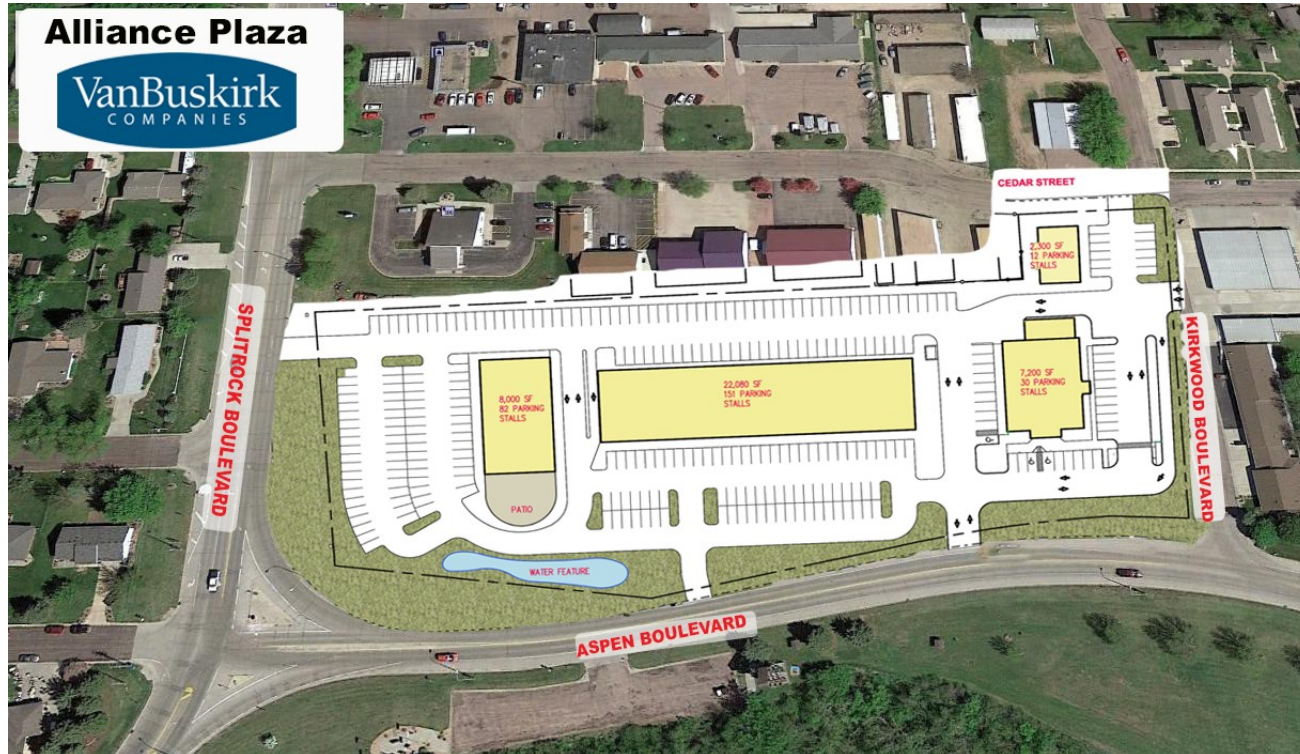


SPACE FOR LEASE: ALLIANCE PLAZA—BRANDON

Address TBD
NE Corner Splitrock Blvd
and Aspen Blvd
Brandon, SD 57005



AVAILABLE:

Building #1:	22,080 SF
Building #2:	8,000 SF
Building #3:	2,300 SF
Building #4:	7,200 SF
PRICE:	\$14.00 PSF
TERMS:	NNN
Estimated NNN:	\$5.50 PSF
ZONING:	GB
OCCUPANCY:	2018
TENANT IMPROVEMENT ALLOWANCE:	\$25.00 PSF (with qualifying lease terms)

PROPERTY INFORMATION

- Premier corner on the southern entrance to Brandon.
- First choice for proximity to single family housing in Brandon.
- Plentiful surface parking, flexible design for the buildings and the site.
- Construction can begin as soon as your plans are finalized.
- Traffic Counts: Splitrock Boulevard 9,000 cars per day (2016) and Aspen Boulevard 4,464 cars per day (2012).

For more information,
please contact:

Steve Van Buskirk

O: 605.361.8211

C: 605.366.0939

E: Steve@VBCLink.com

VanBuskirk
COMPANIES

REAL ESTATE DEVELOPMENT | CONSTRUCTION | COMMERCIAL BROKERAGE | PROPERTY MANAGEMENT | ENGINEERING | ARCHITECTURE

5800 S Remington Place | Suite 100 | Sioux Falls | South Dakota | 57108

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.

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AERIAL VIEW



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