

**FOR
LEASE**

BALLARD BUILDING

28th + Minnesota

Office/Retail Building for Lease



2007 S. Minnesota Avenue
Sioux Falls, SD 57105



size

960 square feet



price

\$975 per month

(gross plus utilities)



traffic

26,400 cars per day



t.i.a.

Negotiable



location

This freestanding building is located on the bustling Minnesota Avenue retail corridor.



co-tenancy

Cortrust Bank, Caribou Coffee, Dairy Queen, Spoke-n-Sport, Jimmy Johns, Walgreens

Information deemed reliable but not guaranteed.



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LOCATION MAP



WEST 26th STREET

WELLS FARGO

Walgreens

WING-STOP

JIMMY JOHN'S
JJ
SANDWICHES

LIBERTY TAX

SITE



SPOKE-n-SPORT
BIKES

Caribou
COFFEE

CorTrust
Bank

DQ
Grill & Chill

Caribou COFFEE COFFEE & BAGELS
EINSTEIN BROS BAGELS

Avera
Home Medical Equipment

GET IT GO

WORLD CLASS EQUIPMENT
SCOOTER'S
EQUIPMENT
FOCUS ON QUALITY

WEST 33RD STREET

usbank

MetaBank



PROPERTY PHOTOS