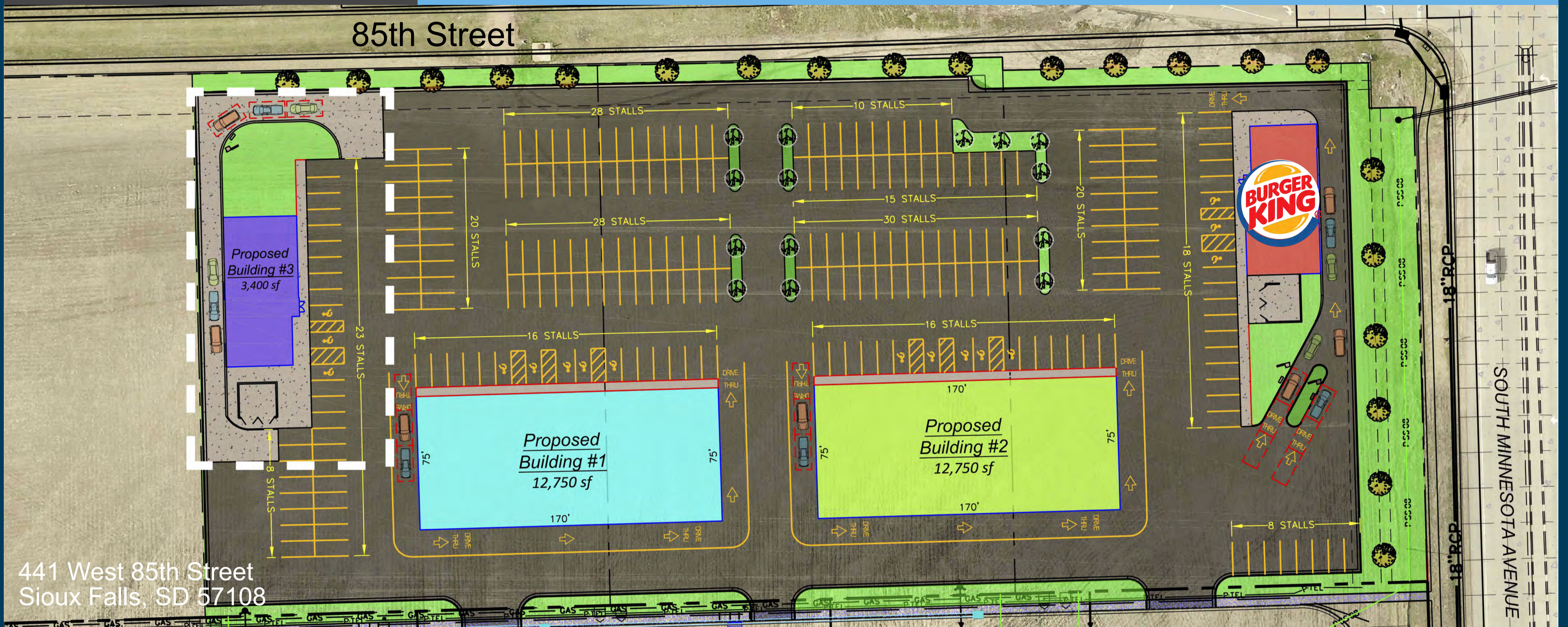




**FOR LEASE**

**Freestanding Building with Drive-Thru**



**Walmart Anchored Retail Site**



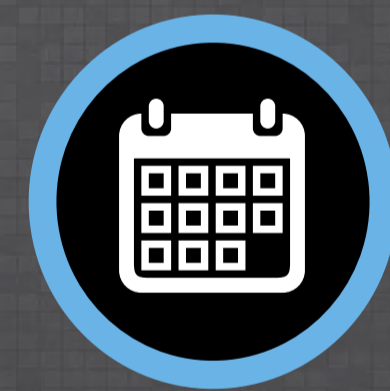
**size**

Approx. 3,400 sqft +/-



**price**

Commensurate with Tenant's Prototypical Build



**delivery**

180 Days upon lease execution.



**t.i.a.**

Landlord is offering \$25/foot tenant improvement allowance



**location**

85th & Minnesota, in front of Walmart. Southside retail locations do not get better than this!



**co-tenancy**

Walmart, Burger King, Schulte Subaru, Subway, Scooter's Coffee, Verizon Wireless, Holiday Gas Stop, Landscape Garden Centers

Information deemed reliable but not guaranteed.



Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
VBClink.com | 605.361.8211



**605.376.0127**

Ryan.Tysdal@VBClink.com



**LIBERTY**  
S Q U A R E

Liberty Square includes two 12,500-sqft retail strip centers.  
 Site is located at 85th & Minnesota, on 2 Walmart outlets.



