

**FOR  
LEASE**

## MIDTOWN 2809

HIGHLY VISIBLE, HIGHLY TRAFFICKED RETAIL SPACE



2809 S. MINNESOTA AVENUE  
SIOUX FALLS, SD 57105



### SIZE

2,786 sq. ft.



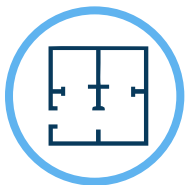
### PRICE

\$12 PSF NNN  
NNN Estimated at  
\$3 PSF



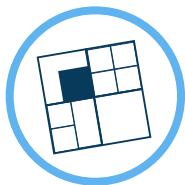
### LOCATION

A great, central location  
on the busiest north/south  
corridor in Sioux Falls.  
Highly visible location next  
to the Crow Bar



### LAYOUT

Wide open space  
with a drive thru  
window, an office,  
and restrooms



### ZONING

RE3: Retail



### COTENANCY

Crow Bar, Poppadox Pub,  
Fire Station 3, Lewis,  
Hardee's, Culver's, Hy-Vee,  
Sherwin-Williams, Famous  
Dave's and Mini-Critters

Information deemed reliable, but not guaranteed.

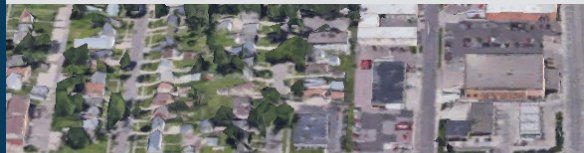


2571 S Westlake Drive #100  
Sioux Falls, SD 57106  
605.361.8211 | VBCcommercial.com

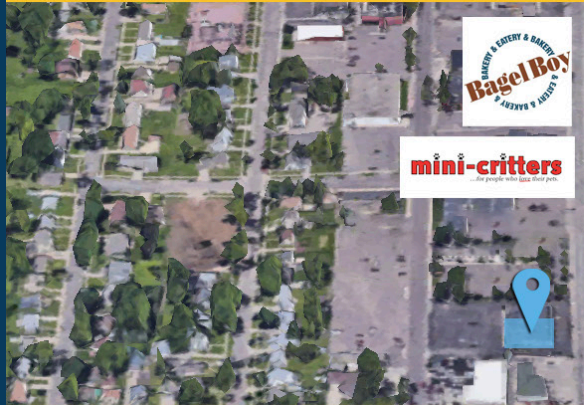


**605.310.4509**  
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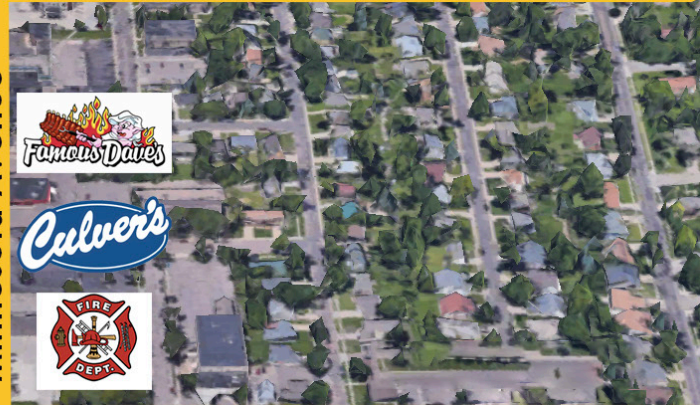
# AERIAL MAP



33rd Street



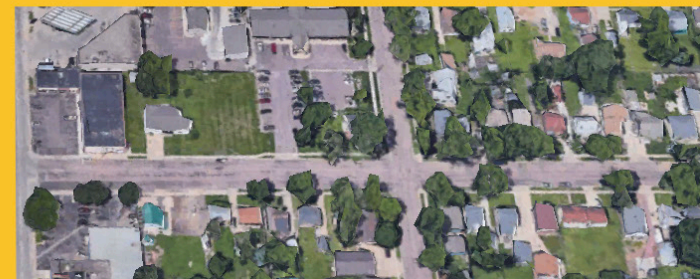
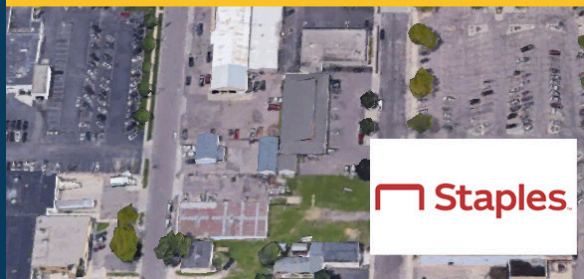
Minnesota Avenue



37th Street



41st Street



# SITE PLAN



# INTERIOR PHOTOS

