

For Lease

Office Building

1,312 - 3,346 SF | \$12.00 - \$15.00 /SF/yr



Village Square

317-319 Dakota Dunes Blvd., Dakota Dunes, SD 57049

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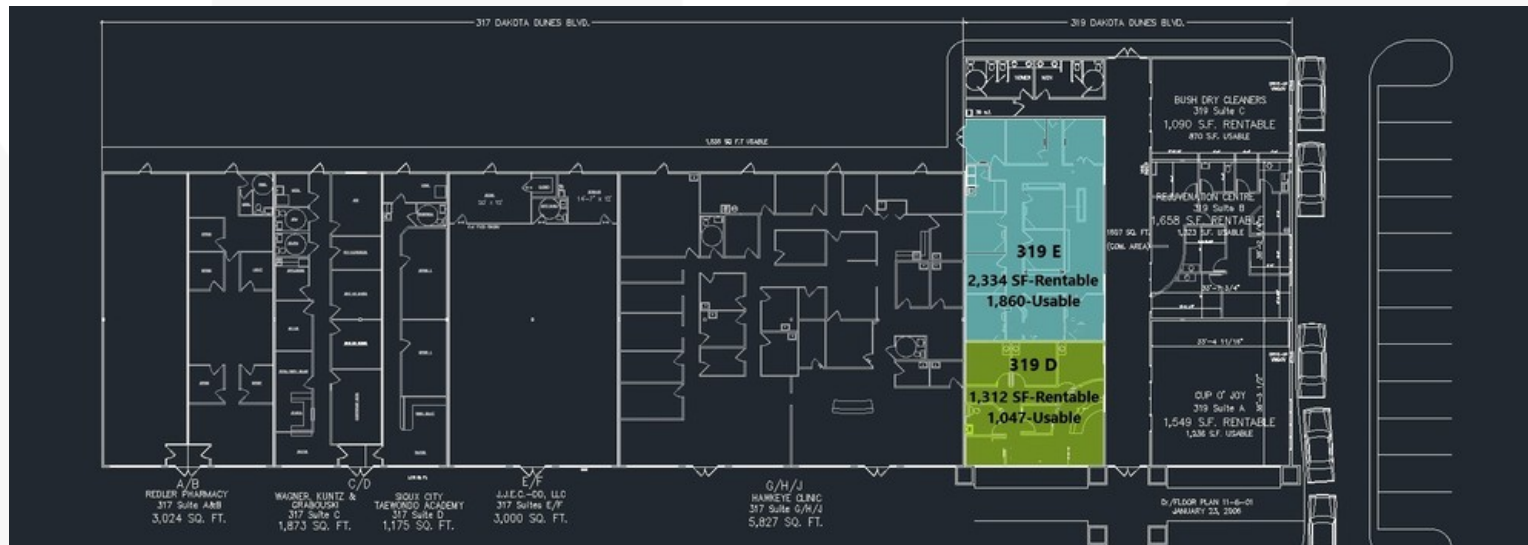
BUILDING SIZE:	22,842 SF
YEAR BUILT:	2003
LOT SIZE:	2.4 Acres
LOT FRONTAGE:	406'
LOT DEPTH:	240'
PARKING SPACES:	100
PARKING RATIO:	4.38
ZONING:	C
TRAFFIC COUNT:	1,578
TRAFFIC COUNT STREET:	Dakota Dunes Blvd
LEASE TYPE:	NNN
EXPENSES:	\$3.80
APN:	23.VC.01.1007W



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 319 D	1,312 - 3,646 SF	NNN	\$15.00 SF/yr	When given a choice on location, take both! This professional office/medical space has both a street presence and interior pedestrian mall access, directly across from Cup O' Joy Coffee Shop. It offers a reception and waiting area, three (3) exam rooms (or offices) with plumbing for sinks and two private offices, and private restroom. Space may be combined with adjacent 2,334 s/f, presenting a total size of 3,646 s/f. Join other Tenants in this thriving center like Athletico Physical Therapy, Snap Fitness, WKG Orthodontists, Redler's Pharmacy, Cup O' Joy, and Bush Dry Cleaners. Exclusions apply.
■ 319 E	2,334 - 3,646 SF	NNN	\$12.00 SF/yr	This former Tan World space has many possibilities with access to front and rear entrances through the common hallway. The common restrooms are maintained by Landlord. Patrons can enjoy the neighboring businesses, including Cup O' Joy coffee shop, while avoiding the cold weather. Signage is available on the front of the building. Total usable SF available is 1,860 SF along with 474 SF of interior common area, for a total of 2,334 SF. Landlord will provide a tenant improvement allowance for this space. Can be combined with 319 D for 3,646 rentable SF. This space would make a great multi-agent, professional office for such uses as real estate or insurance. Join other Tenants in this thriving center like Athletico Physical Therapy, Snap Fitness, WKG Orthodontists, Redler's Pharmacy, Cup O' Joy, and Bush Dry Cleaners. Exclusions apply.

