# PRAIRIE HILLS OFFICE LEASE

7601 SOUTH KENTON LANE SIOUX FALLS SD 57108

FOR LEASE

## BUILD-TO-SUIT UNDER CONSTRUCTION

### SIZE
**LEASE**:
5,453 SF

### PRICE
**LEASE**:
$18.50 PSF NNN

**TIA:**
$25.00 PSF

### ZONING
Live/Work

### LOCATION
Close to S Western Ave off 85th St with access from S Kenton Ln. Located near a growing professional neighborhood among high-end residential homes. Also close to Tea & Harrisburg, bedroom communities south of Sioux Falls.

### POPULATION
**2021Within 1 mile:**
8,388 with an average income of $137,904.

### NEIGHBORS
Three Fountains One, Top Fitness, The Village at Three Fountains, Baan Dek Montessori, Walmart, Faini Designs Jewelry Studio, McNally's Irish Pub, Tavern 180, Form Fitness, Avera Hospital, Burn Boot Camp, Subway & more.

Information deemed reliable but not guaranteed.

VanBuskirk COMPANIES

605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

MIKE VAN BUSKIRK

605.366.0936

mike@vbclink.com

# SITE PLAN

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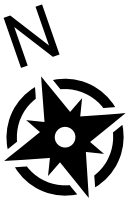
# NEIGHBORHOOD PHOTOS