**OWNER:**  
MINNESOTA AND 85TH STREET LLC  
MINNESOTA AND  
SIoux FALLS, SD

**LEGAL DESCRIPTION:**  
LOTS 6, 7 AND 7 IN SPRINGDALE DEVELOPMENT ADDITION  
TO THE 6TH AND 7TH SPRINGDALE  
DAKOTA

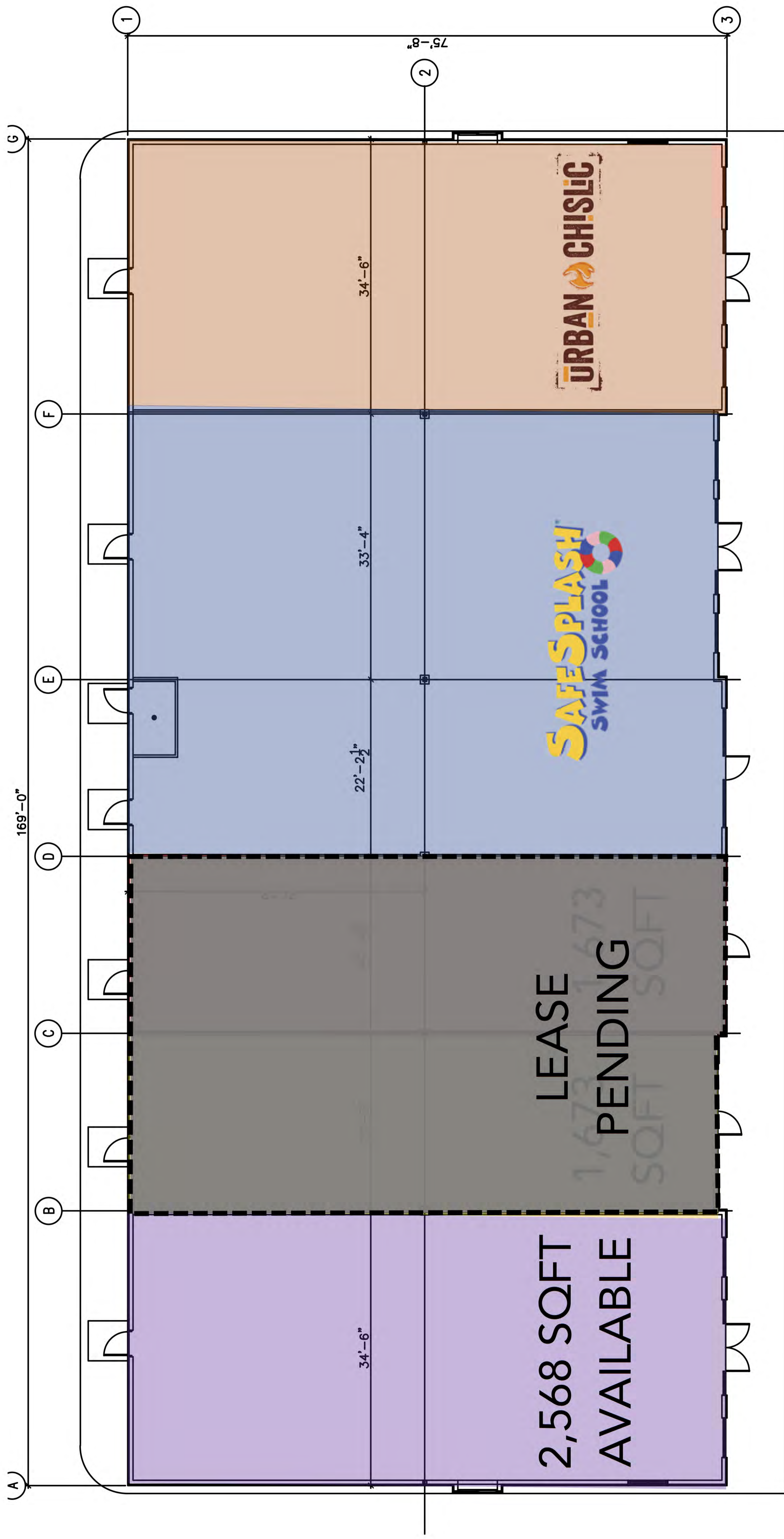
**ZONING:**  
COMMERCIAL NEIGHBORHOOD AND STREETCAR  
RESPONSE STREETCAR RETAIL EMPLOYMENT

