



1509 E 10th Street
Sioux Falls, SD 57103



Size

3,450

Square Feet +/-



Price

Base Rent:

\$ 8.50 PSF

Est. NNN: \$2.87 PSF



Zoning

C-2

Neighborhood
Commercial

☰ Space Summary

- Prime Eastside location with excellent visibility and direct access from 10th Street, positioned between Arrowhead Parkway shopping and downtown Sioux Falls retail and office hubs, benefiting from steady vehicle and foot traffic
- Centrally located less than 1 mile from the upcoming Riverline District, offering proximity to ongoing and future area growth
- Large, versatile space suitable for retail, service, or office use, featuring ample storage and multiple access points for efficient operations
- Strong co-tenancy including Mogadisho Beauty, Wireless, Grocery & Bakery, G&M, and Pirates Plunder
- Offered at \$8.50 PSF, AS-IS, providing excellent value for a well-located, high-exposure space



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Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 8.50	\$ 2,443.75	\$ 29,325.00
CAM*	0.89	255.88	3,070.50
Real Estate Taxes*	0.86	247.25	2,967.00
Property Insurance*	0.53	152.37	1,828.50
Total	\$ 10.78	\$ 3,099.25	\$ 37,191.00

*Estimate

Floorplan (sketch coming soon!!)

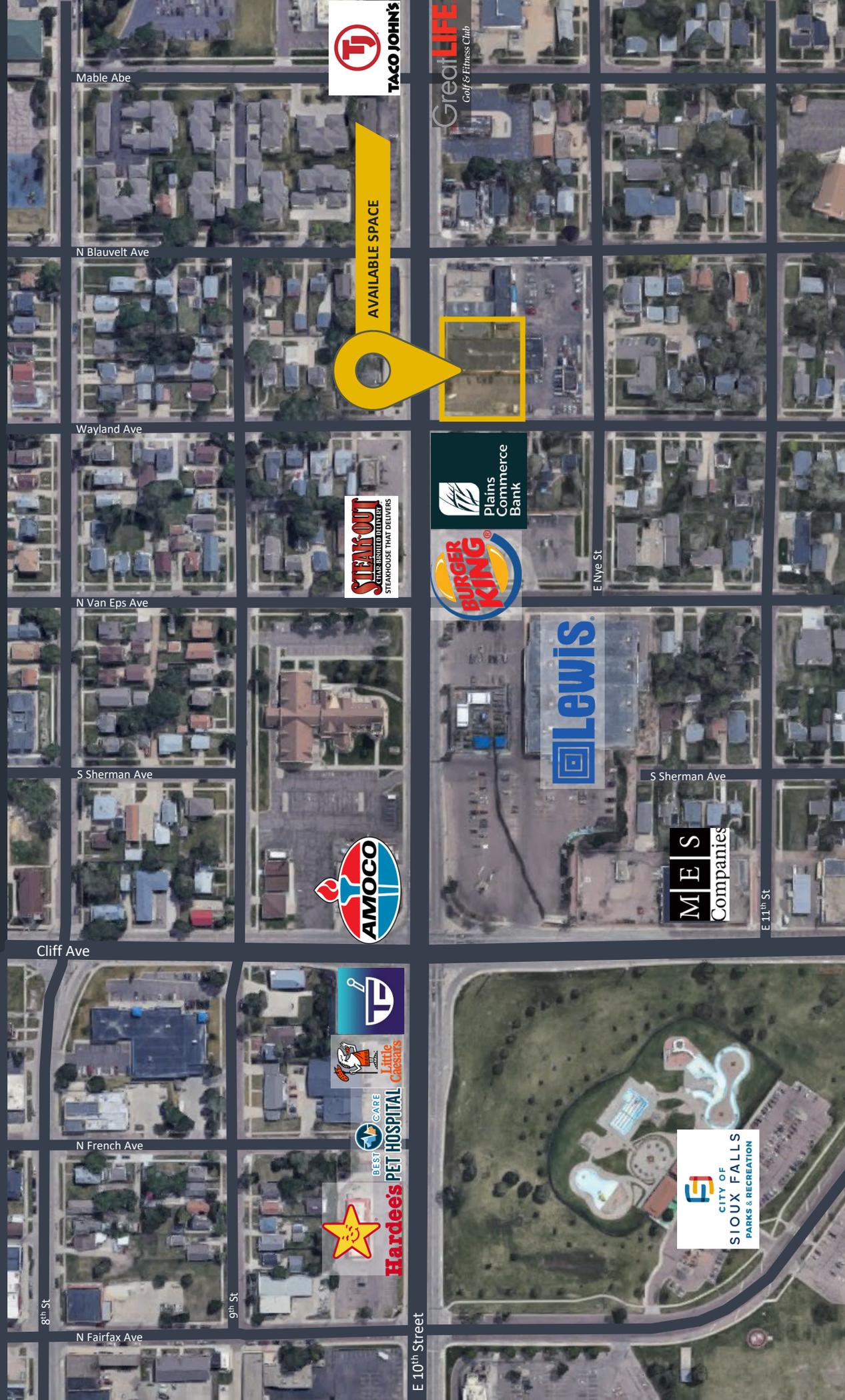


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 **Photo Gallery**



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 **Photo Gallery**



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