



5418 E Arrowhead Pkwy
Sioux Falls, SD 57110



Size

2,055

Square Feet +/-



Price

Base Rent:

\$ 17.50 PSF

NNN: \$8.25 PSF



Zoning

C-4

Regional
Commercial



Space Summary

- Optimal setup for optometry, dental practice, or minute clinic based on previous tenant build out which includes multiple exam rooms
- Prime eastside location adjacent to both Arrowhead Parkway and Veteran's Parkway
- Other building tenants include HuHot, Woofs & Waves, The Man Salon, Verizon Wireless World, Lifesong Monuments and Pro Nails II
- Close proximity to Dawley Farms Village and other financial, healthcare and residential centers



Samuel R. Assam | President

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Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 17.50	\$ 2,996.88	\$ 35,962.50
CAM*	5.25	899.06	10,788.75
Real Estate Taxes*	2.45	419.56	5,034.75
Property Insurance*	0.55	94.19	1,130.25
Total	\$ 25.75	\$ 4,409.69	\$ 52,916.25

*Estimate



Floorplan

verizon
authorized retailer

AVAILABLE
+/- 2,055

The
MAN
SALON
ESTABLISHED
2008



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ASSAMTM
COMPANIES

Arrowhead Ridge Retail Center
Clinic | Retail | Office

Photo Gallery



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