



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: \$6.05 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

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	\$ 17.50	\$ 6,655.83	\$ 79,870.00
CAM*	2.90	1,102.97	13,235.60
Real Estate Taxes*	2.85	1,083.95	13,007.40
Property Insurance*	0.30	114.10	1,369.20
Total	\$ 23.55	\$ 8,956.85	\$ 107,482.20

*Estimate

Floorplan

Building SF Overview:

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



*Main level depicted above.



Samuel R. Assam | President

Phone: (605) 334-8040

Email: sam@assamcompanies.com

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



Samuel Assam | President & CEO

Phone: (605) 334-8040

Email: sam@assamcompanies.com

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



ASSAMTM
COMPANIES

**Shopko Plaza Standalone
Bank | Retail | Drive Thru**

Photo Gallery



Samuel R. Assam | President

Phone: (605) 334-8040

Email: sam@assamcompanies.com

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