

# COMMERCIAL CENTER BUILD-TO-SUIT

7520 GRAND ARBOR COURT SOUTH SIOUX FALLS SD 57108

**FOR  
LEASE**



Be Part of The Growing South West Sioux Falls



**SIZE**  
1.37 Acres  
(59,599 SF)



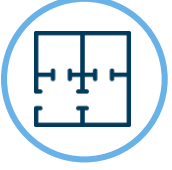
**PRICE**  
Contact Broker



**TRAFFIC COUNT**  
2019 on 85<sup>th</sup> St  
7,300 Cars/Day.



**LOCATION**  
SE Corner of S  
Western Ave & W  
85<sup>th</sup> St, in a busy  
developing area next  
to The Baan Dek  
Montessori School &  
several new business  
& residential  
developments.



**ZONING**  
C-4 Commercial,  
which includes  
professional offices,  
medical & dental  
clinics, restaurants,  
bowling alleys,  
mortuaries,  
vocational colleges &  
others.



**NEIGHBORS**  
The Baan Dek  
Montessori, Costello  
Compliance, Legacy Law  
Firm, Kading, Kunstle &  
Goodhope LLP, Three  
Fountains One & Three  
Fountains Two Office  
Buildings, Paradigm  
Construction & more.

Information deemed reliable but not guaranteed.



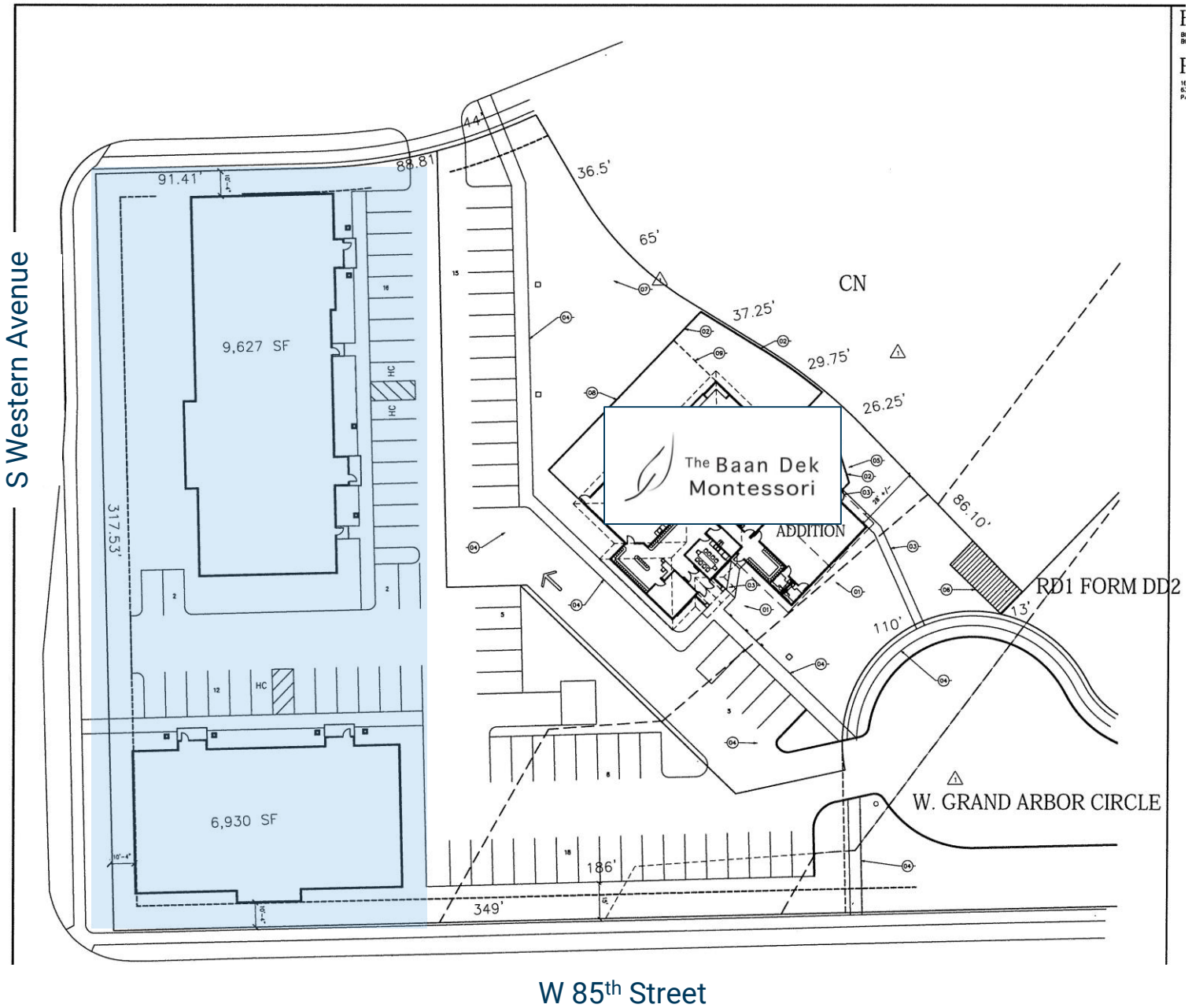
605.361.8211 | [VBCcommercial.com](http://VBCcommercial.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106

