



1503 E 10th Street
Sioux Falls, SD 57103



Size

9,000

Square Feet +/-



Price

Base Rent:

\$ 6.50 PSF

Est. NNN: \$2.87 PSF



Zoning

C-2

Neighborhood
Commercial

≡ Space Summary

- Eastside location with direct access to 10th Street businesses on route to Arrowhead Parkway shopping and downtown Sioux Falls retail and office
- Large space perfect for a grocery or convenience store, with ample storage space and multiple entrances including a fully accessible garage door to the front and back of space
- Perfect space to attract families utilizing Drake Springs Water Family Aquatic Center on 10th Street and S Cliff Ave
- Located less than 1 mile from the upcoming Riverline District
- Building Cotenants include, Mogadisho Beauty, Wireless & Grocery, and Joyeria Latina



Samuel R. Assam | President

Phone: (605) 334-8040

Email: sam@assamcompanies.com

Address: 530 S. Phillips Ave, Sioux Falls, SD 57104

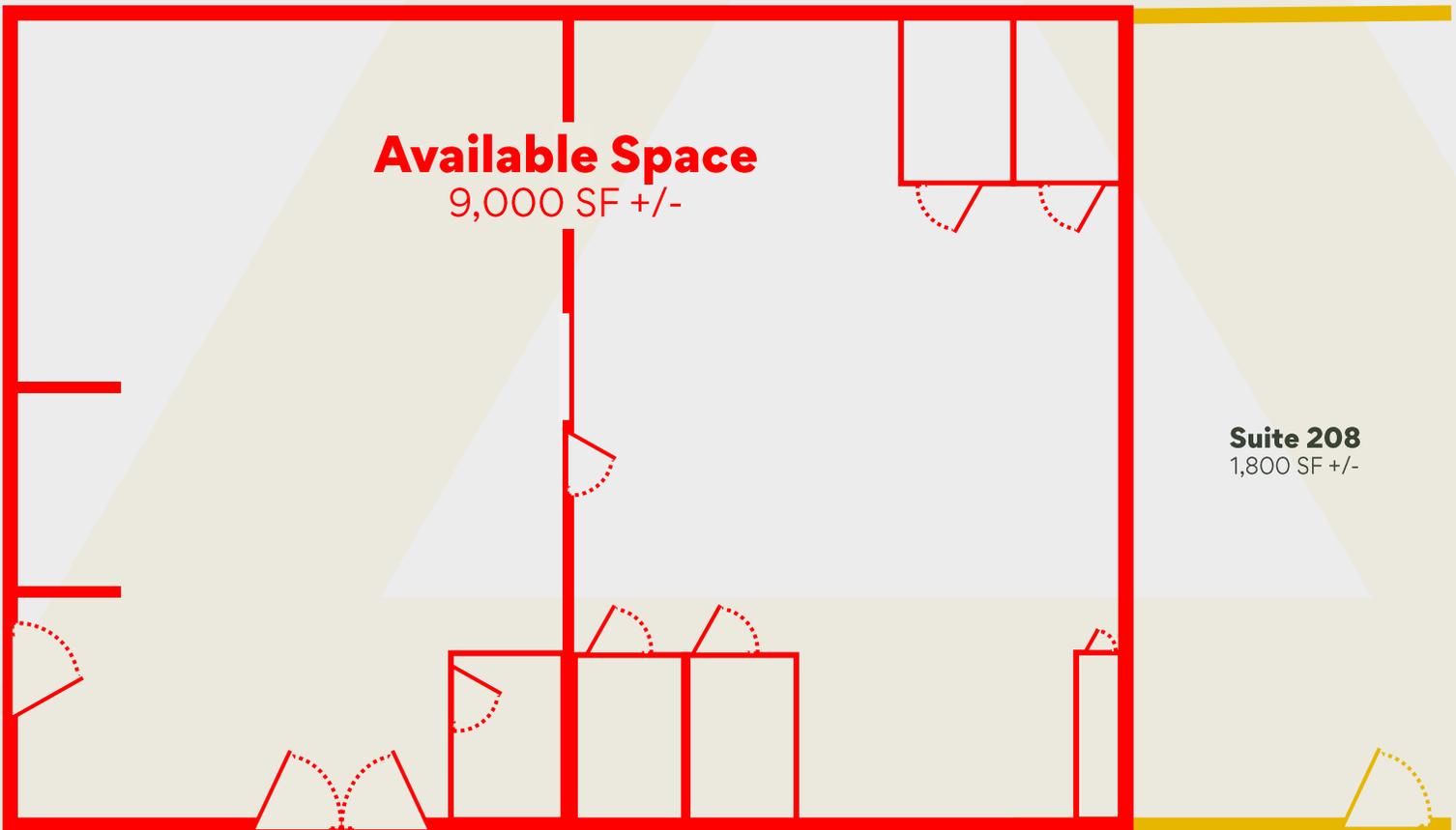


Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 6.50	\$ 4,875.00	\$ 58,500.00
CAM*	1.55	1162.50	13,950.00
Real Estate Taxes*	0.90	675.00	8,100.00
Property Insurance*	0.42	315.00	3,780.00
Total	\$ 9.37	\$ 7,027.50	\$ 84,330.00

