



# ROOSEVELT MARKETPLACE

## New Retail Center For Lease!



3201 South Sertoma Avenue  
Sioux Falls, SD 57105



### size

Suite B: 1,800 sqft  
Suite C: 1,740 sqft



### price

\$19.00 sqft + NNN  
Estimated NNN = \$5.25



### traffic

41st Street:  
17,400 cars per day

Sertoma Avenue:  
11,200 cars per day



### t.i.a.

Landlord is offering \$25 per foot as a Tenant Improvement Allowance



### location

Site is located across the street from Roosevelt High School, the largest school in South Dakota! Site is also surrounded by mature neighborhoods in all directions!



### co-tenancy

Roosevelt High School, Walgreens, Taco Johns, Scooter's Coffee, Pizza Hut, Papa Murphy's Take 'N' Bake, ACE Hardware, Dollar General, Sanford and more!

Information deemed reliable but not guaranteed.



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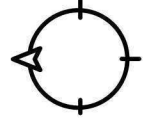
605.376.0127  
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# Area Retail Map



**West 41st Street** : 17,400 cars per day

**Sertoma Avenue** : 11,200 cars per day



# Building Elevation



# Site Plan

126 total parking spaces

# Space Dimensions

