

RETAIL SPACE FOR LEASE: NEW HOCKEY HEADQUARTERS BUILDING

4024 N Hercules Ave
Sanford Sports Complex
Sioux Falls, SD 57107

AVAILABLE: 2,079 SF
PRICE: \$16.75 PSF
TERMS: NNN
ZONING: S-2
(Institutional Campus PUD)
OCCUPANCY: Immediate
Tenant Improvement Allowance:
\$20.00 PSF
2016 Estimated NNN:
\$5.50 PSF



**For more information,
please contact:**

Kristen Zueger, SIOR

p: 605.271.2234

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e: Kristen@VBCLink.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

PROPERTY INFORMATION

- New construction retail space available at the entrance to the Sanford Sports Complex, home to the Scheels Ice Plex, Sanford Fieldhouse, Sanford Pentagon, South Dakota Junior Football Park, Huether Family Match Pointe Tennis Center, and Rent the Field Turf space.
- Take advantage of this unparalleled opportunity to place your retail business and reach your ideal customers!
- This location boasts more than 1.1 million visitors per year from across the region and throughout the Midwest.
- Building and monument signage available.
- Parking includes 46 spaces.
- Use is subject to ECR Agreement.
- Excellent retail site in an area with a high demand for coffee, sandwich and juice shops, and fitness apparel options, among others.

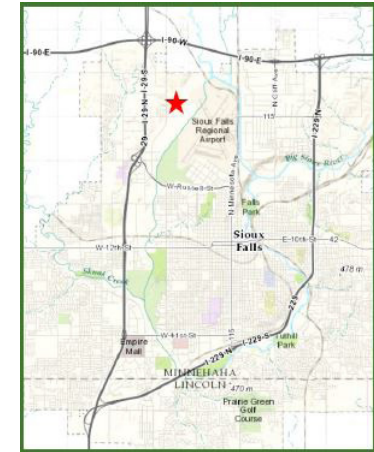
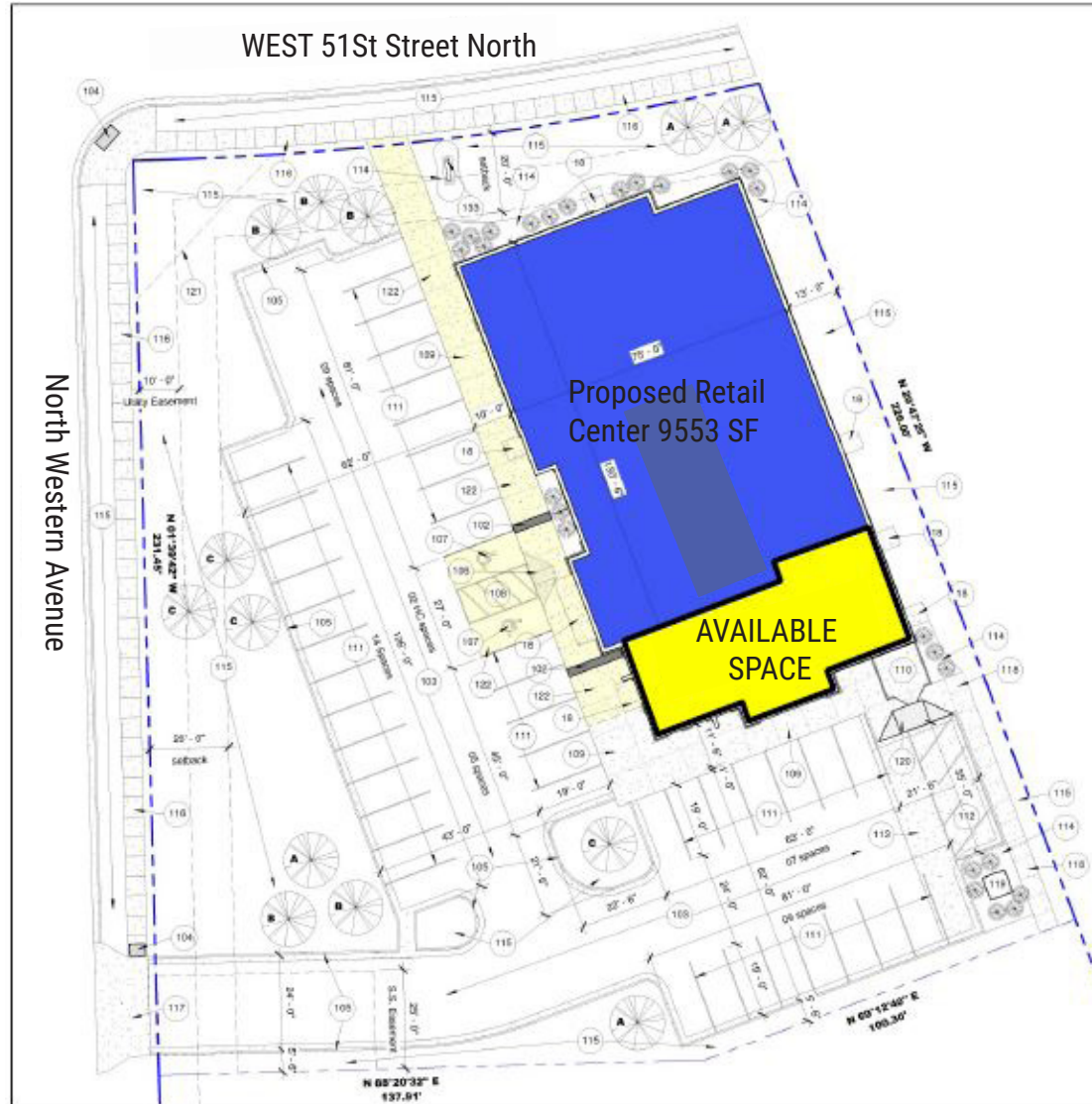
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2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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SITE PLAN



