



PAPPAS BUILDING

43rd + Minnesota

Freestanding Retail Building For Lease



3501 South Minnesota Avenue
Sioux Falls, SD 57105



size

Building: 9,804 sqft
Land: 0.72 acre



price

\$11.50 per foot (NNN)



location

Excellent central location on the highly-trafficked South Minnesota Avenue, just south of 41st Street, with close proximity to Interstate 229.



layout

Landlord plans on clearing interior of building and delivering to tenant as a shell. Building is 75' x 130'.



traffic

Minnesota Avenue:
27,000 cars per day

41st Street:
18,900 cars per day

Interstate 229:
51,500 cars per day



co-tenancy

Arby's, Staples, Dollar Tree, HyVee, Billion Auto, Costco, McDonald's, ACE Hardware, Subway, All City Pet Care.

Information deemed reliable but not guaranteed.

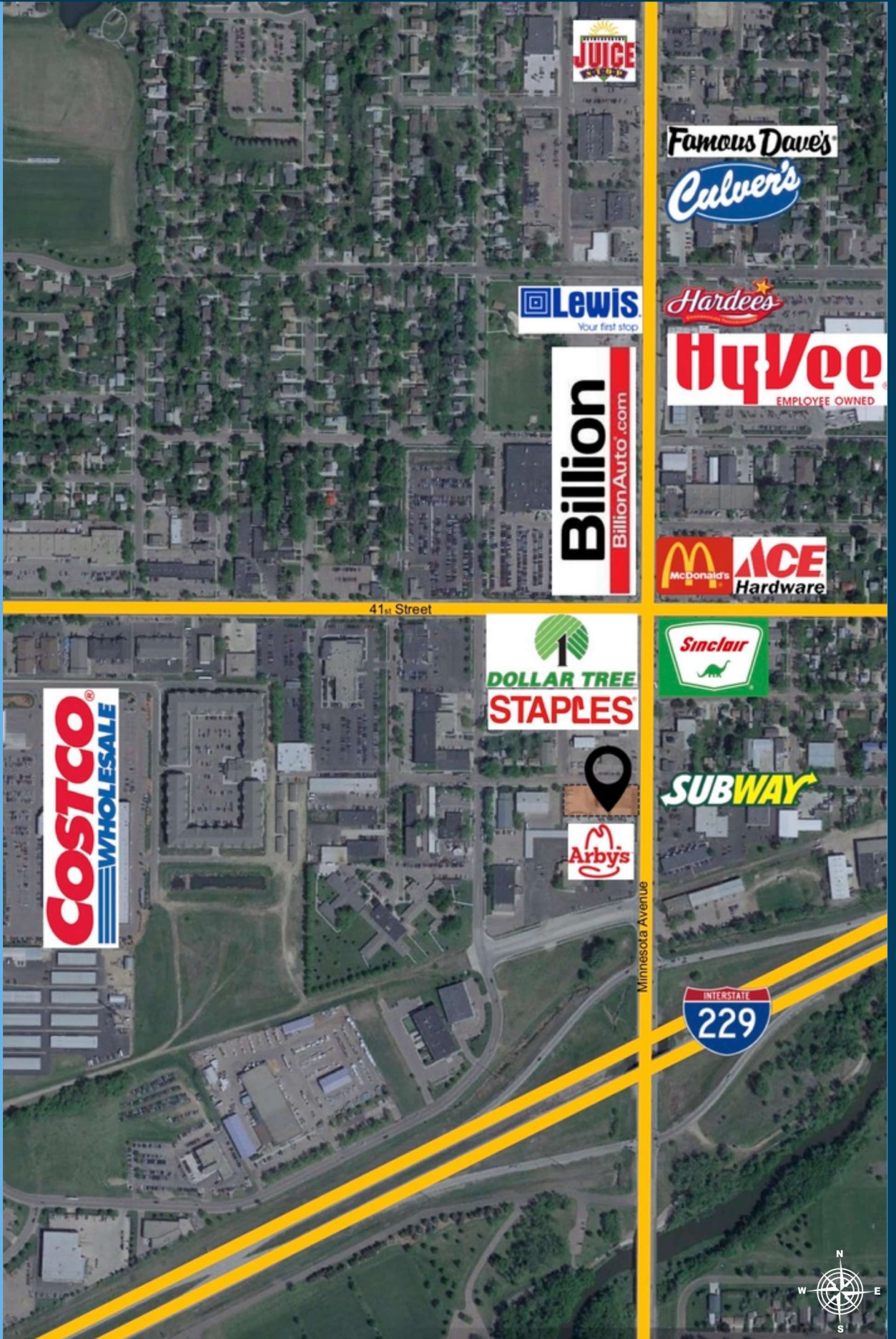


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AREA RETAIL MAP



PARCEL MAP



PROPERTY PHOTOS