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317 DAKOTA DUNES BLVD.

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1,556 SQ. FT. USABLE

319 E
2,334 SF-Rentable
1,860-Usable

319 D
1,312 SF-Rentable
1,047-Usable

REDLER PHARMACY
317 Suite A/B
3,024 SQ. FT.

WAGNER, KUNTZ &
GRABOWSKI
317 Suite C
1,873 SQ. FT.

SOUX CITY
TAEMWONG ACADEMY
317 Suite D
1,175 SQ. FT.

J.J.C.-CO., LLC
317 Suites E/F
3,000 SQ. FT.

G/H/I
HAWKEYE CLINIC
317 Suite G/H/I
5,827 SQ. FT.

BUSH DRY CLEANERS
319 Suite C
1,090 S.F. RENTABLE
870 S.F. USABLE

RENEWATION CENTRE
319 Suite B
1,658 S.F. RENTABLE
1,323 S.F. USABLE

CLIP 'O' JOY
319 Suite A
1,549 S.F. RENTABLE
1,236 S.F. USABLE

5/F FLOOR PLAN 11-6-01
JANUARY 23, 2006

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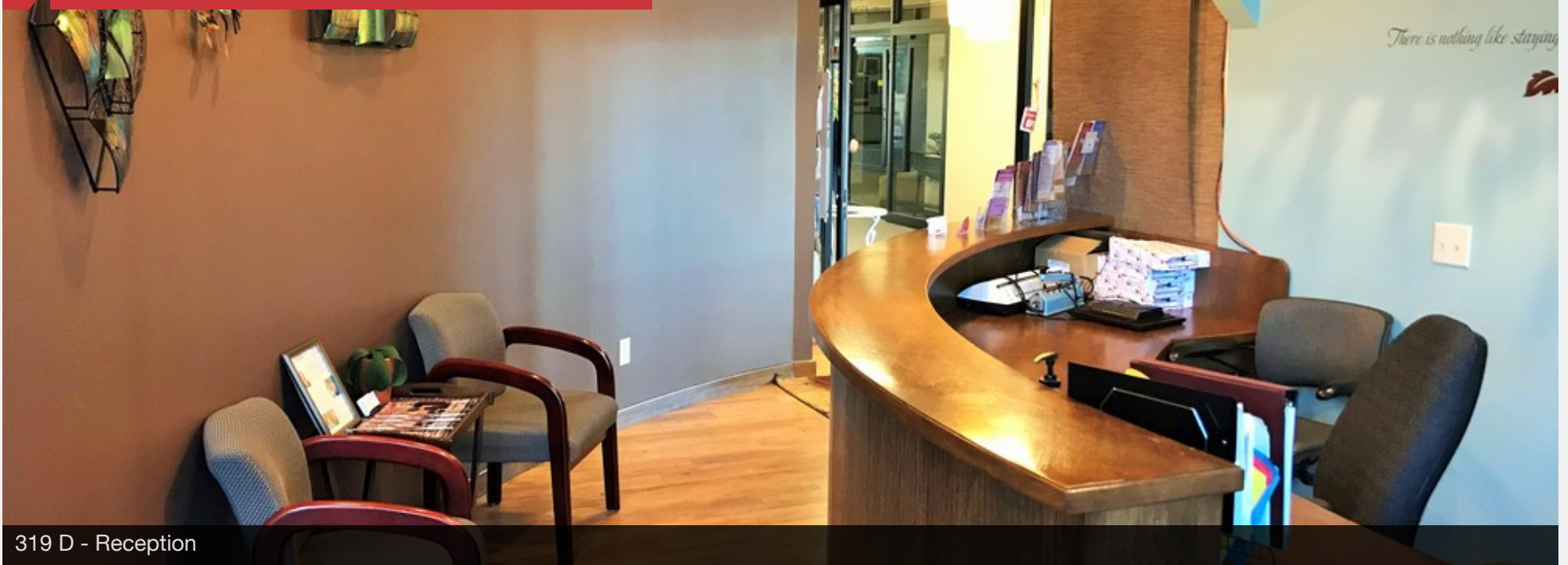
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319 D - Reception



