



**ASSAM**<sup>TM</sup>  
COMPANIES

**10<sup>th</sup> Street Retail Center**  
**Retail | Grocery | Garage**



**1503 E 10<sup>th</sup> 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 10<sup>th</sup> 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**

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

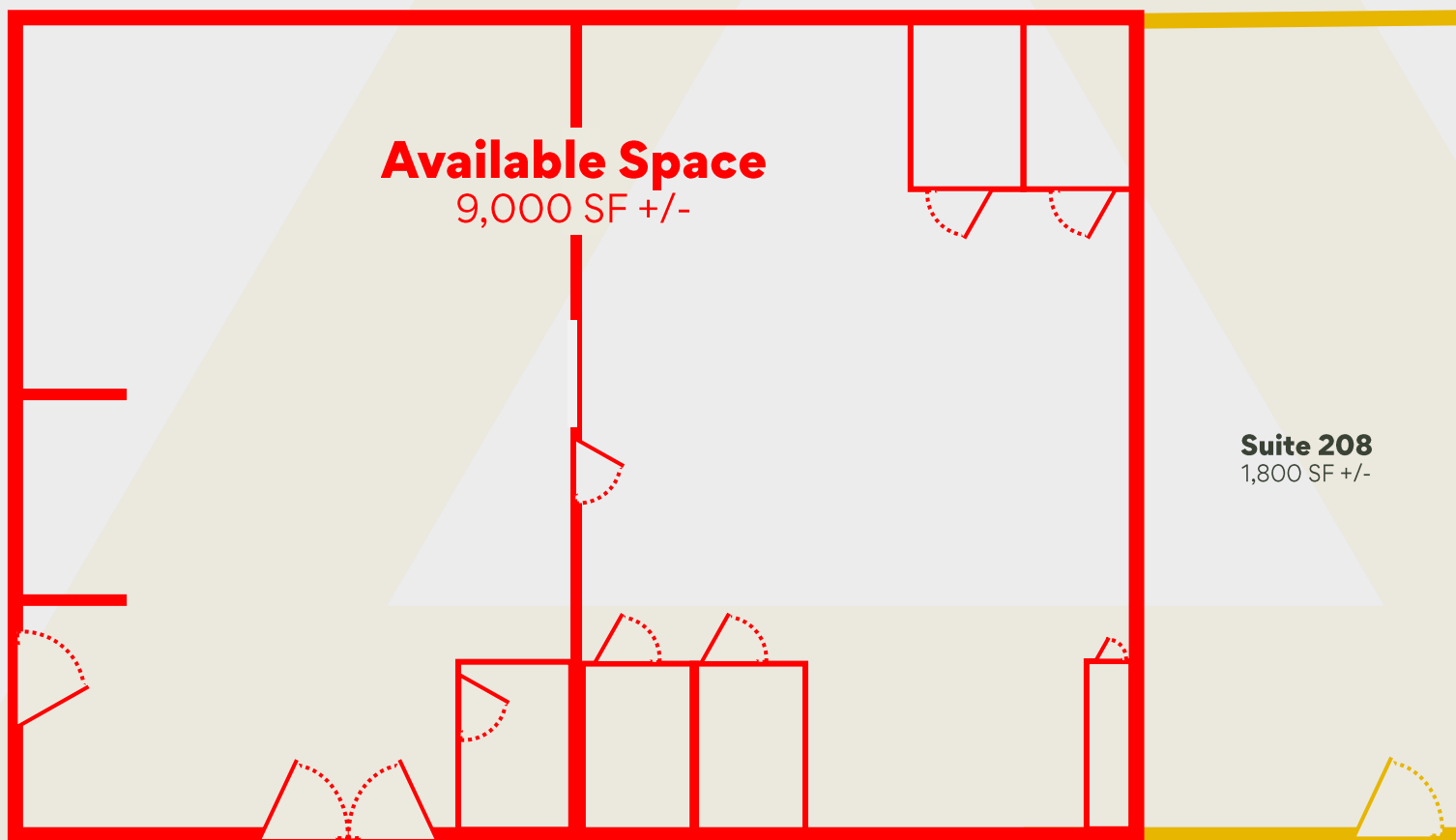


## Rent Summary

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
<b>Total</b>	<b>\$ 9.37</b>	<b>\$ 7,027.50</b>	<b>\$ 84,330.00</b>