**CLINT  
DREYER**  
605.400.5973

[clint.dreyer@vbclink.com](mailto:clint.dreyer@vbclink.com)

# POTENTIAL SITE PLAN



W 85th Street



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# AREA MAP



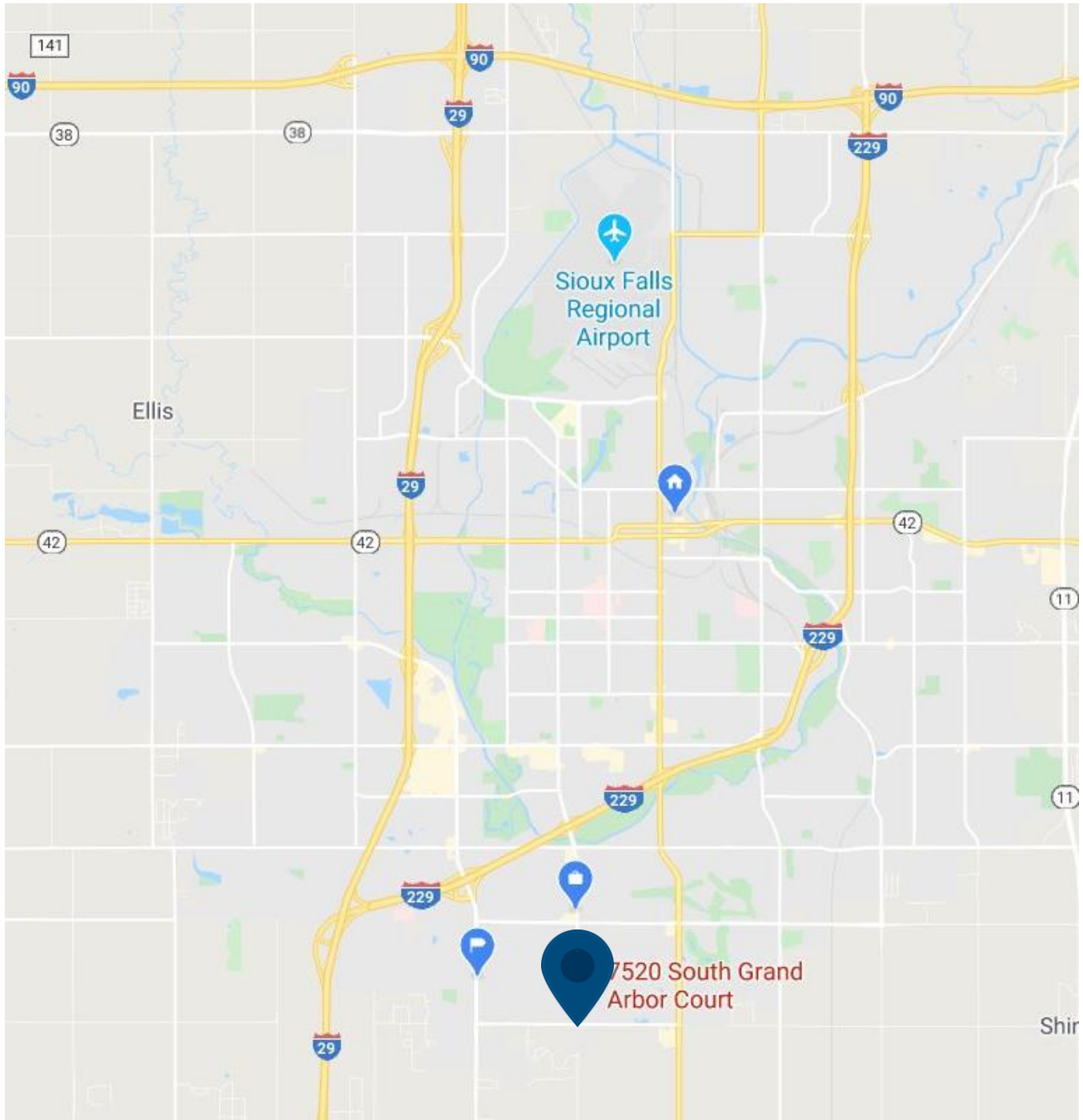
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# Sioux Falls City Location Map



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