

Sycamore Square II Retail For Lease

4600 East 41st Street Sioux Falls, SD, 57110



Great location in a busy retail area.

Neighbors include Farway Foods, Marco's Pizza, The Attic, Scooters Coffee, KoKo Fit Club, Stensland Ice Cream and close to Harmondon Baseball Fields.

Suite sizes from 1,500 to 10,584 square feet.

End cap with a drive through is available.

See attached documents for Tenant/Landlord buildout.

20,000 car traffic count at 41st and Sycamore Avenue.

Co-listed with Raquel Blout of Lloyd Companies

FOR LEASE

Price

\$18.50 / Square Foot

Add. Pricing: NNN

Details

Type: Retail, Office

Space Available: 1,587 to 10,584

Lot / Land Area: 53,127

Available: Spring 2019

Zoning: Commercial

Taxes: TBD

Year Built: 2019

Stories: 1

Parking: On Site

Parking Capacity: 51+

Construction: Frame

Roof: Rubber

Heat: Central

Heat Source: Natural Gas

Air Conditioning: Central

Services: Sanitation Sewer, Natural Gas, Curb/Gutter, Bus, City Water

Safety Features: Sprinkler, Exterior Lighting

Showing Instructions: Call Broker

Possession: Negotiable

Access: City Street

Road Surface: Asphalt, Asphalt

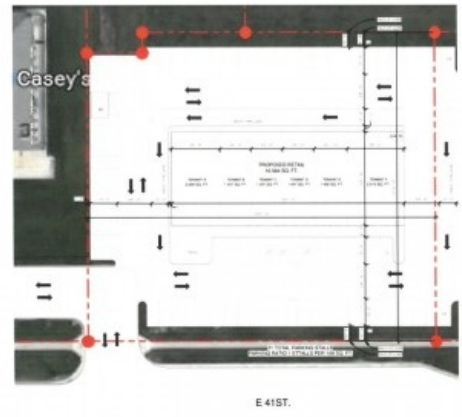
Disability Access: Ramped Entrance, Handicapped Parking, Level Lot

Disclosure: Information Deemed...

Information deemed Reliable but not Guaranteed

Information deemed reliable but not guaranteed

Additional Photos



Information deemed reliable but not guaranteed