319 D - Signage



319 D - Reception



319 D - Hallway to Offices

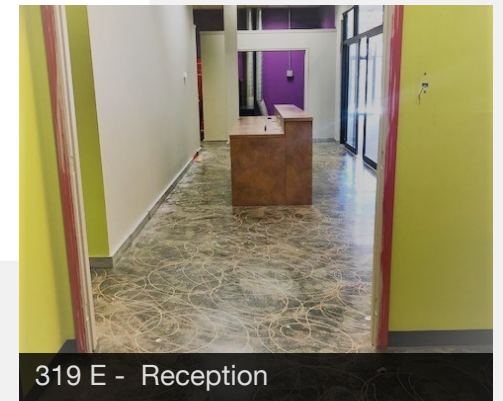
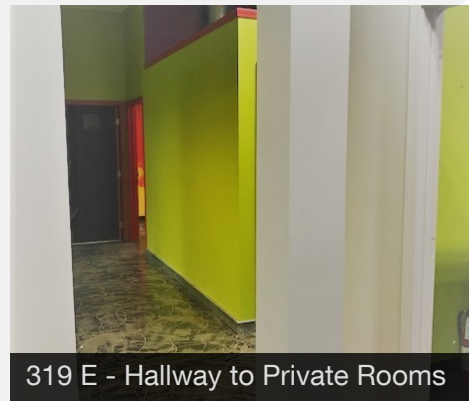
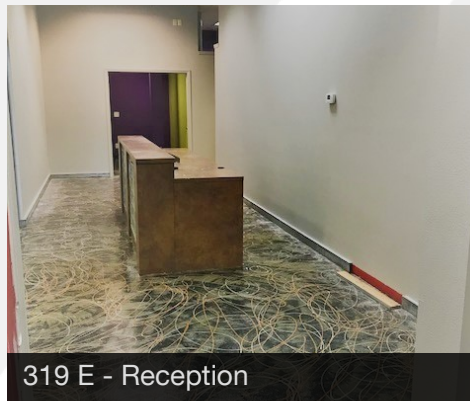
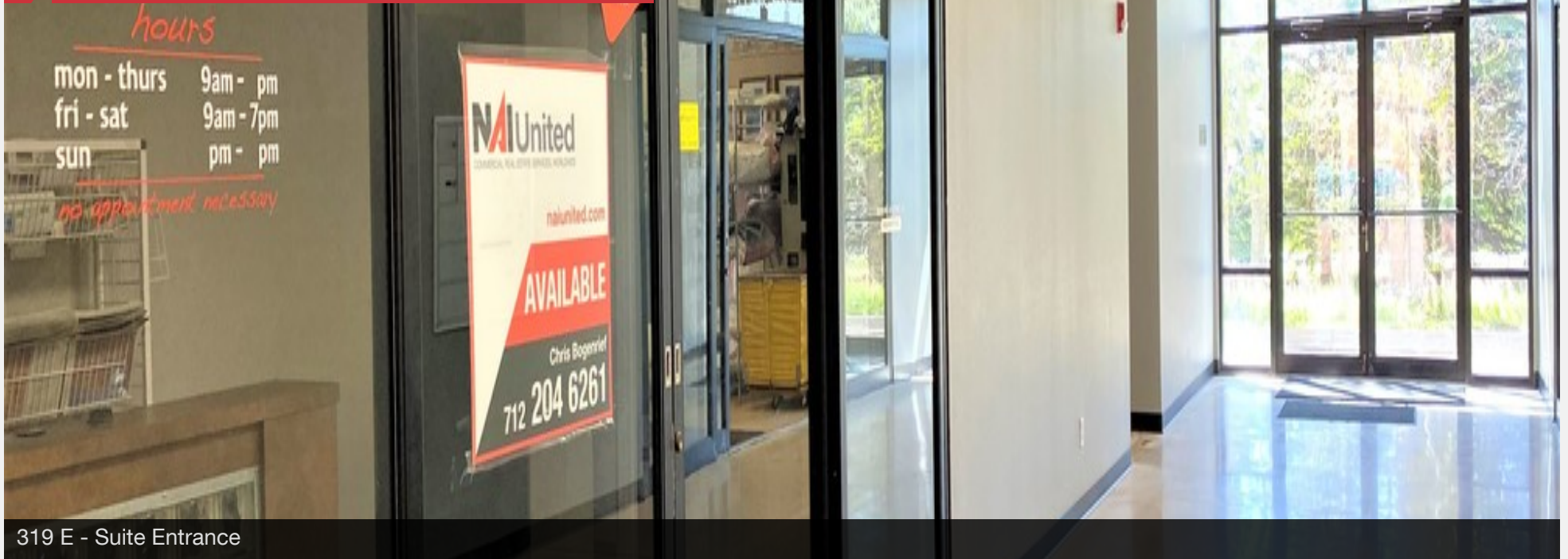


