



# HOLLY SQUARE

## West 12th + Holly Avenue

Rare First-Generation Space on West 12th Street



2203 West 12th Street  
Sioux Falls, SD 57104



### size

Suite A: Leased!  
Suite B: 1,608 sqft



### price

\$25.00 per foot (NNN)



### location

Highly-visible location on West 12th Street, the busiest street in South Dakota!



### t.i.a.

Landlord is offering \$25/foot as a buildout allowance.



### traffic

24,700 cars per day



### co-tenancy

Scoter's Coffee, Taco John's, McDonald's, Burger King, ACE Hardware, Walgreens, Lewis Drug, Subway, Pizza Hut, Dollar General

Information deemed reliable but not guaranteed.



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# AERA RETAIL MAP



# SITE PLAN



**LEGAL DESCRIPTION:**

**PROJECT DATA**

<b>OCCUPANCY GROUP:</b>	C-2	<b>BUILDING TYPE:</b>	
<b>ZONING FORM:</b>	REB	<b>FIRE SUPPRESSION:</b>	
<b>REQUIRED YARDS:</b>		<b>PARKING:</b>	
FRONT:	10'-0"	Parking Required:	11
SIDE:	5'-0"	Parking Provided:	15
REAR:	5'-0"		
<b>FLOOR AREA (ENTIRE SITE):</b>	1608 SF	H.C. Parking Req.:	01
<b>SITE AREA (ENTIRE SITE):</b>	1608 SF	H.C. Parking Prov.:	01
<b>SITE DENSITY (ENTIRE SITE):</b>	1.0	<b>NO. OF STORES:</b>	1
		<b>HEIGHT:</b>	1

**PRELIMINARY**  
NOT FOR CONSTRUCTION

VanBuskirk ARCHITECTS, LLC  
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VanBuskirk COMPANIES

Holly Square  
West 12th + Holly

**Overall Site Plan**

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Drawn By: AMU

**A1.0**



**1 Overall Site Plan**  
Scale: 1/8" = 1'-0"