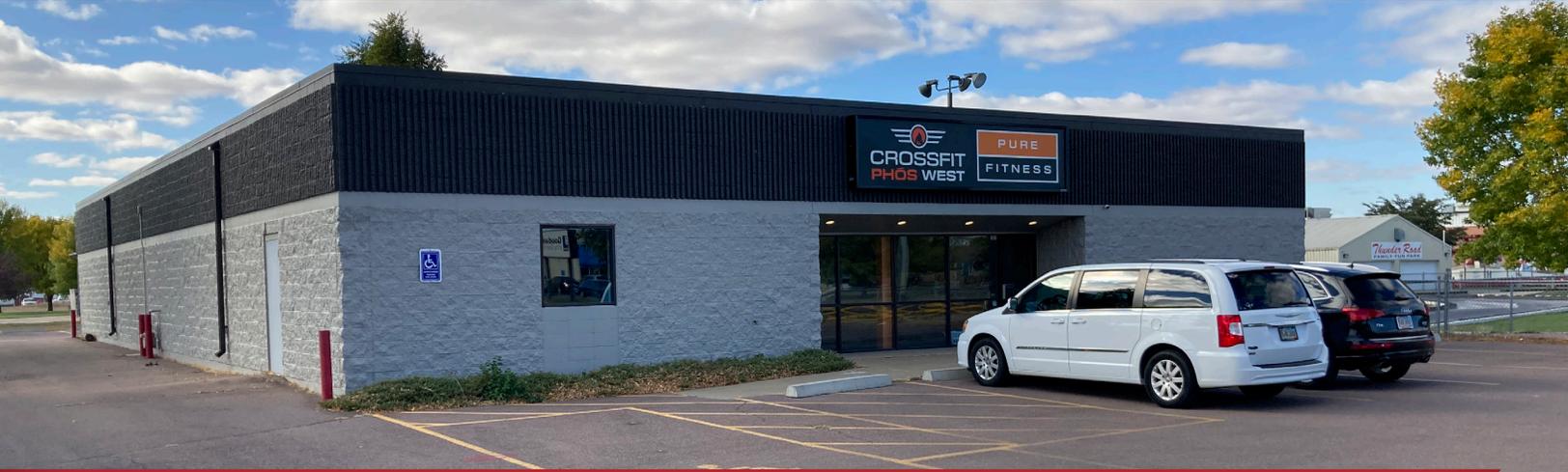


6,992 SF Retail Building



101 N. Kiwanis Avenue
Sioux Falls, SD 57104

Property Features

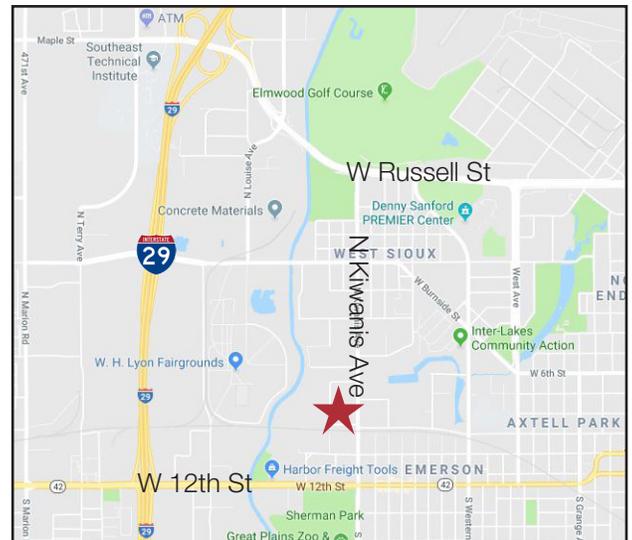
- Availability negotiable
- Sublease thru 1/16/2029
- Sublease term: 3 - 8 years
- Building size: 6,992 sq. ft.
- The gym has 2 showers in each restroom
- 1 roll up door
- 2 offices
- 24 parking spaces

Pricing

- Lease rate: \$10.50/ sq. ft. NNN
- Estimated NNN expenses: \$2.60/ sq. ft.
- Estimated utilities: \$1.50/ sq. ft.

Location

- Located on the southeast corner of N. Kiwanis Avenue and W. 3rd Street
- High traffic location with 9,800 vehicles per day on Kiwanis Avenue
- Area neighbors include: Family Dollar, Kitchen & Windows Unlimited, Window World, JD House of Trophies, Hy-Vee, Thunder Road



For more information:

