



DRIVE-THRU ENDCAP

81st + Minnesota

Located on a Walmart-Anchored Corridor



7204 South Lyncrest
Sioux Falls, SD 57108



size

North Endcap: 2,000 sqft



price

\$32 per square foot NNN



delivery

Landlord to deliver the Premises as a warm dark shell.



tenant

\$35 per square foot



location

Hard NW corner of 81st Street & Minnesota Avenue. This is a full-access intersection with a planned/future stoplight.



co-tenancy

Walmart SuperCenter, Starbucks, Scooters Coffee, Burger King, OrangeTheory Fitness, Aldi, Dollar Tree, T-Mobile, Jersey Mike's Subs, Nektar Juice Bar and many more.

Property is co-listed with Raquel Blount of Lloyd Companies
Information deemed reliable but not guaranteed.



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AREA RETAIL MAP

69th Street

SUBWAY ANYTIME FITNESS

TINNER'S BAR & GRILL
profile SANFORD
usbank
Great LIFE
Maine's Golf & Fitness Club
Live. Play. Bank.

Lewis Your first stop
SANFORD HEALTH

SIOUX FALLS

Prairie Green Golf Course

South Minnesota Avenue

American Bank & Trust

7-ACRE REDEVELOPMENT



GET IT GO

MILLER

K

McDonald's

Valvoline

SF&H SIOUX FALLS SPECIALTY HOSPITAL

85th Street

ALDI

SUBARU

RELIABANK

SCOOTERS COFFEE

Orangetheory

BURGER KING

verizon

[solidcore]

Pizza Hut

AVEDA

Starbucks

SOO SPORTS BOAT DEALERSHIP & SERVICING

DOLLAR TREE

Avera

Walmart

NORTH VIEW



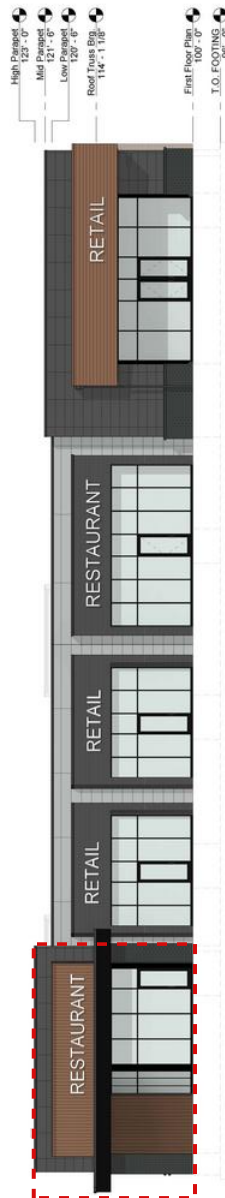
SOUTH VIEW



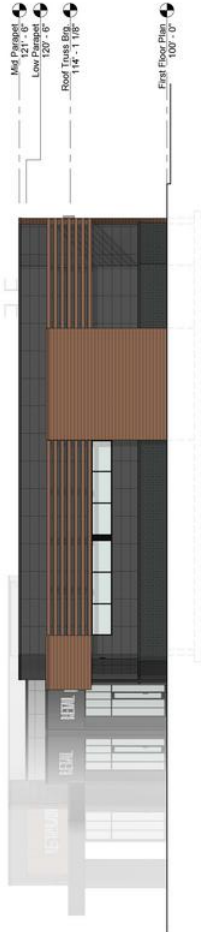
SITE OVERVIEW

EXTERIOR ELEVATIONS

Plan Notes



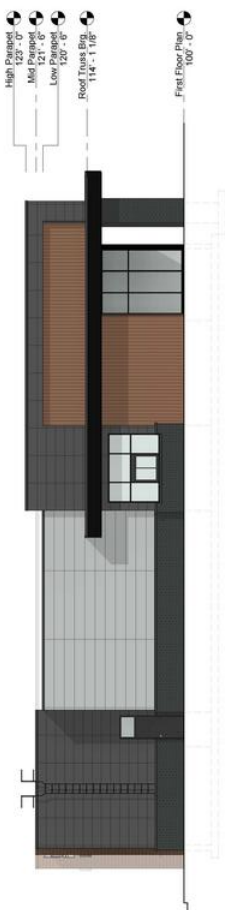
1 West Elevation
Scale: 1/8" = 1'-0"



