



## Graystone Plaza

4501 E 57th Street, Sioux Falls, SD 57108

### Property Features

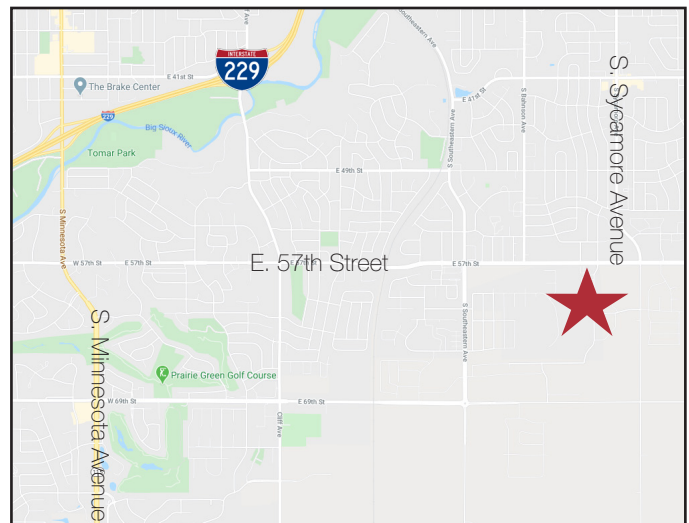
- First generation retail space
- 57th Street frontage
- Zoning: C-2
- Drive-thru window potential on east side
- 14' clear height ceiling
- 60' deep bays
- Building shell delivery Fall 2021
- Suite 1: 1,904 sq. ft.
- Suite 2: 1,510 sq. ft.
- Suite 3: 1,628 sq. ft.
- Suite 4: 1,545 sq. ft.
- Suite 5: 1,860 sq. ft. - lease pending
- Suite 6: 1,515 sq. ft. - LEASED - Valentino's

### Pricing

- Suite 1: \$24.00/ sq. ft. NNN
- Suite 2: \$21.00/ sq. ft. NNN
- Suite 3: \$21.00/ sq. ft. NNN
- Suite 4: \$21.00/ sq. ft. NNN
- Suite 5: \$21.00/ sq. ft. NNN - lease pending
- Suite 6: \$24.00/ sq. ft. NNN - LEASED
- \$25 per sq. ft. tenant improvement allowance

### Location

- Located just west of 57th and Sycamore Avenue, near Silverstar Car Wash, **growing retail intersection**
- Area neighbors include: Graystone Heights Apartments, Plains Commerce Bank, Barrel House



