



Tea Commercial Plaza

1500 N. Main Avenue, Tea, SD 57064

Property Features

- New development located on the corner of Main Ave & 271st St in Tea
- Mixed-use building, plans for 8 multi-family units on the 2nd level
- Available December 1, 2020
- 52 surface level parking spaces
- Main level retail/office space includes 6,500 sq. ft. Space can be demised in several ways including:
 - One 6,500 sq. ft. suite
 - Two 3,250 sq. ft. suites
 - Four 1,625 sq. ft. suites
 - Smaller demised spaces are possible
- Contact broker for details on prospective suite sizes
- Building signage
- Landlord will bring the space to shell condition prior to tenant build-out
- 3 – 5 year leases

Price

- Lease rate: \$14.85/ sq. ft. NNN
- Estimated NNN: \$3.50/sq. ft. - \$4.50/sq. ft.

Location

- Located just south of 271st Street,
- Area neighbors include: Bath Fitter, Stone Holding Company, Dakota Traffic Services, ProChem Dynamics, Ahrendt Designs



Marcus Mahlen, CCIM

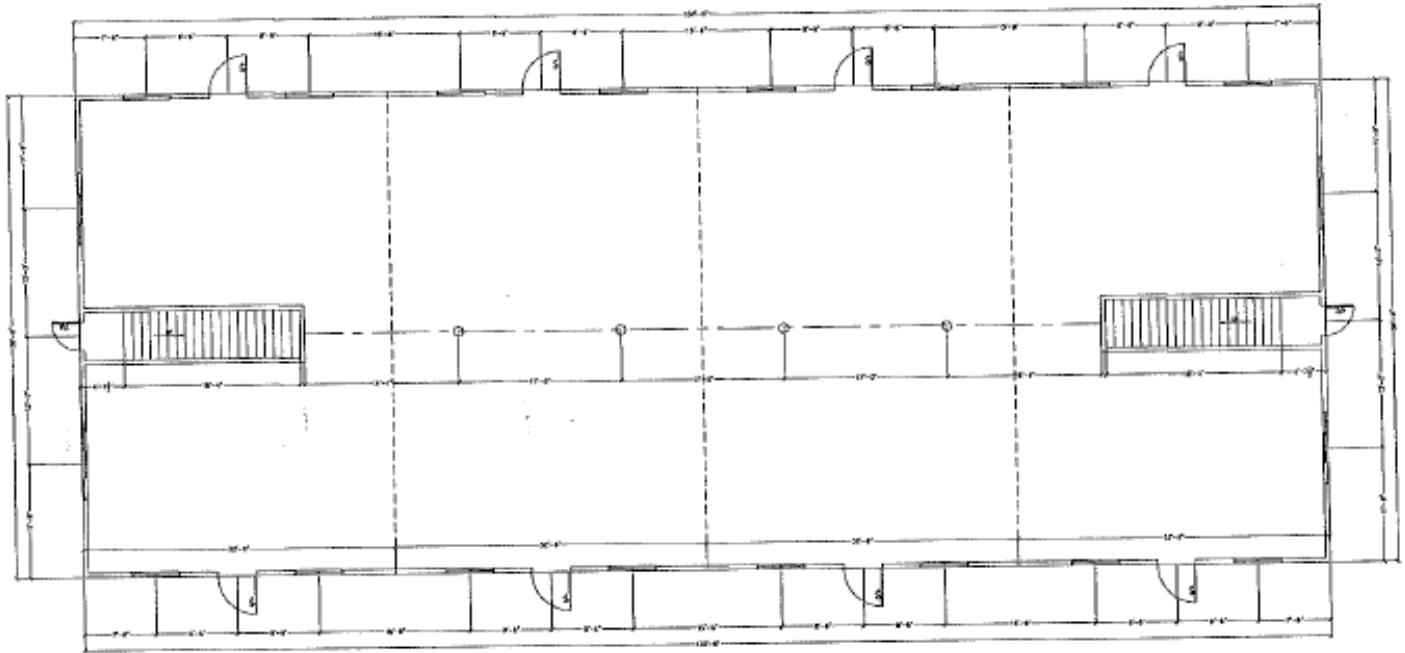
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Co-listed with David Mettler - Keller Williams

For Lease
Retail/Office Building



FIRST FLOOR PLAN - 6,500 S.F.



For Lease
Retail/Office Building