2 South Elevation
Scale: 1/8" = 1'-0"



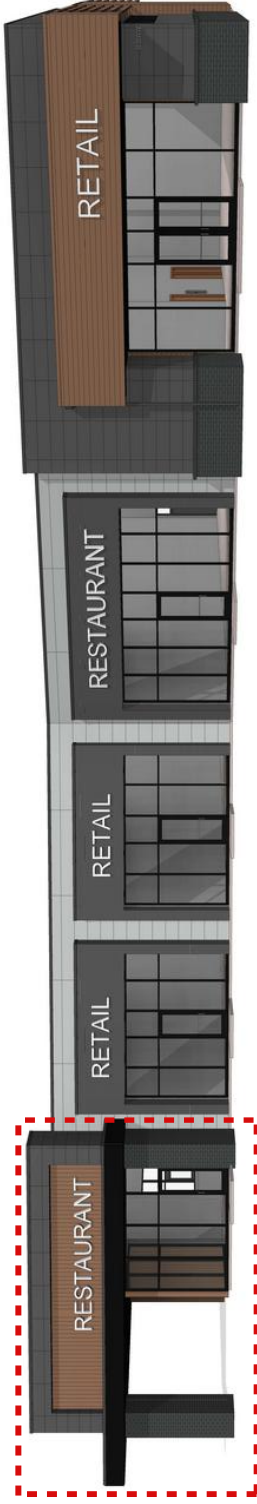
3 East Elevation
Scale: 1/8" = 1'-0"



4 North Elevation
Scale: 1/8" = 1'-0"

<p>W Architecture, Inc. 1400 W. 10th Street, Suite 100 Bismarck, ND 58102 Phone: (701) 755-1111 Fax: (701) 755-1112 www.warchitecture.com</p>	<p>Project No. 20084 Date: 12/20/2023 Drawn By: BDC</p>
	<p>Project Name: 1 @ B1 Gardens Location: Bismarck, ND Client: Home Partners for VersiDwelle, Architecture, LLC</p>
<p>Exterior Elevations</p> <p>COMPOSITE 23318 This plan is copyrighted and shall be used only for the building shown and no other building without the written permission of W Architecture, Inc.</p>	
<p>Project No. 20084 1 12/20/23 BDC Date: 12/20/23 Drawn By: BDC</p>	
<p>A3.0</p>	

EXTERIOR PERSPECTIVES



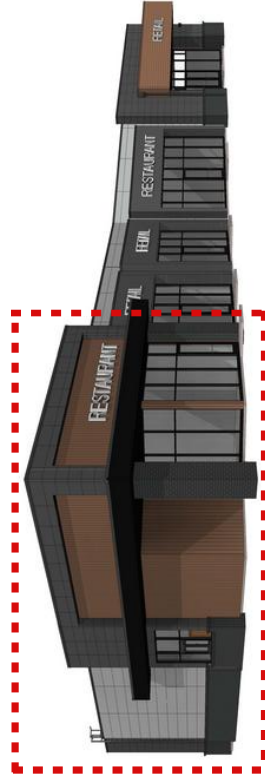
1 West Perspective

Scale:



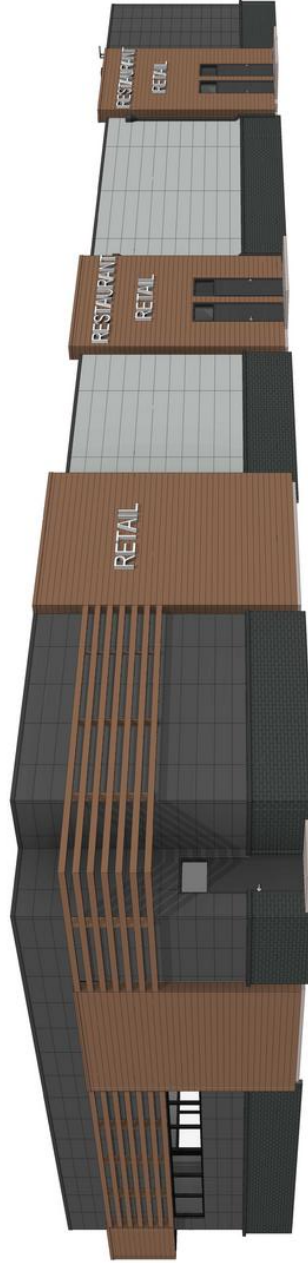
2 Southwest Perspective-02

Scale:



3 Northwest Perspective

Scale:



4 Southeast Perspective

Scale:

 VanDewalle Architects, LLC 1000 S. Highway 101, Suite 100 Stone Mountain, GA 30087 Phone: 770.499.4411	
Project No. 20084 Revision 2 Date: 12/22/2022 Drawn By: BAC	
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A3.1	

SITEPLAN



PHOTOS