\*Estimate

## Floorplan



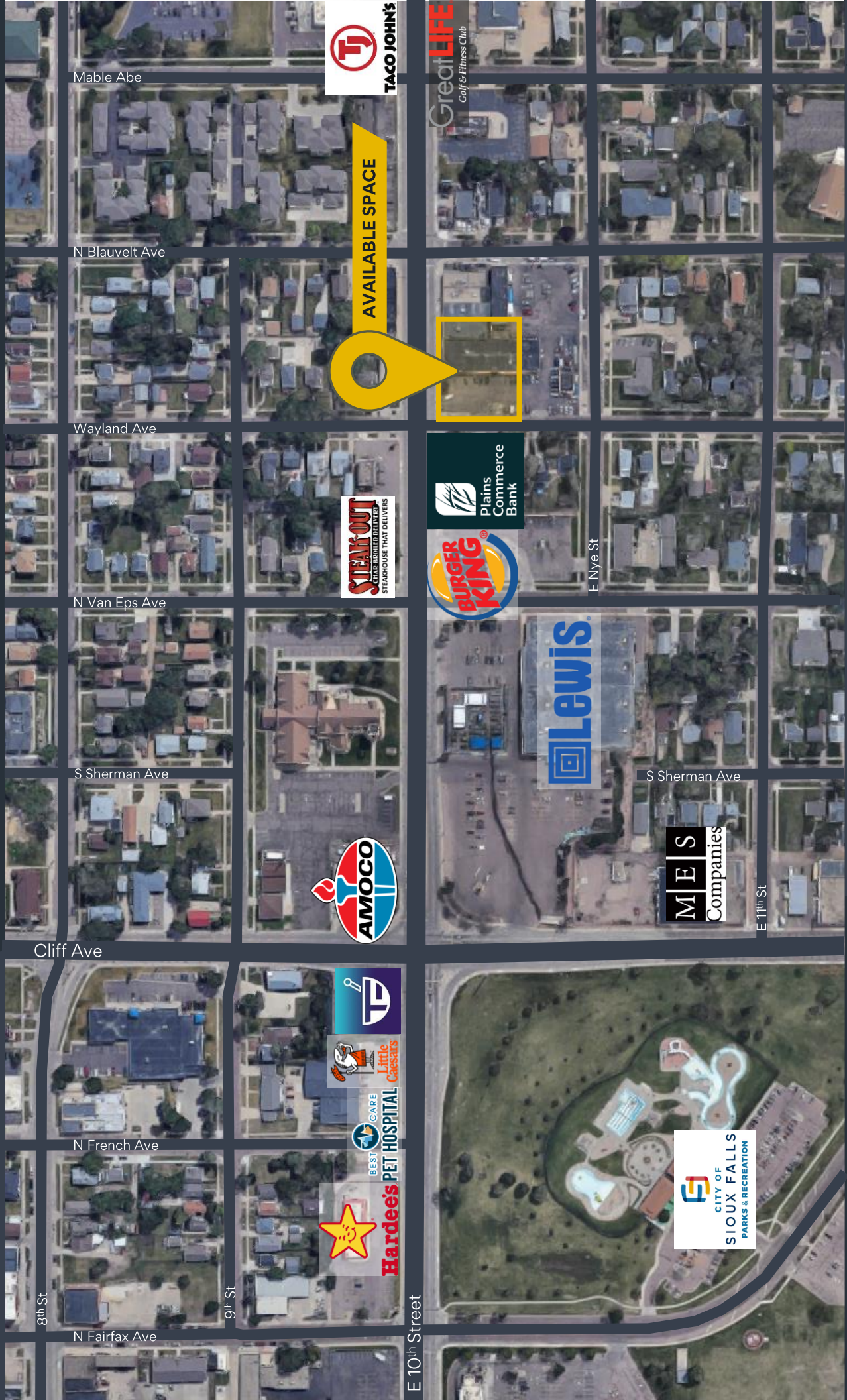
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**Samuel Assam | President & CEO**

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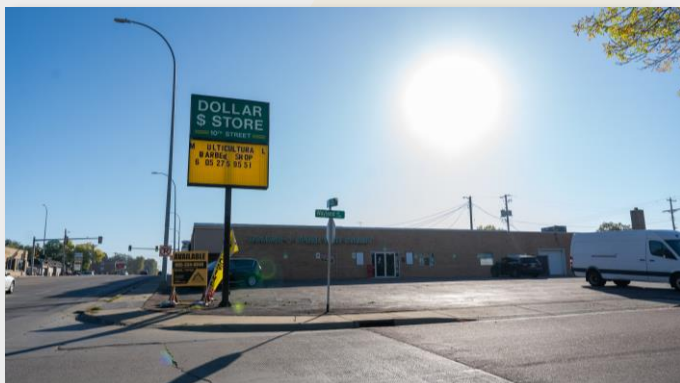
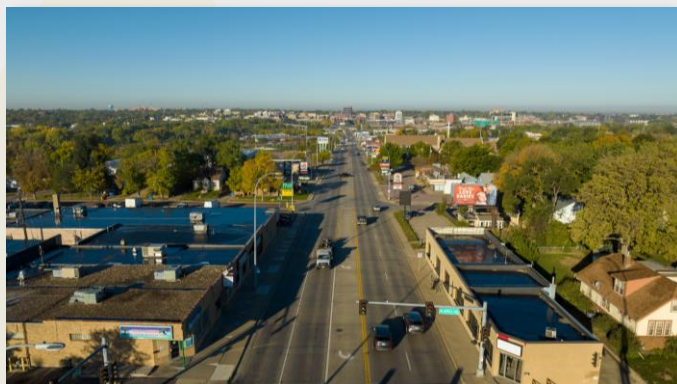




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## Photo Gallery



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Information deemed reliable, but not guaranteed | South Dakota Licensed Real Estate Broker is Fractional Owner