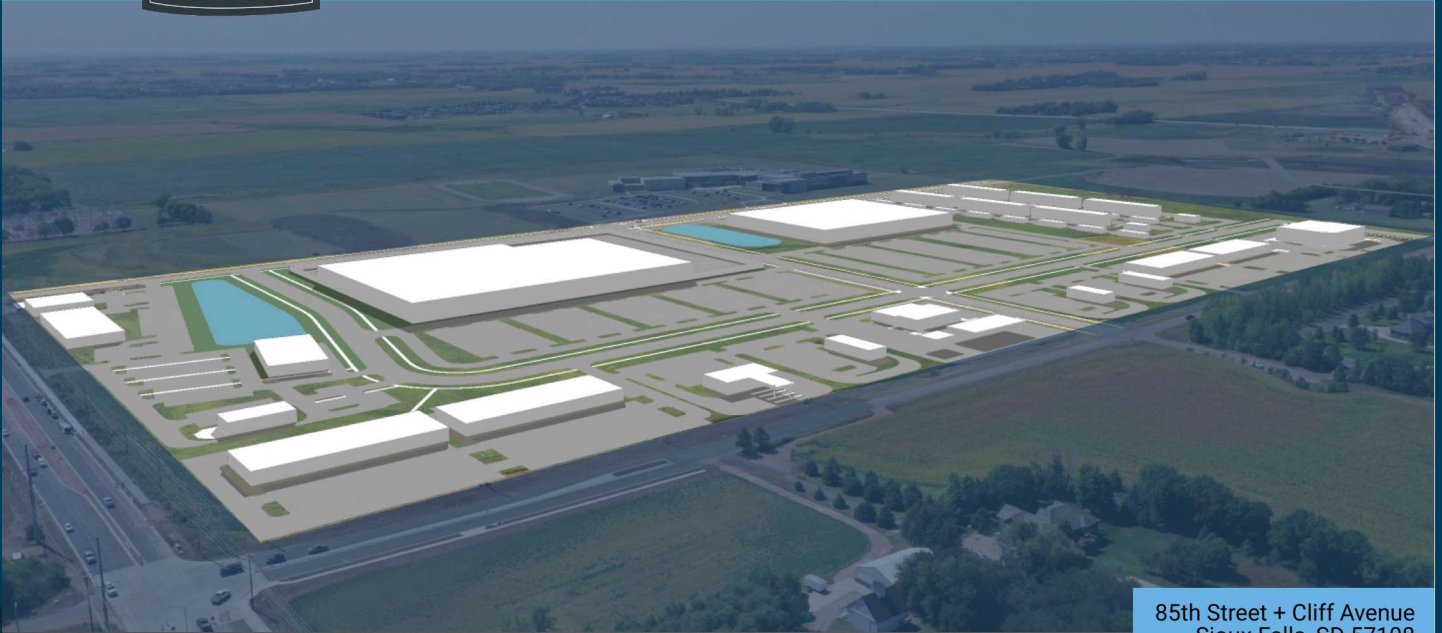




ACADEMY PARK

**FOR
SALE**

2 Retail Anchor Tracts For Sale



85th Street + Cliff Avenue
Sioux Falls, SD 57108



size

Anchor 1 - 15.71 acres
Anchor 2 - 14.29 acres



price

\$7.50 per square foot



co-tenancy

Excellent national co-tenancy including:
Walmart, Aldi, McDonald's, Starbucks, Dollar Tree, Verizon, Burger King, Scooter's Coffee, AT&T, Little Caesars, OrangeTheory, Pizza Hut, Safe Splash Swim School, Jersey Mike's Subs, T-Mobile, Nekter Juice Bar and many more!



delivery

Retail anchor tracts will be delivered shovel-ready, with street improvements complete and platting fees paid by Seller.



location

High-profile retail development site in South Sioux Falls on the hard SW corner of South Cliff Avenue and East 85th Street.

Information deemed reliable but not guaranteed.