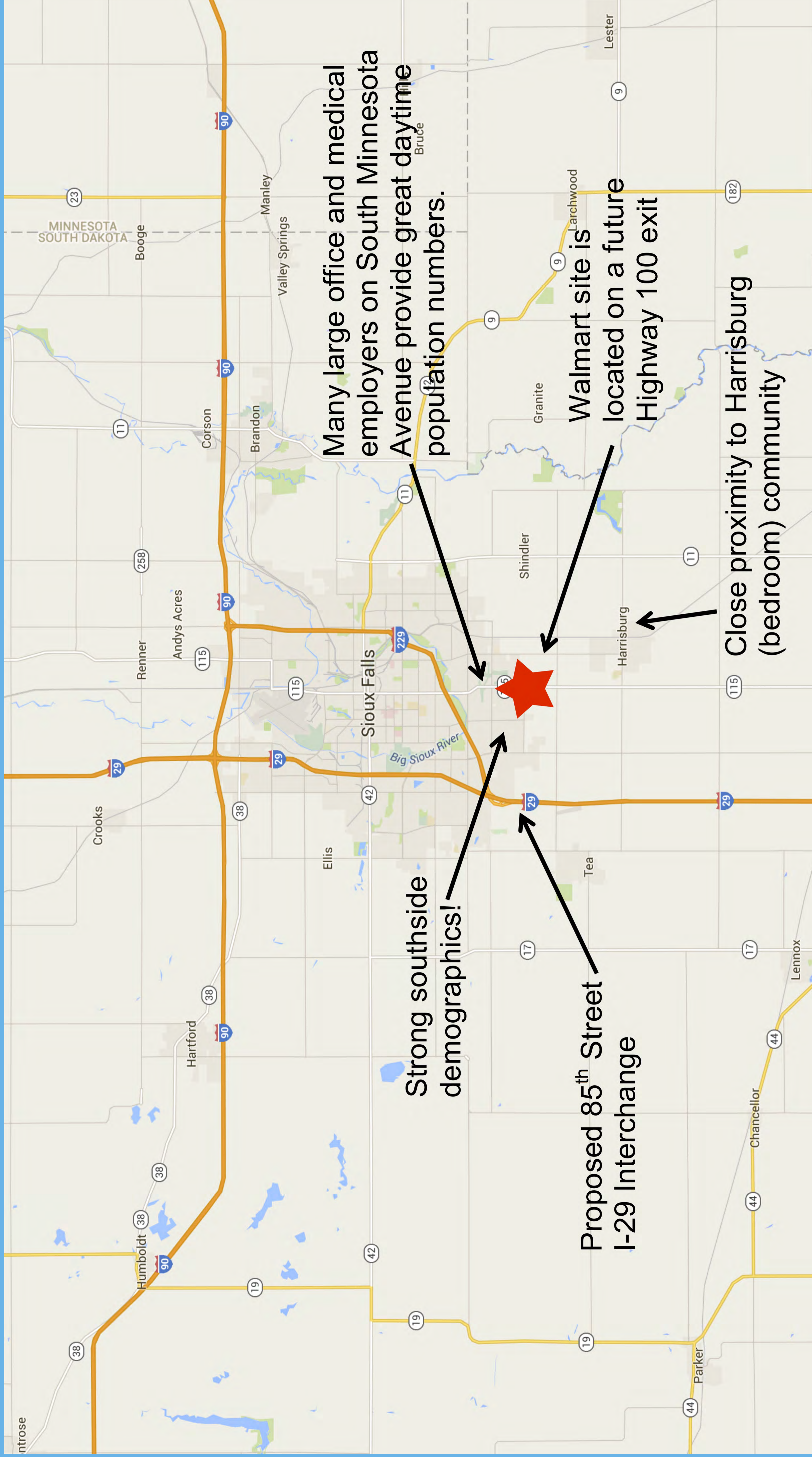
**SETBACKS:**  
FRONT: 10 FT  
SIDE: 10 FT  
**HEIGHT: 10 FT**  
MAX BUILDING HEIGHT: 35 FT

**PARKING REQUIREMENTS:**  
BUILDING #1: 12,500 SF (1/200 SF): 63 STALLS  
BUILDING #2: 12,500 SF (1/200 SF): 63 STALLS  
BUILDING #3: 3,400 SF (1/200 SF): 17 STALLS  
TOTAL: 143 STALLS  
BUILDING #1: 12,500 SF (1/200 SF): 63 STALLS  
BUILDING #2: 12,500 SF (1/200 SF): 63 STALLS  
BUILDING #3: 3,400 SF (1/200 SF): 17 STALLS  
TOTAL: 143 STALLS  
PROPOSED PARKING: 240 STALLS

Scale: 0 30 60  
North Arrow

# FLOOR PLAN





Many large office and medical employers on South Minnesota Avenue provide great daytime population numbers.

Strong southside demographics!

Proposed 85<sup>th</sup> Street I-29 Interchange

Walmart site is located on a future Highway 100 exit

Close proximity to Harrisburg (bedroom) community



South Sioux Falls' strong demographics boast the highest household income in the State!