

**FOR
LEASE**

Golden Valley Plaza

4525 E. 26th Street, Sioux Falls, SD 57110



High-Traffic Retail Center



SIZE

1,280 SF



PRICE

\$12.00 PSF (NNN)

Estimated NNN

\$4.42 PSF



LOCATION

Located near the bustling neighborhood corner of E 26th Street & Sycamore Ave, this space offers high visibility on E 26th Street between Sycamore and Veteran's Parkway / HWY 100



LAYOUT

Open layout with a built-in customer counter including a 3-compartment sink. This space also includes one storage room, a private office, mechanical room with tub sink and common restrooms.



TRAFFIC

E. 26th Street:
14,600 cars per day

Sycamore Avenue:
14,800 cars per day

Veteran's Parkway:
14,000 vehicles per day



CO-TENANCY

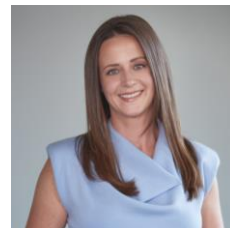
OverTime Sports Grill & Bar, LUX Nails & Spa, Tokyo 26, Walgreens, Hy-Vee Grocery Store, Starbucks, Lewis Drug, Chase Bank, Taco Johns, Year-Round Brown Tanning Salon, Breadsmith, Great Clips

Information deemed reliable but not guaranteed.



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AREA RETAIL MAP



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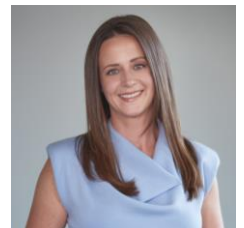
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AERIAL SITE VIEW



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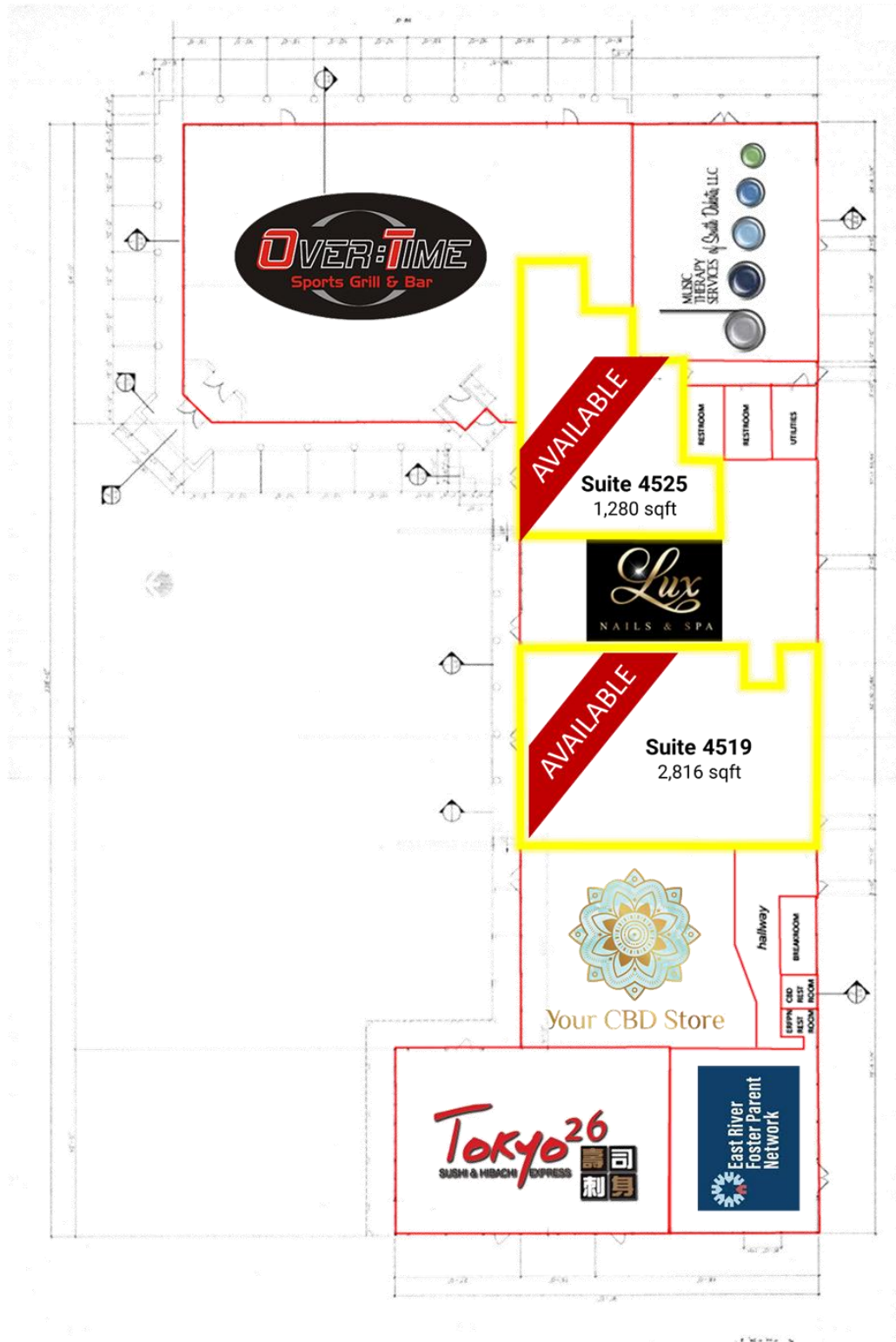
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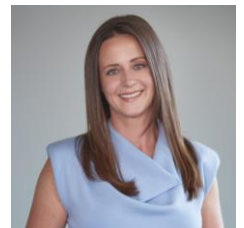
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BUILDING FLOOR PLAN



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PHOTO GALLERY



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