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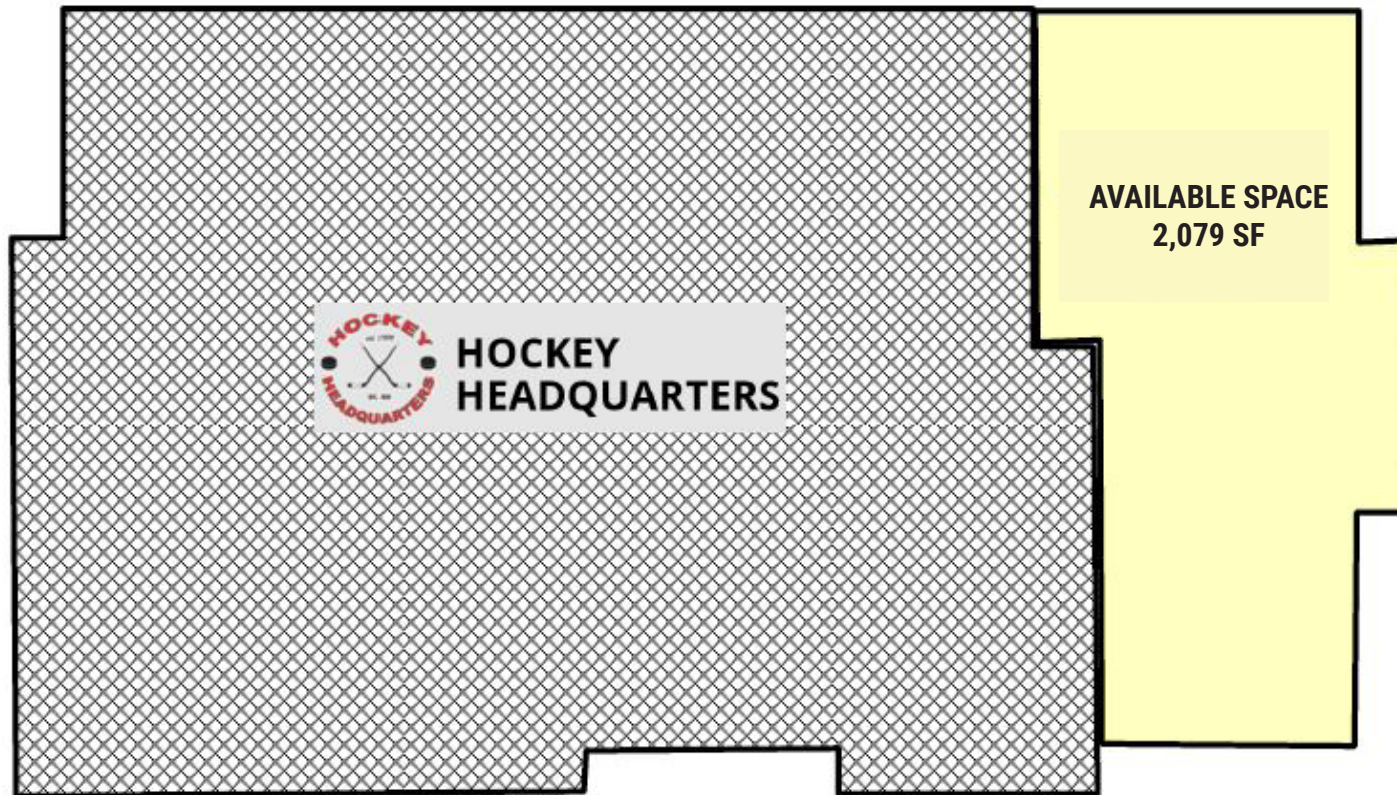
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FLOOR PLAN



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AERIAL VIEW



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