



## Beresford Strip Mall

907 & 909 W. Cedar Street, Beresford, SD

### Property Features

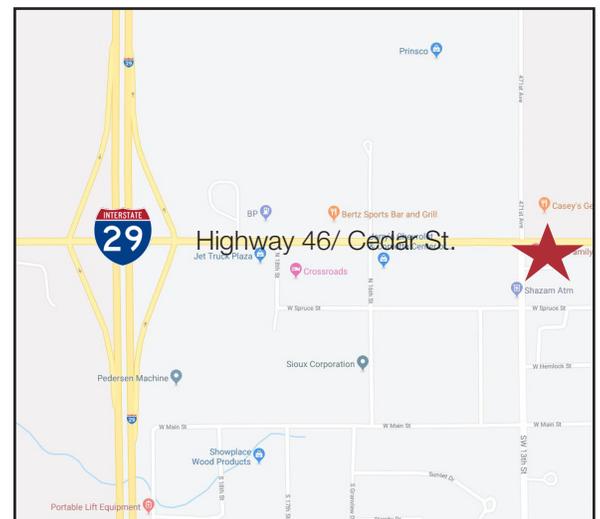
- Total available: 4,701 sq. ft.
- Suite 907: 2,385 sq. ft.
- Suite 909: 2,316 sq. ft.
- Can be combined
- Warm vanilla shell delivery, see following page for specifics
- Excellent professional service based office/ retail location
- 40 paved, on-site parking spaces

### Pricing

- Lease Price: \$10.00/ sq. ft. NNN
- Estimated NNN expenses: \$2.50/ sq. ft.
- TIA upon delivery: negotiable

### Location

- Located on Highway 46, just .25 miles east of I-29
- Traffic count on Highway 46: 5,831 vpd
- Area neighbors include: Jerry's Auto Sales, Subway, Casey's General Store, Fiesta Foods
- Co-tenants: Lewis Drug, Ameriprise Financial



