

## Arrowhead Ridge Retail Center Retail | Office









Base Rent:

1,535

Square Feet +/-

\$ 18.00 PSF

NNN: \$8.25 PSF

**C-4** 

Regi<mark>onal</mark> Commercial

## Space Summary

- Warm Vanilla Shell space ready for tenant improvements and move-in
- Prime eastside location adjacent to both Arrowhead Parkway and Veterans Parkway
- Ideal showroom and retail space for local and regional retailers
- Space customizable to tenant needs and requirements
- Co-tenants include HuHot, Woofs & Waves, The Man Salon, Verizon Wireless World, and Pro Nails II
- Adjacent to Dawley Farms Village and other retail, healthcare and residential centers



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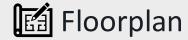


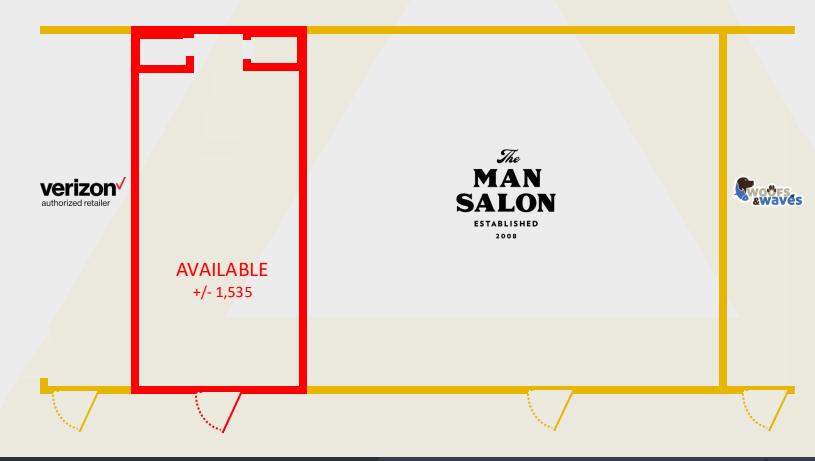


## Rent Summary

Component	PSF		Monthly		Annually	
Base Rent	\$	18.00	\$	2,302.50	\$	27,630.00
CAM*		5.25		671.56		8,058.75
Real Estate Taxes*		2.45		313.40		3,760.75
Property Insurance*		0.55		70.35		844.25
Total	\$	26.25	\$	3,357.81	\$	40,293.75

\*Estimate







Samuel R. Assam | President Phone: (605) 334-8040 Email: sam@assamcompanies.com Address: 530 S. Phillips Ave, Sioux Falls, SD 57104 Veterans Parkway

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**AVAILABLE SPACE** 







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