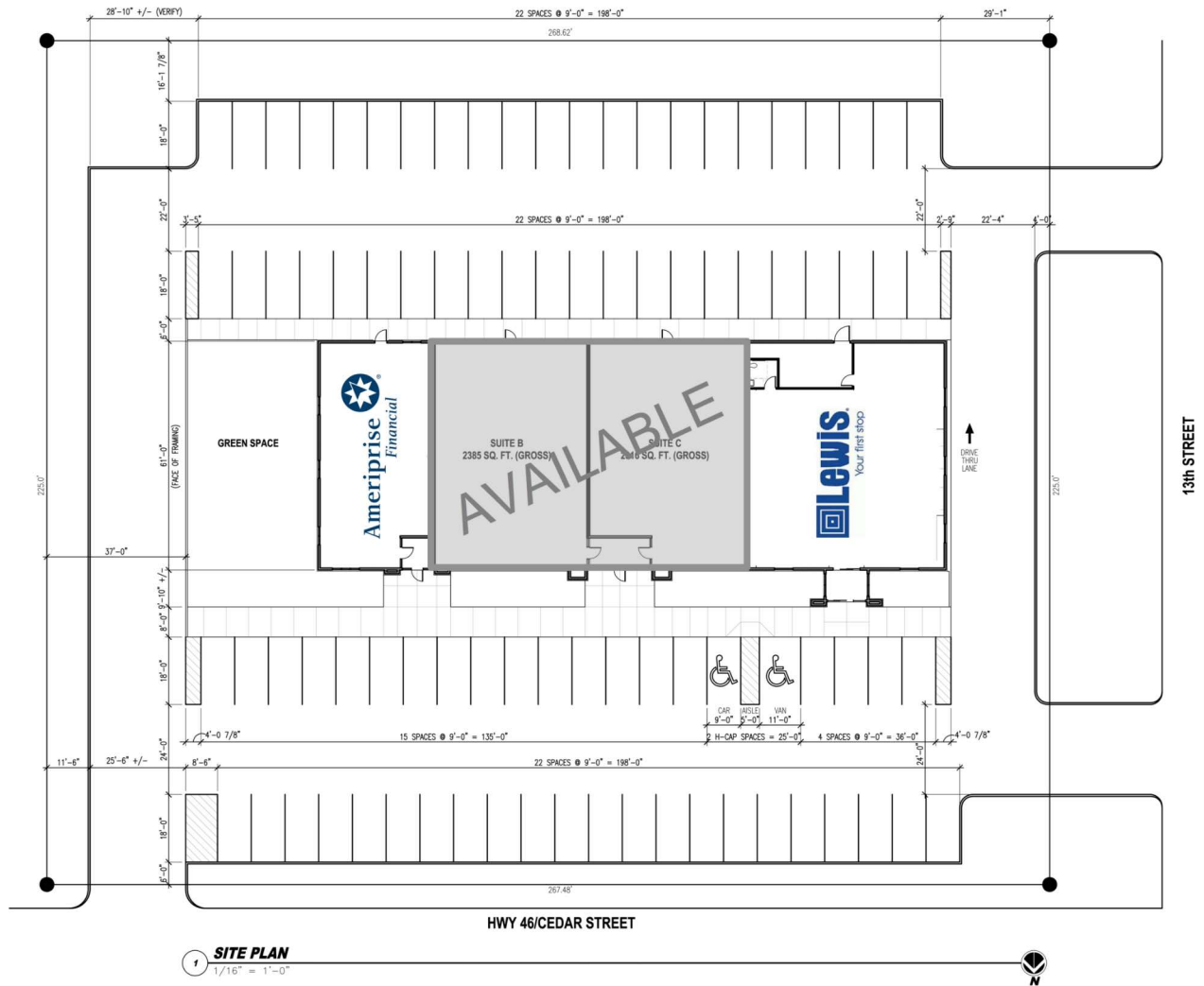
CORNERSTONE PLAZA LOCATION MAP



5,853 cars per day

Property Photos





White Box Delivery

Landlord will provide:

Heating and Air Conditioning Units (HVAC): gas fired heating units positioned within the floor space and air conditioning condenser units located on the roof. One ton of air conditioning per 350 square foot of floor space. HVAC connections to gas and electric service provided

200-amp electric service panel will be provided to the electrical panel at the rear end of the space

One ADA restroom

2 x 4 standard acoustical ceiling

One fluorescent light fixture for each 125 square feet of floor area

One demising wall per tenant

3 by 7-foot aluminum and glass store front door and 3 by 7-foot steel rear exit door. One inch insulated glass store fronts, 9 feet high

Electrical service on building face for future tenant signage, signage to be paid for by tenants

Paint, floor covering, partitions, counter, store fixtures, kitchenettes, offices, tenant wiring tenant signage and sign installation and heating and air conditioning duct work are Tenant's responsibility