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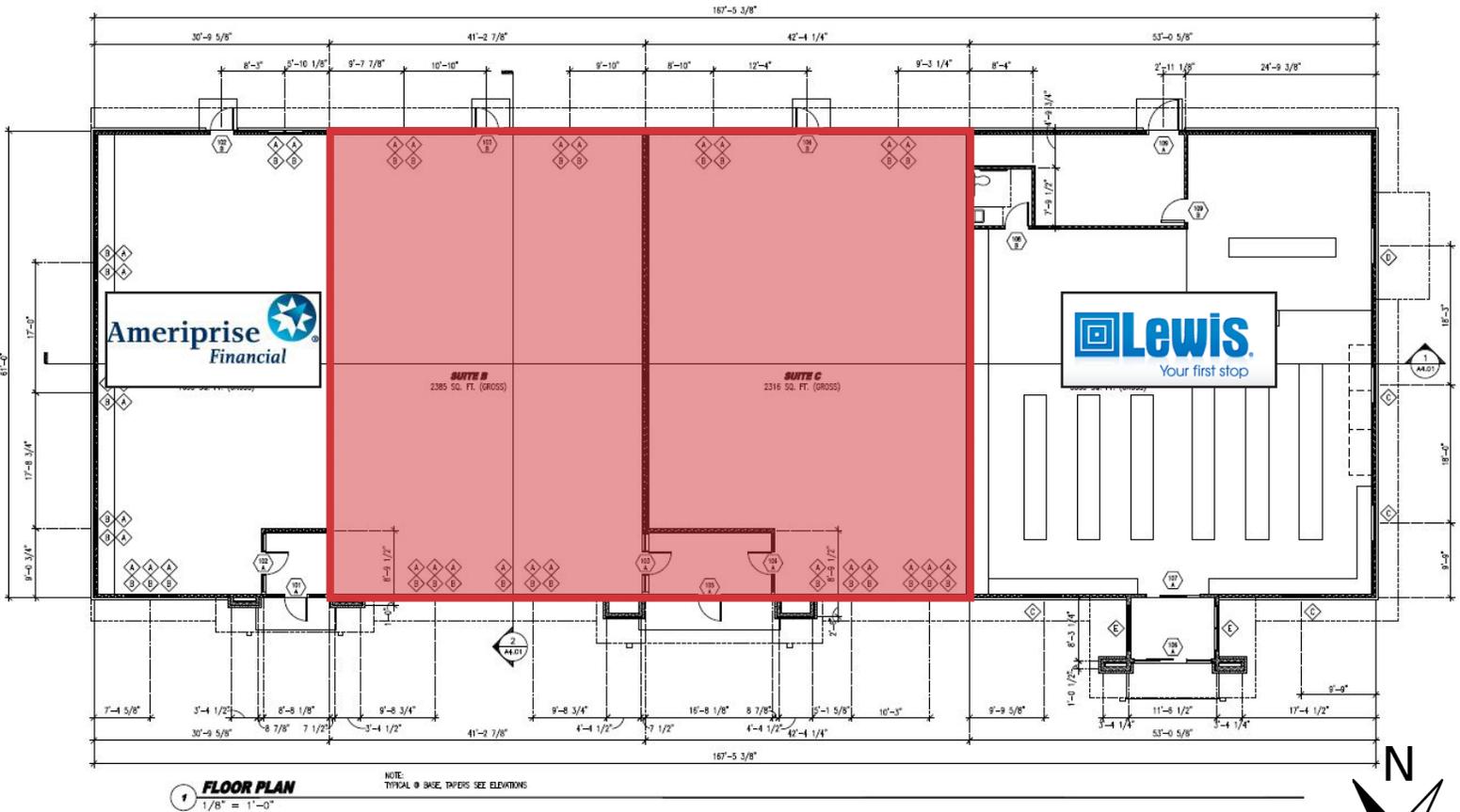
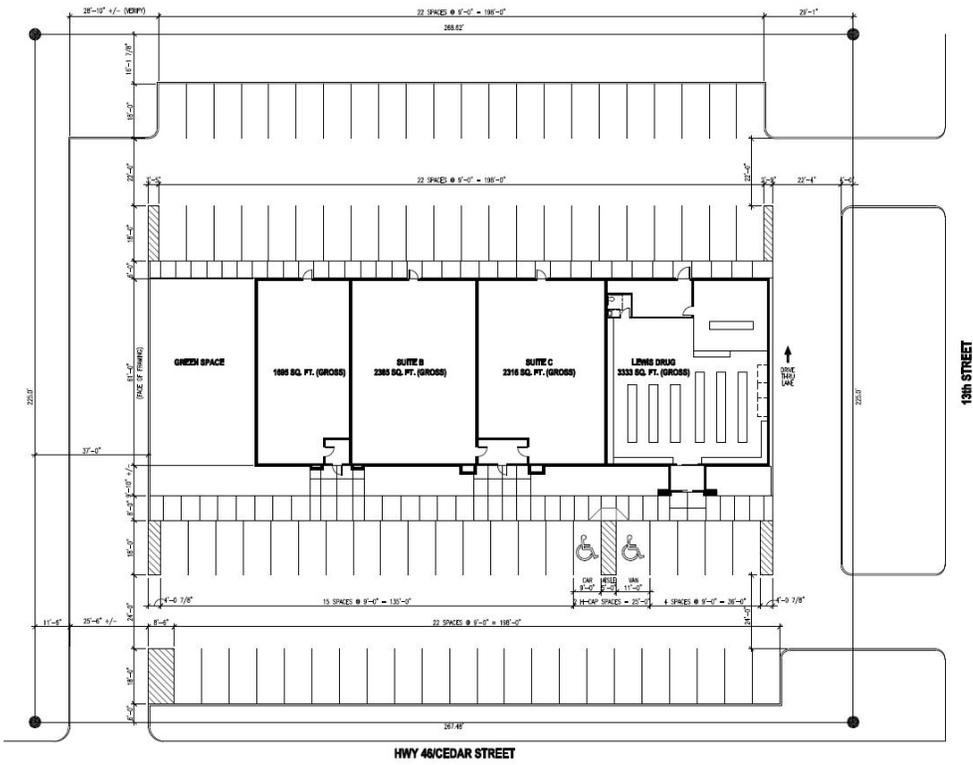
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### Warm Vanilla Shell Delivery Criteria

1. Heating and Air Conditioning Units (HVAC): gas fired heating units positioned within the floor space and air conditioning condenser units located on the roof. One ton of air conditioning per 350 square foot of floor space. HVAC connections to gas and electric service provided.
2. 200-amp electric service panel will be provided to the electrical panel at the rear end of the space. Electrical service on building face for future tenant signage to be paid for by tenants.
3. One American For Disabilities Act (ADA) restroom.
4. 2 x 4 standard acoustical ceiling.
5. One fluorescent light fixture for each 125 square feet of floor area.
6. One demising wall per tenant.
7. 3 by 7-foot aluminum and glass store front door and 3 by 7-foot steel rear exit door. One inch insulated glass store fronts, 9 feet high.
8. Electrical service on building face for future tenant signage, signage to be paid for by tenants.
9. Paint, floor covering, partitions, counter, store fixtures, kitchenettes, offices, tenant wiring tenant signage and sign installation and heating and air conditioning duct work are specifically excluded from the “white box” criteria.

For Lease  
Office/ Retail Space



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