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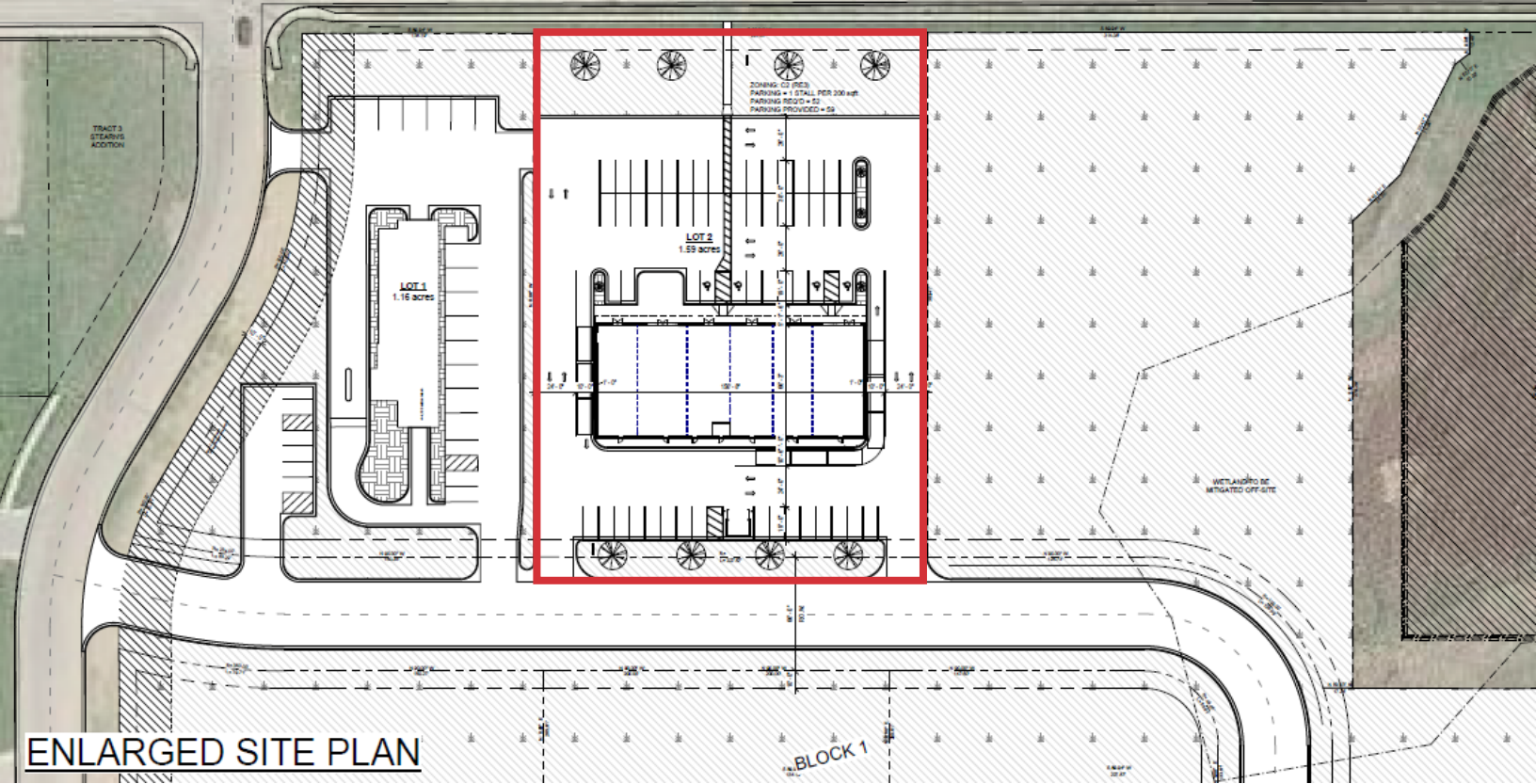
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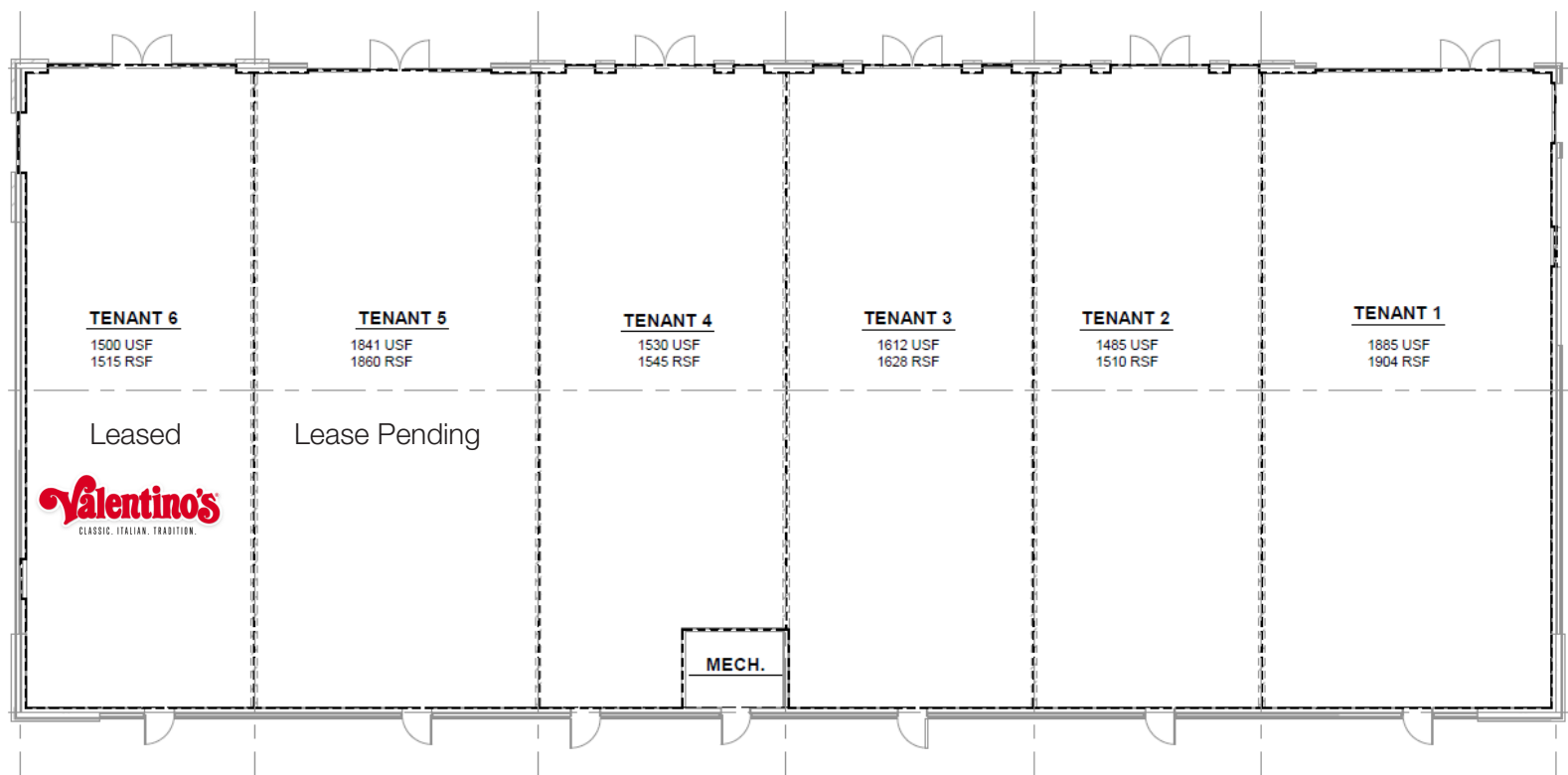
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FOR LEASE

E. 57TH STREET



ENLARGED SITE PLAN



FOR LEASE

