



ASSAMTM
COMPANIES

**Arrowhead Ridge Retail Center
Clinic | Retail | Office**



**5418 E Arrowhead Pkwy
Sioux Falls, SD 57110**



Size

2,055

Square Feet +/-



Price

Base Rent:
\$ 17.50 PSF

NNN: \$5.51 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



Seth Assam | Vice President

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



Rent Summary

Component	PSF	Monthly	Annually
Base Rent	\$ 17.50	\$ 2,996.88	\$ 35,962.50
CAM*	2.56	438.40	5,260.80
Real Estate Taxes*	2.58	441.83	5,301.90
Property Insurance*	0.38	65.38	780.90
Total	\$ 23.02	\$ 3,942.49	\$ 47,306.10

*Estimate

Floorplan



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Photo Gallery



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Information deemed reliable, but not guaranteed