



5001 N. Annika Avenue

Sioux Falls, SD 57107

Property Features

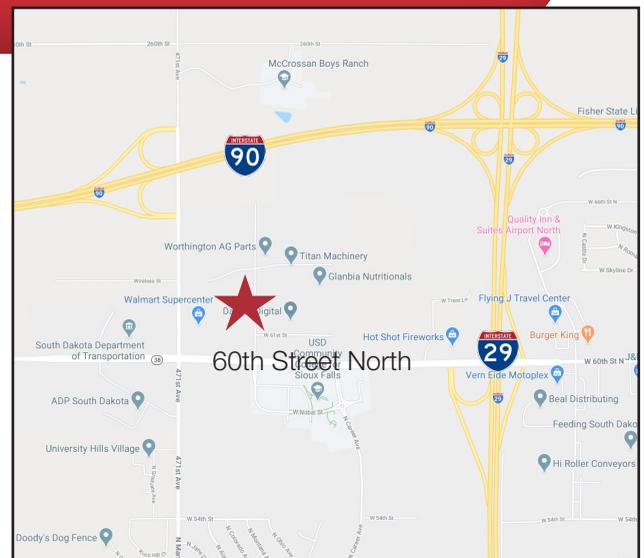
- In front of Walmart
- Co-tenant BP station drives traffic
- Tenant improvement allowance negotiable
- All bays 54' deep
- Suite 201: 1,260 sq. ft. in-line
- Suite 301: 1,728 sq. ft. in-line - LEASED
- Suite 401: 1,733 sq. ft. in-line
- Suite 501: 1,918 sq. ft. end cap with drive thru
- One or more owners is a licensed Real Estate Agent in SD

Pricing

- In-line suites: \$24.00/ sq. ft. NNN
- End cap: \$27.00/ sq. ft. NNN

Location

- Just south of Foundation Park and Amazon fulfillment center in a grocery anchored development
- Area neighbors include: Walmart, USD Community College for Sioux Falls, Titan Machinery, Worthington Ag Parts, South Dakota Department of Transportation
- 2020 Traffic counts:
 - 9,500 vpd 60th Street N
 - 3,500 vpd Marion Road



Craig Hagen, CCIM, SIOR

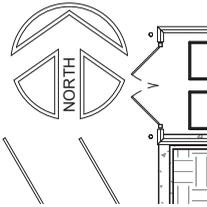
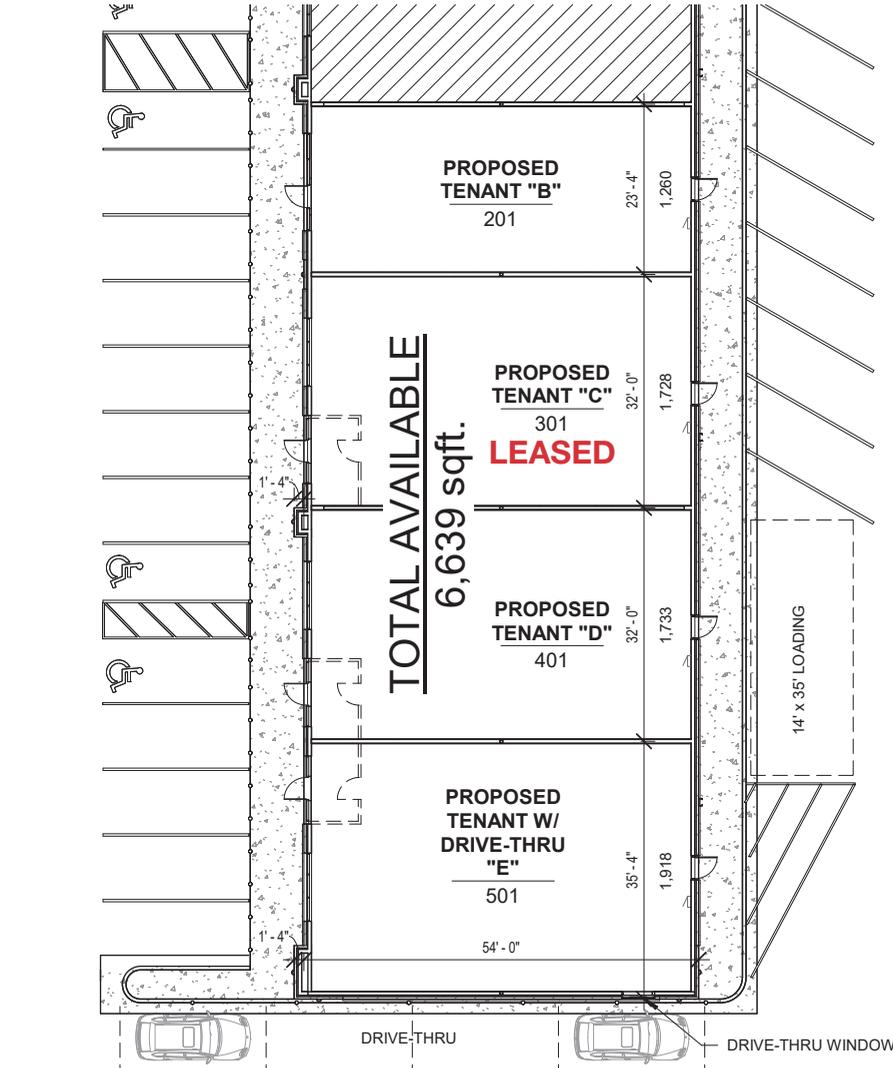
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FOR LEASE



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