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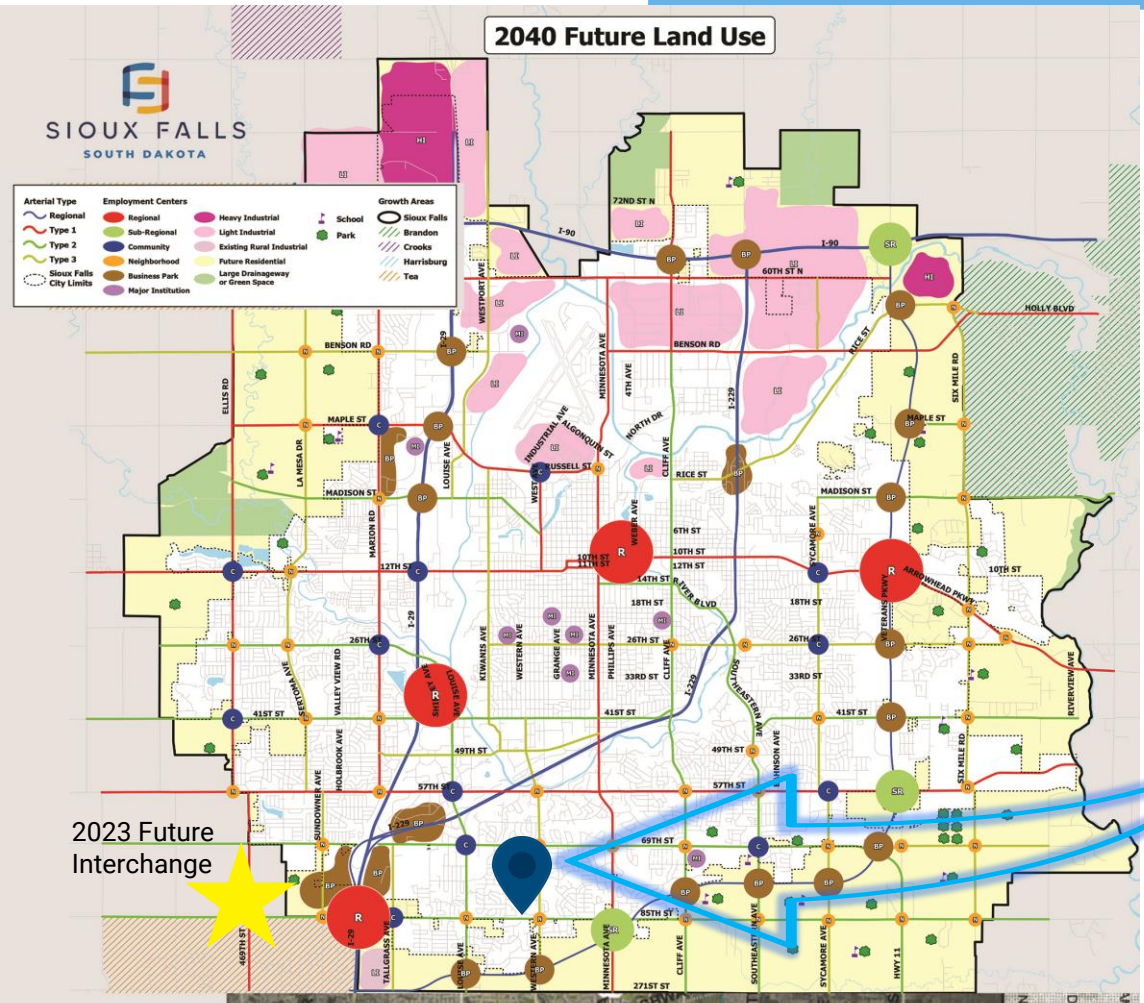
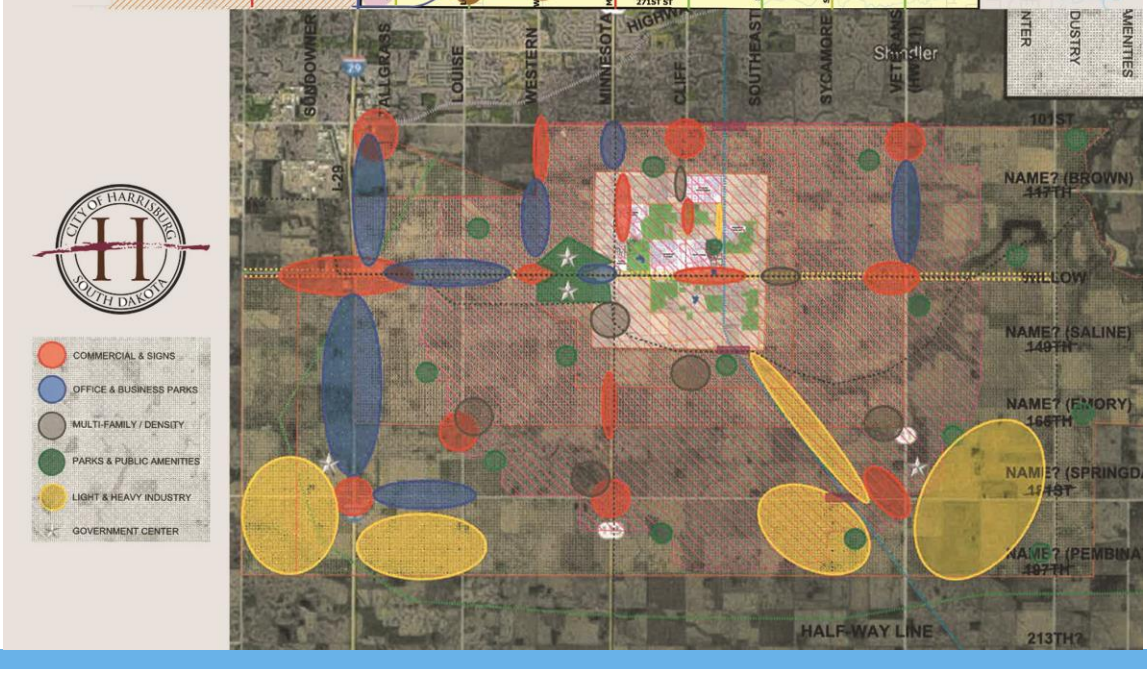
# FUTURE LAND USE





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# AREA MAP

- Perfect location for a professional office close to home.
- Located in the thriving and dynamic South Western Avenue office and retail corridor.
- 85th Street interchange with I-29 scheduled for 2023.
- Take advantage of this hard-to-find small office site in a desirable neighborhood!
- 2021 population within 1 mile is 8,388 with an average income of $137,904.
- Being close to Walmart, Avera Clinic, exciting restaurants and health clubs make this a great location for employee satisfaction.
- 2020 traffic count is 6,600 VPD.


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