



ASSAMTM
COMPANIES

Shopko Plaza Standalone Bank | Retail | Drive Thru



4619 E Arrowhead Pkwy
Sioux Falls, SD 57110



Size

4,564

Square Feet +/-



Price

Base Rent:

\$ 17.50 PSF

NNN: \$5.65 PSF



Zoning

C-4

Regional
Commercial

≡ Space Summary

- Optimal setup up for bank, pharmacy, retail store, or retrofitted to be a drive thru restaurant
- Prime location en route to Dawley Farms shopping area and central Sioux Falls
- Direct Arrowhead Parkway frontage and access
- Double drive thru and multistory layout makes it ideal for multiple types of users and businesses.
- Fellow Shopko Plaza tenants include; Juice Stop, Cricket Wireless, Vern Eide Motorcars, Big Al's Casino, Xtra Time Sports Bar



Samuel R. Assam | President

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Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 17.50	\$ 6,655.83	\$ 79,870.00
CAM*	2.88	1,095.36	13,144.32
Real Estate Taxes*	2.39	909.00	10,907.96
Property Insurance*	0.38	144.53	1,734.32
Total	\$ 23.15	\$ 8,804.72	\$ 105,656.60

*Estimate

Floorplan

Building SF Overview:

Upper Level: 1,418
Main Level*: 2,218
Lower Level: 1,293



*Main level depicted above.



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Photo Gallery



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Information deemed reliable, but not guaranteed