

# 2512 S. CAROLYN AVE



2512 S. Carolyn Ave  
Sioux Falls, SD 57106

## FOR LEASE

\$12.00 / SF NNN  
1,987 SF

### SIZE

- 1,987 SF

### PRICE

- \$12.00 / SF NNN
- Estimated NNN \$6.00 / SF

### LOCATION

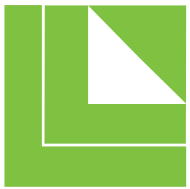
- Easy Louise Avenue and I-29 access

### DESCRIPTION

- Office or Retail Space available in the Meadows on the River Development
- Open floor plan provides for tons of opportunity!
- Property is in close proximity to the Century Theaters, multiple hotels, Menards, Sturdevant's, Home Depot, Sam's Club, Walmart and much more!
- Now Available
- Owner is a licensed real estate broker in South Dakota
- Contact Broker for additional information

Find out more at [Lloydcompanies.com](http://Lloydcompanies.com)

**RAQUEL BLOUNT**  
**605 728-9092**  
[raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)



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INTERIOR

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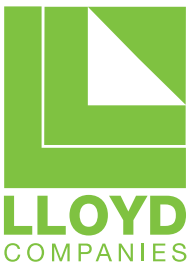
**LLOYD**  
COMPANIES

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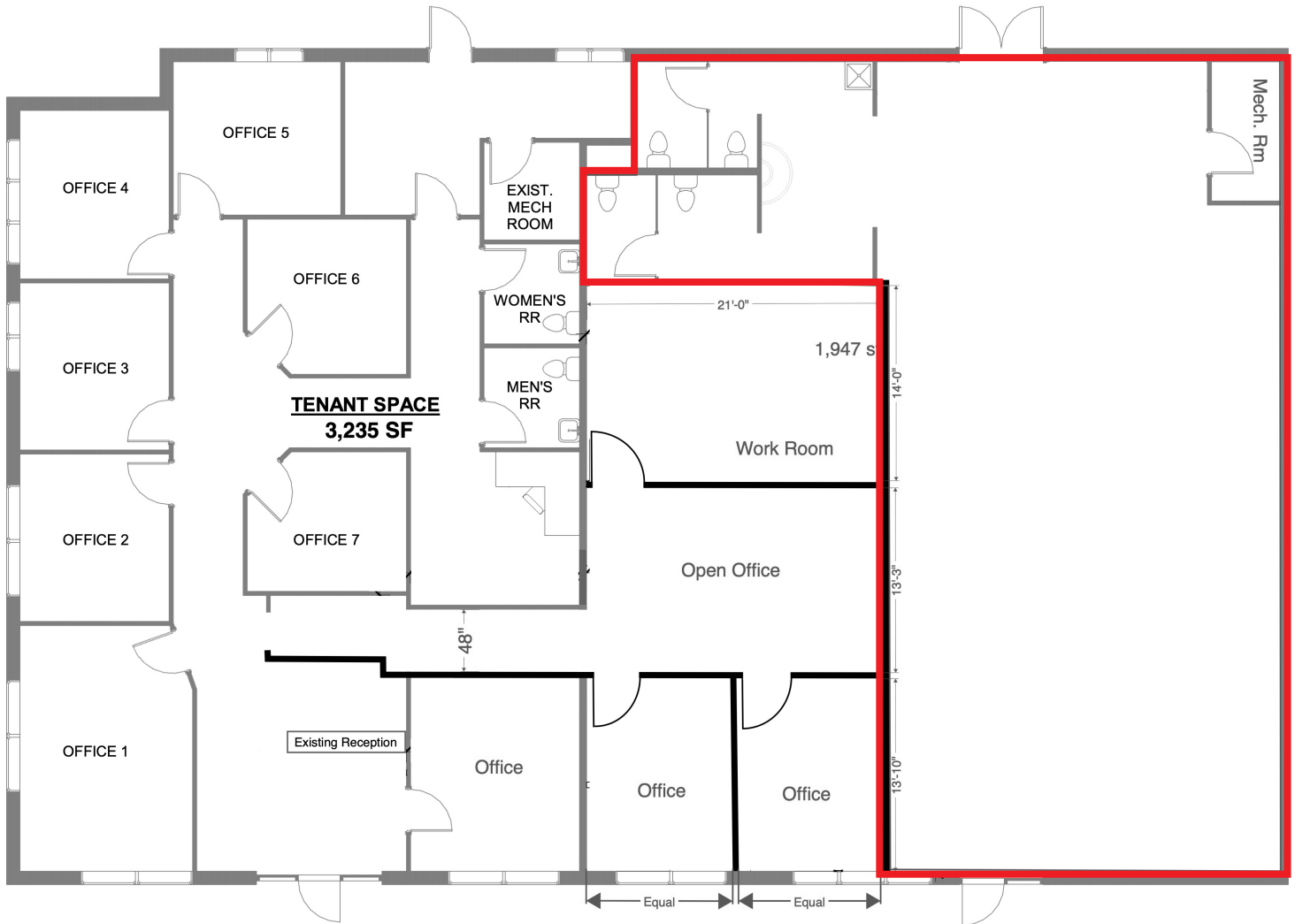


