



1503 E 10th Street
Sioux Falls, SD 57103



Size

9,000

Square Feet +/-



Price

Base Rent:

\$ 6.50 PSF

NNN: \$2.29 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



Seth Assam | Vice President

Phone: (612) 979 - 7558

Email: seth@assamcompanies.com

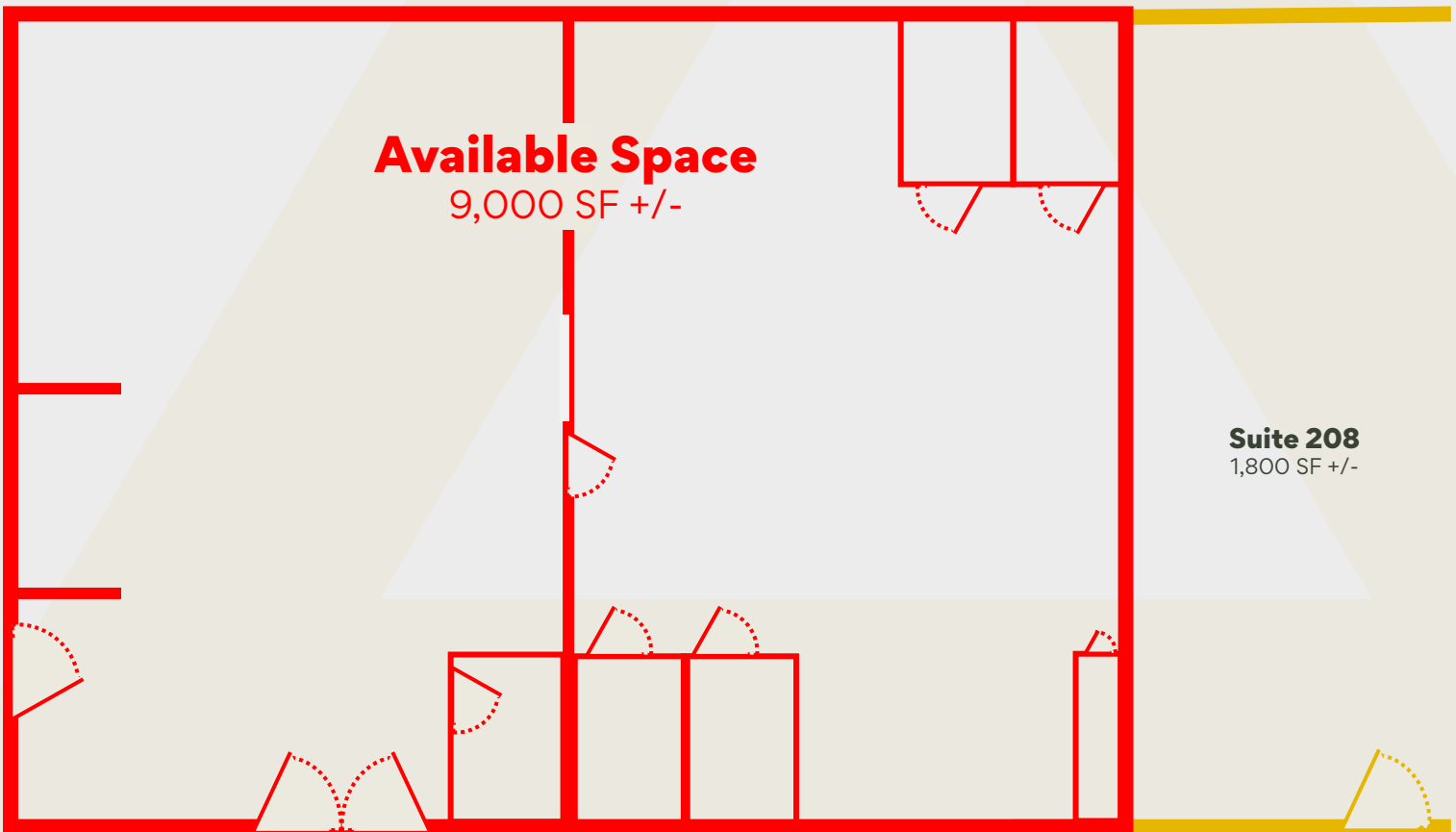
Address: 530 S. Phillips Ave, Sioux Falls, SD 57104



Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 6.50	\$ 4,875.00	\$ 58,500
CAM	1.03	774.02	9,288.24
Real Estate Taxes	0.92	687.10	8,245.20
Property Insurance	0.35	256.00	3,108.00
Total	\$ 8.80	\$ 6,595.12	\$ 79,141.44

Floorplan



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8th St

9th St

E 10th Street

E 11th St

N Fairfax Ave

N French Ave

Cliff Ave

S Sherman Ave

N Van Eps Ave

Wayland Ave

N Blauvelt Ave

Mable Ave

Hardee's

BEST CARE PET HOSPITAL

Little Caesars

AMOCO

STEAK-OUT

TACO JOHN'S

AVAILABLE SPACE

BURGER KING

Plains Commerce Bank

Great LIFE Golf & Fitness Club

Lewis

MES Companies

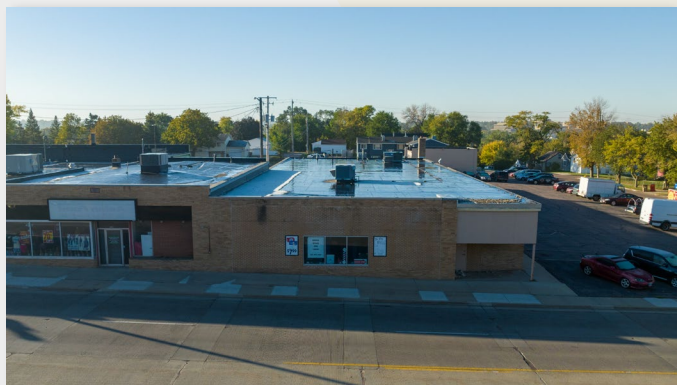
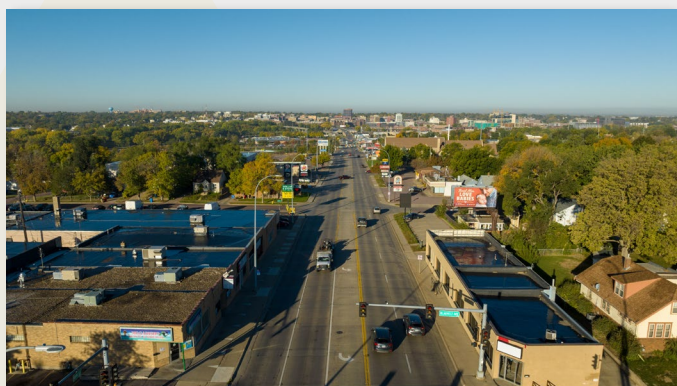
CITY OF SIOUX FALLS PARKS & RECREATION



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Photo Gallery



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