



TURN-KEY SPACE

ICE CREAM / ENTERTAINMENT

41ST + SERTOMA SUBLEASE

3221 South Sertoma Avenue | Sioux Falls, SD 57106



**ROOSEVELT
MARKETPLACE**



SIZE

1,224 sqft
(50% of shared 2,448-sqft
endcap with Flyboy Donuts)



SUBLEASE

This sublease is available
immediately. Current term
expires mid-2027. Contact
broker for lease details.



CO-TENANCY

Flyboy Donuts, Giliberto's Taco
Shop, GreatLIFE, Year Round
Brown, Walgreens, Ace Hardware,
Roosevelt High School, Papa
Murphy's, Taco John's



PRICE

Base Rent: \$1,835 per month
(NNN), 1.5% annual increase.
Tenant pays 40% of NNN and
50% of utilities.



LAYOUT

Turn-key ice cream shop, or
arcade / entertainment space
with shared seating area and
restrooms with Flyboy Donuts.



LOCATION

High-profile endcap location
at West 41st Street & Sertoma
Avenue, across street from
Roosevelt High School.

Information deemed reliable but not guaranteed.



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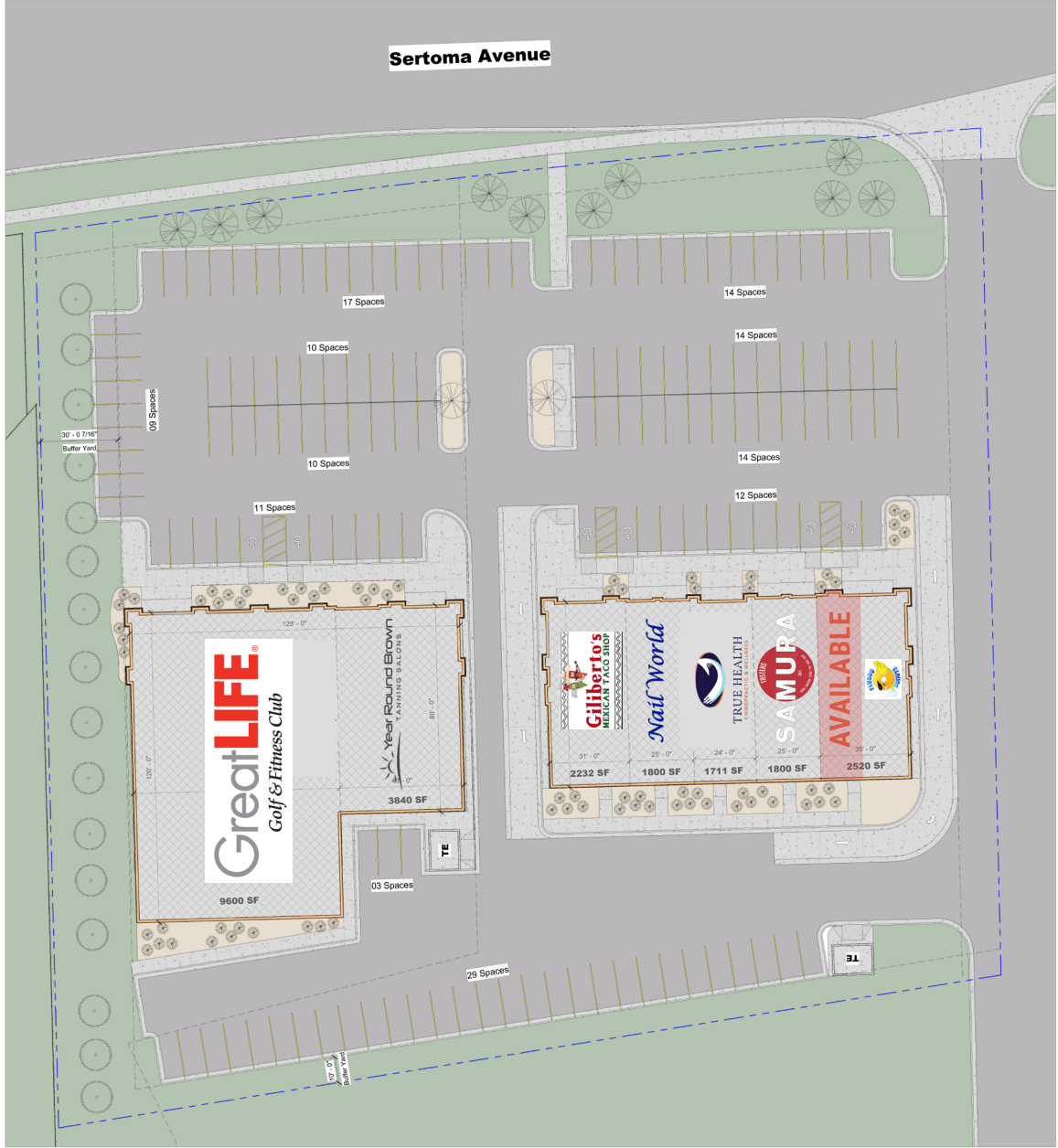
AREA RETAIL MAP



WEST 41ST STREET: 19,800 CARS PER DAY

SERTOMA AVENUE: 10,900 CARS PER DAY

SITEPLAN



PRELIMINARY
NOT FOR CONSTRUCTION



Revised: March 2016
Sour: Falls, SD

Site Plan

Project No.	17068	Revision	
Date:	11/22/17	Drawn By:	TJH
Scale:	1" = 20'-0"	Sheet No.	A1.0

FLYBOY COUNTER
11' X 24'-7"
280 SF

FLYBOY STORAGE
13'-8" X 9'
123 SF

STENSLAND COUNTER
11' X 24'-7"
280 SF

STENSLAND STORAGE
13'-8" X 9'
123 SF

CUST.
25' X 10'-5'

SHARED SEATING
33'-3" X 25'-2"

T.R.
T.R.
J.
MECH
10' X 6'

4'-0" DRIVE UP WINDOW

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
SUITE GROSS AREA = 2,448 SQUARE FEET 72' X 34'

PHOTOS