319 D - Hallway

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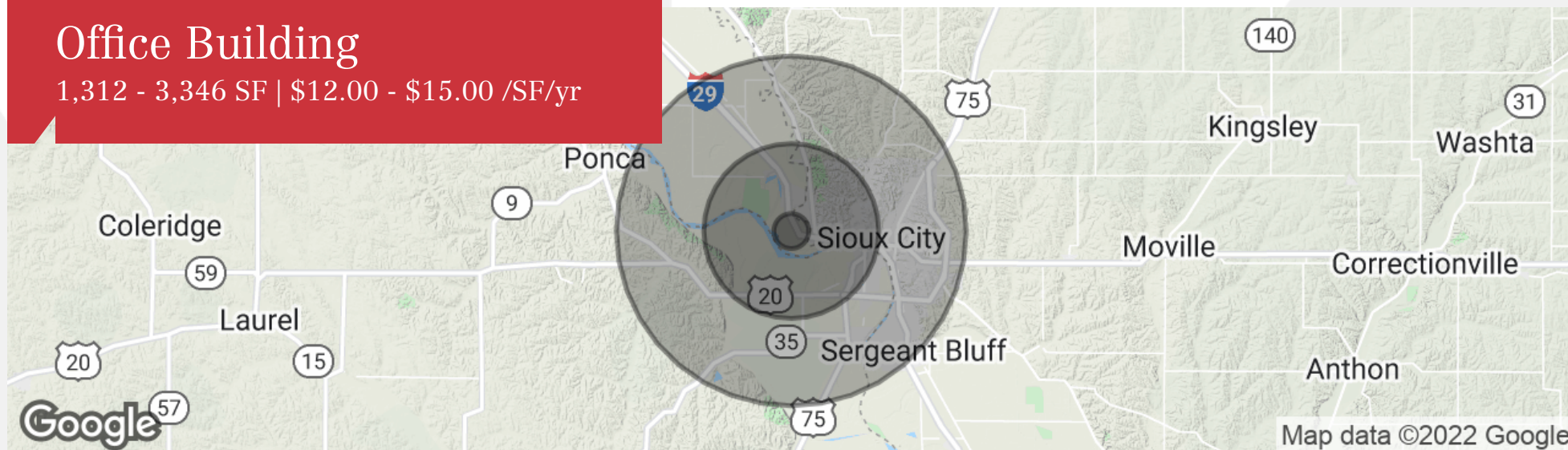
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	1 Mile	5 Miles	10 Miles
Population			
Total Population	465	27,353	115,603
Median Age	39.1	33.1	33.7
Median Age (Male)	38.9	33.0	32.8
Median Age (Female)	39.0	33.1	34.4
Households & Income			
Total Households	190	9,667	42,889
# of Persons Per HH	2.4	2.8	2.7
Average HH Income	\$74,456	\$52,769	\$55,945
Average House Value	\$155,987	\$117,421	\$129,502
Race			
% White	94.2%	78.2%	77.7%
% Black	0.6%	4.1%	3.2%
% Asian	1.1%	2.4%	3.5%
% Hawaiian	0.0%	0.0%	0.2%
% Indian	0.2%	3.4%	2.2%
% Other	1.5%	8.9%	10.6%
Ethnicity			
% Hispanic	3.4%	19.1%	20.9%

* Demographic data derived from 2010 US Census