Gregg Brown, MBA, SIOR

+1 605 906 0394 • gbrown@naisiouxfalls.com

2500 W. 49th Street Suite 100

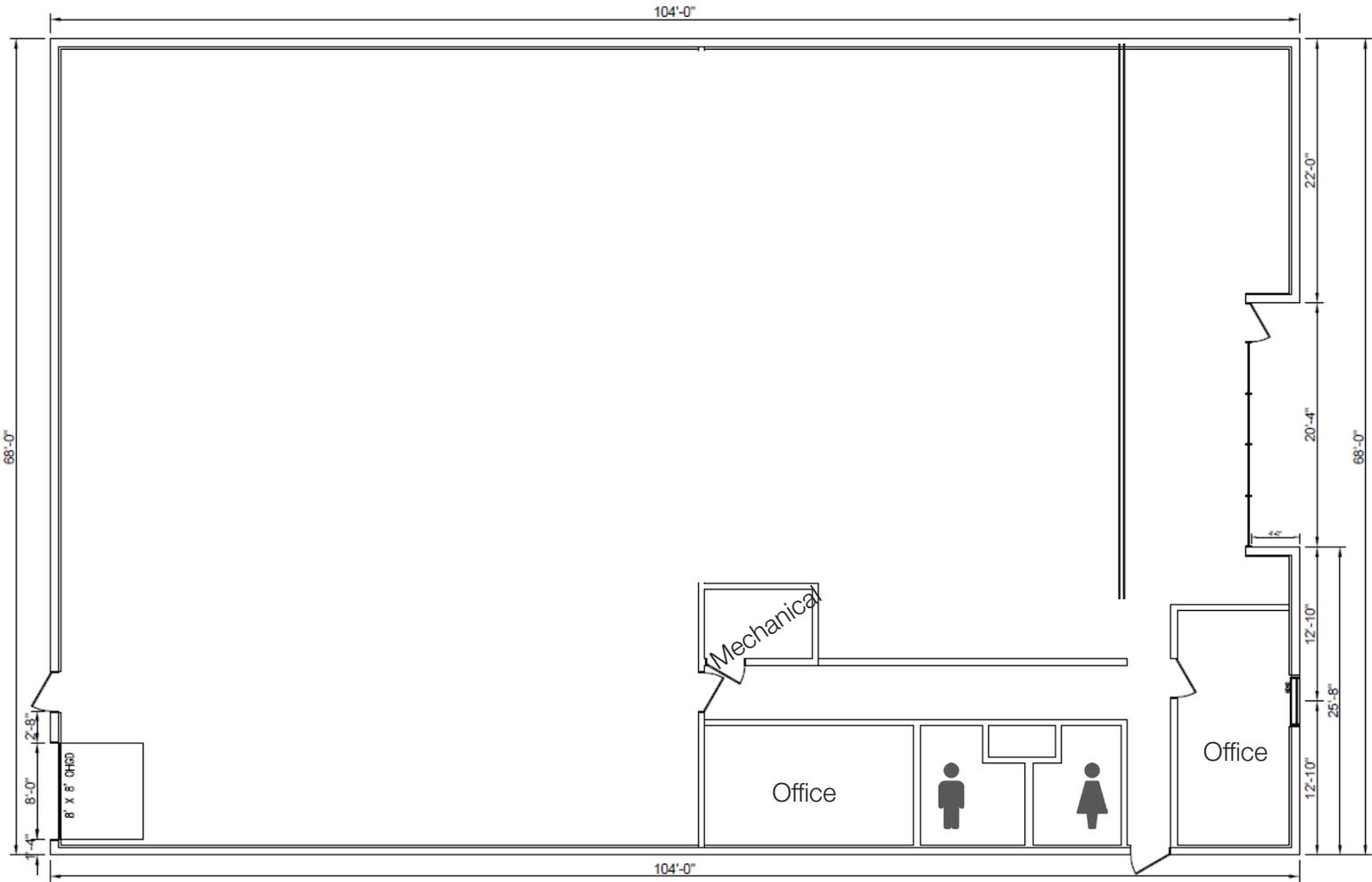
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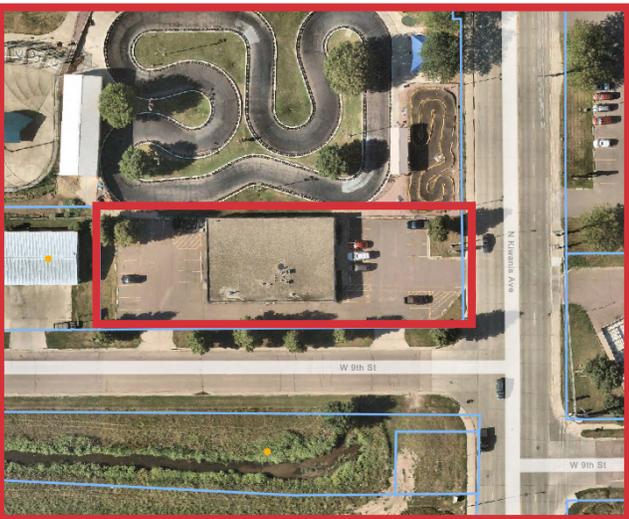
FOR SUBLEASE



FOR SUBLEASE



FOR SUBLEASE



12th Street

N Kiwanis Avenue

