

For Sale or Lease

## Retail Strip Center

List price: \$2,800,000

Lease rate: \$28.00/ sq. ft. NNN



## Louise Avenue Retail

2520 S. Louise Avenue, Sioux Falls, SD

### Property Features

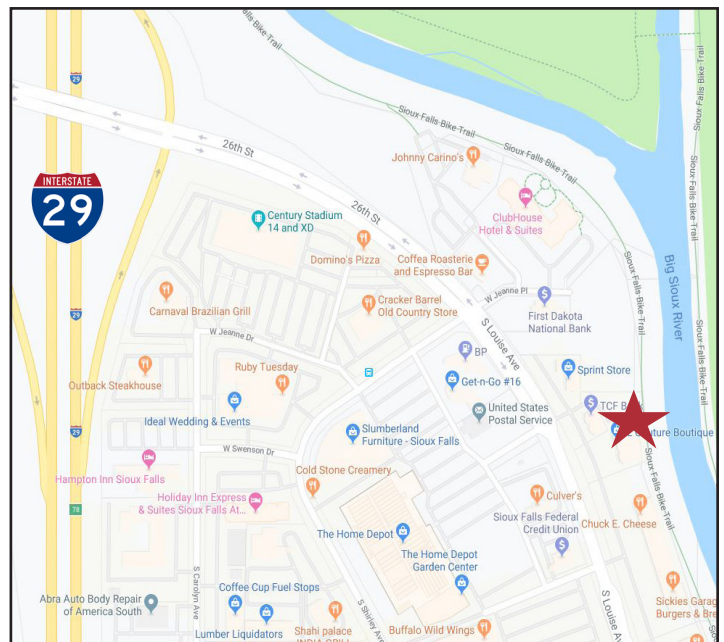
- Excellent owner/occupant opportunity
- Building size: 11,364 sq. ft.
- Available suite size: 4,705 sq. ft. & 6,659 sq. ft.
- Year built: 2002
- Lot size: 54,931 sq. ft. (1.26 acres)
- Paved on-site parking
- Monument and building signage
- Zoning: C-4

### Pricing

- List Price: \$2,800,000 (\$246.39/sq. ft.)
- Lease Rate: \$28.00/ sq. ft. NNN
- 2018 Real Estate Taxes are \$34,679.72

### Location

- Located on S. Louise Ave. across from Culvers
- High traffic location  
-2018 Traffic Count: 15,400 vehicles per day
- High visibility and access in major retail corridor



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**Retail Strip Center**

Vacant  
Former Restaurant

Parking Lot

S Louise Ave

Available  
4,705 sq. ft.  
\$28/ sq. ft. NNN



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Retail Strip Center



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