EXTERIOR

**RAQUEL BLOUNT**  
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## FLOOR PLAN

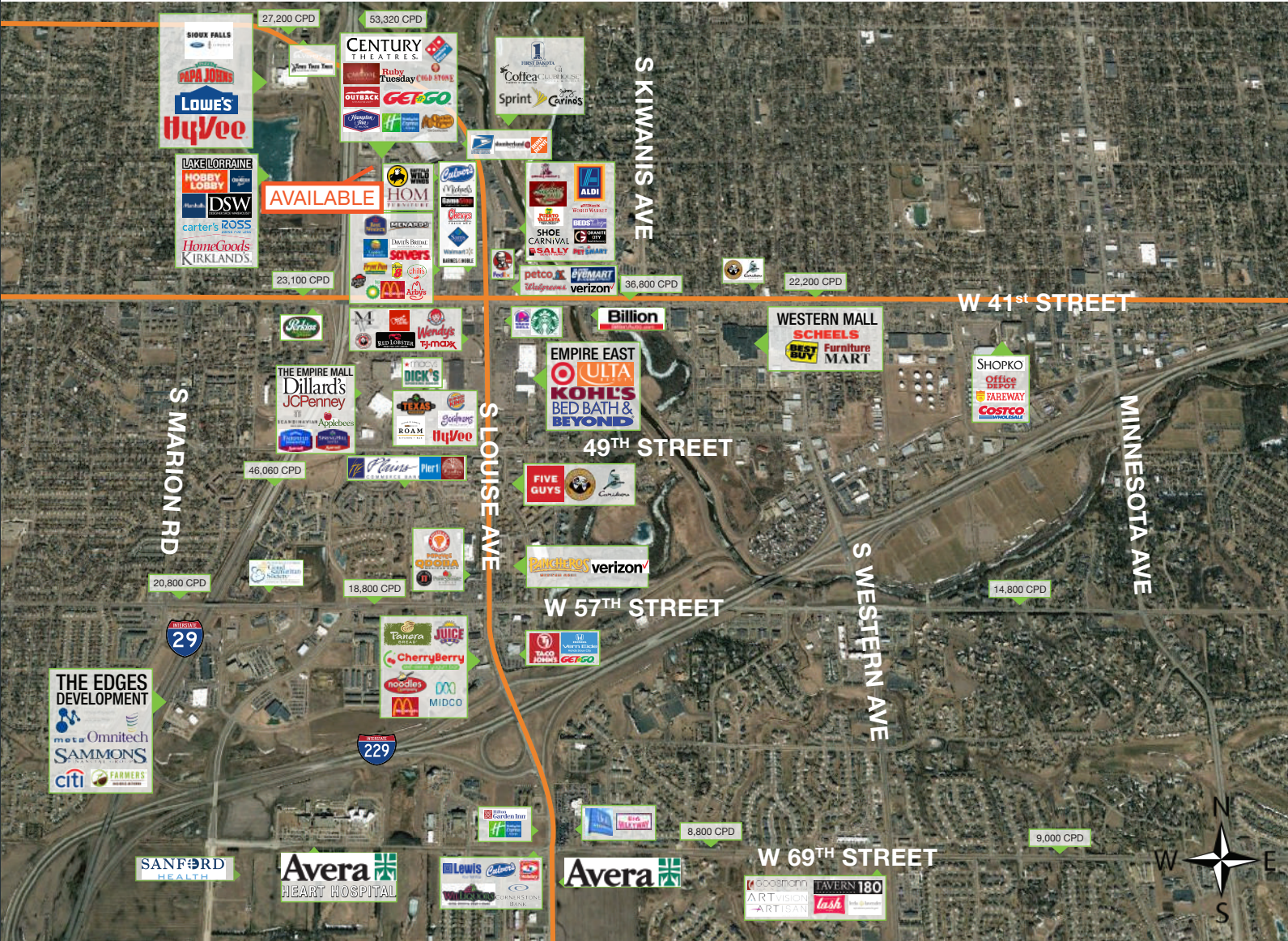
CONCEPT ONLY;  
SUBJECT TO CHANGE

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## RETAIL MAP

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