

RETAIL SPACE FOR LEASE



Size: Approx. 2,144 SF
(5416 E. Arrowhead Pkwy)

Approx. 2,055 SF
(5418 E. Arrowhead Pkwy)

May be combined for a total
of approx. 4,200 SF

Lease Rate: \$14.50 psf
Terms: NNN

Estimated Expenses:

Taxes: \$1.77 psf
Insurance: \$.28 psf
CAM: \$2.27 psf

Zoning: C4
Year Built: 2005

South Dakota Licensed Real Estate Broker is a fractional owner



Arrowhead Ridge Mall East Arrowhead Parkway, Sioux Falls, SD

- Offers excellent exposure with a 2008 traffic count totaling 24,900 vehicles per day on East Arrowhead Parkway
- Located between the two largest traffic generators on the east side of Sioux Falls, Walmart and Menards
- Monument and building signage available
- Advertising available on LED sign

Current Tenants Include: Hu Hot Mongolian Grill, Checks Into Cash and Wireless World, Authorized Verizon Dealer

OVERVIEW (5416)

Base Rent: 2590.67
Taxes: 316.24
Ins.: 50.03
Cam: 405.57
Total: \$3,362.51*

*Estimated monthly charge

OVERVIEW (5418)

Base Rent: 2483.13
Taxes: 303.11
Ins.: 47.95
CAM: 388.74
Total: \$3,222.93*

*Estimated monthly charge

For more information please contact:

Samuel R. Assam

Assam Commercial Real Estate, Inc.
3200 West 49th Street Sioux Falls, SD 57106

(605) 334-8040

assamre@assamcompanies.com

www.assamcompanies.com

This information has been secured from sources we believe to be reliable. We make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

Arrowhead Ridge Mall East Arrowhead Parkway Sioux Falls, SD

Available Space 2,114 Sq. Ft.	Available Space 2,050 Sq. Ft.	Wireless World 2,050 Sq. Ft.	Checks Into Cash 1,577 Sq. Ft.	6,022 Sq. Ft.	Hu Hot Mongolian Grill 6,215 Sq. Ft.
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**Available spaces
may be combined
to total approx.
4,200 Sq. Ft.**



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