

85TH STREET MARKETPLACE

213 W 85TH STREET SIOUX FALLS SD 57108

**FOR
LEASE**



Retail Space For Lease



SIZE
3,685 SF
(Subdividable)



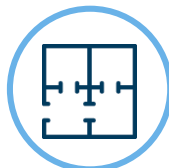
PRICE
\$18.00 PSF NNN



LOCATION
Near the signalized intersection of 85th St & Minnesota Ave. Co-tenant will be Sioux Falls' newest Dollar Tree. Development area adjacent to the future SD Hwy 100. Minnesota Ave is the primary arterial street between Harrisburg & Sioux Falls.



NEIGHBORS
Walmart, Burger King, Soo Sports, Sioux Falls Urgent Care, Schulte Subaru, Aldi Grocery, Pizza Hut, Scooters Coffee & more.



LAYOUT
Empty shell for retail or office.



TRAFFIC
Current traffic count is 10,000 vehicles per day, with an estimated 22,000 vehicles by 2045.

Information deemed reliable but not guaranteed.



605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

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DREYER**
605.400.5973
clint.dreyer@vbclink.com

FLOORPLAN



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AREA MAP



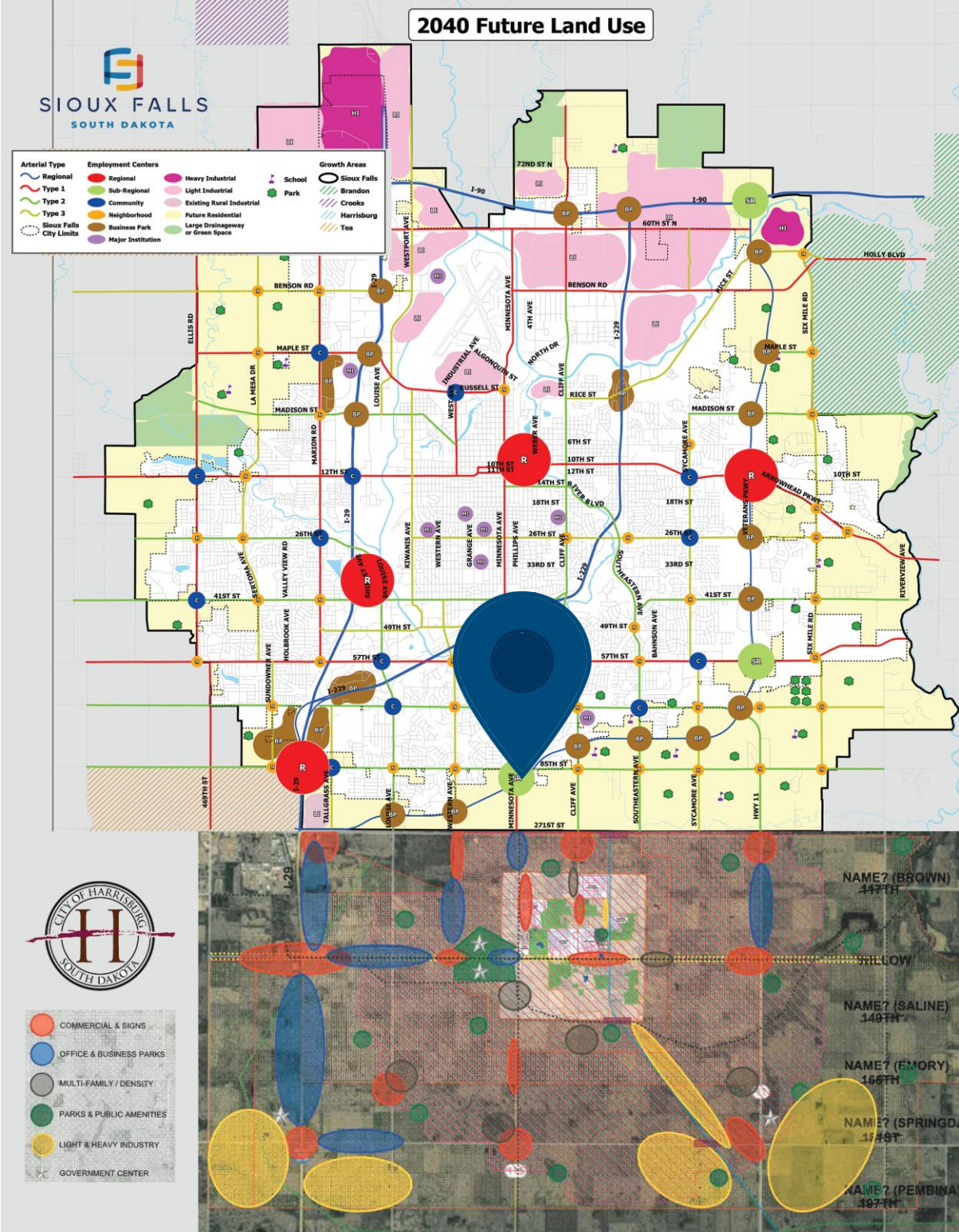
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FUTURE LAND USE



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