*Estimate

Floorplan

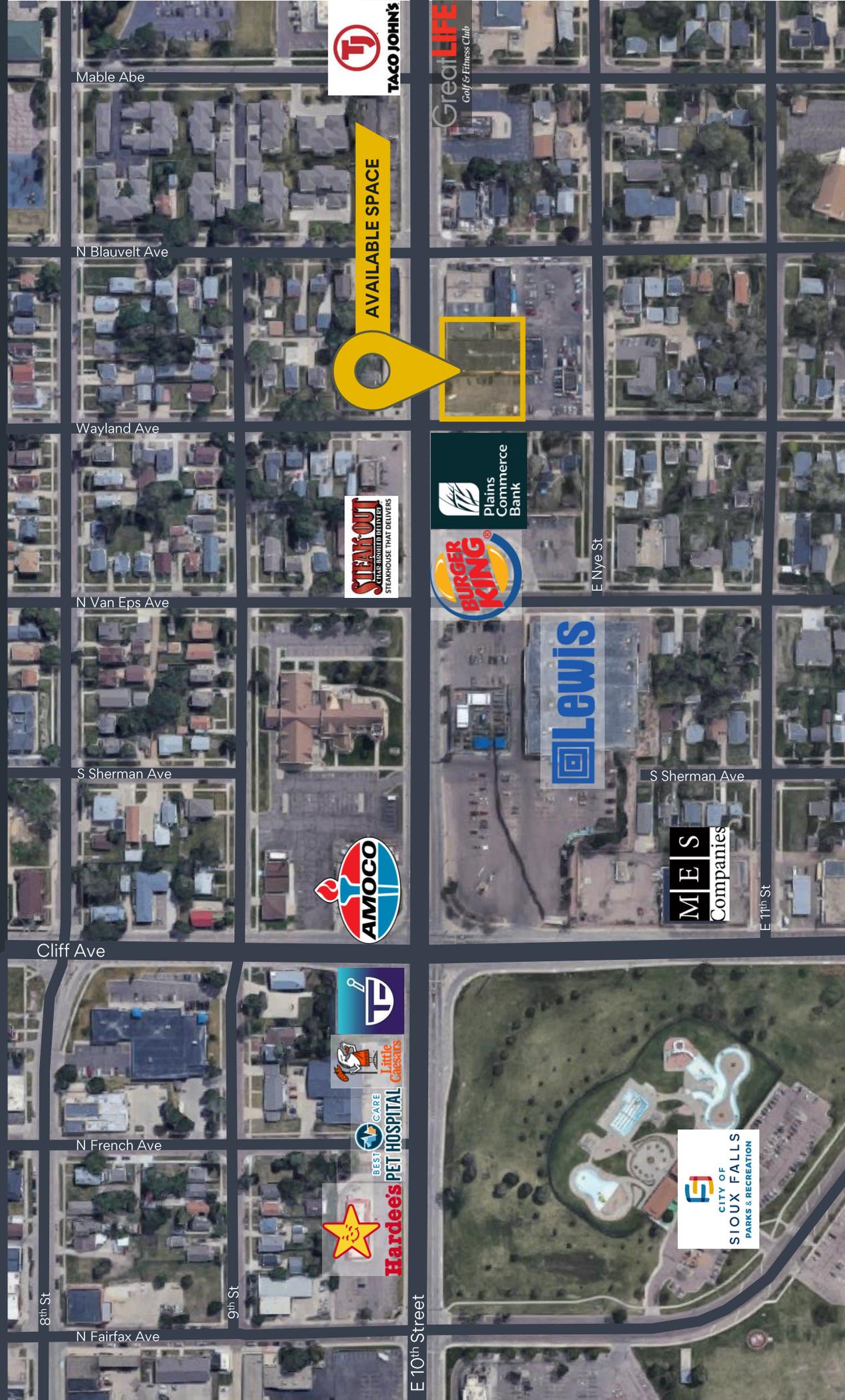


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Mable Ave

N Blauvelt Ave

Wayland Ave

N Van Eps Ave

S Sherman Ave

Cliff Ave

N French Ave

8th St

N Fairfax Ave

9th St

E 10th Street

E Nye St

S Sherman Ave

E 11th St



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Photo Gallery



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