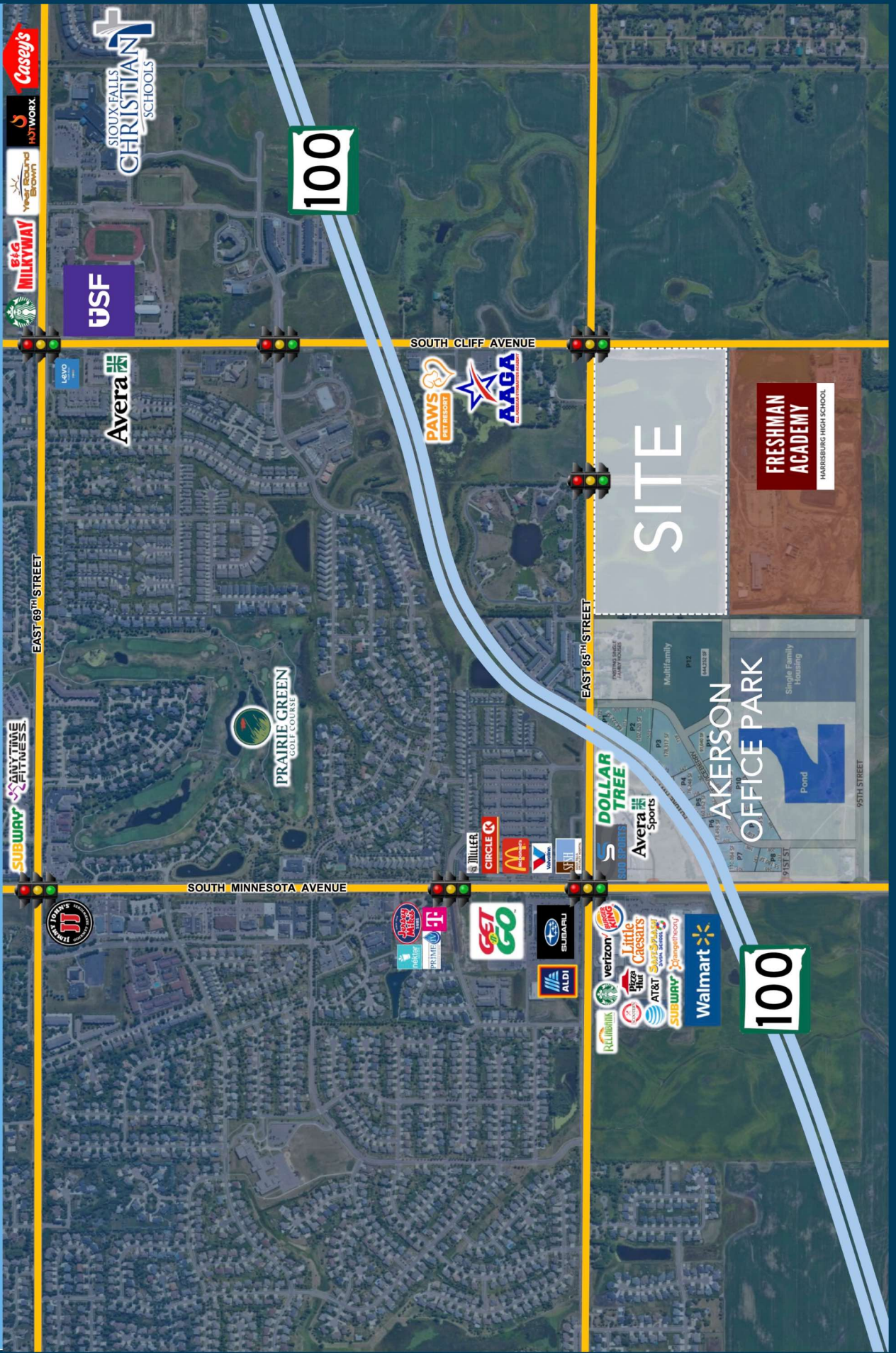


2571 South Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLink.com | 605.361.8211

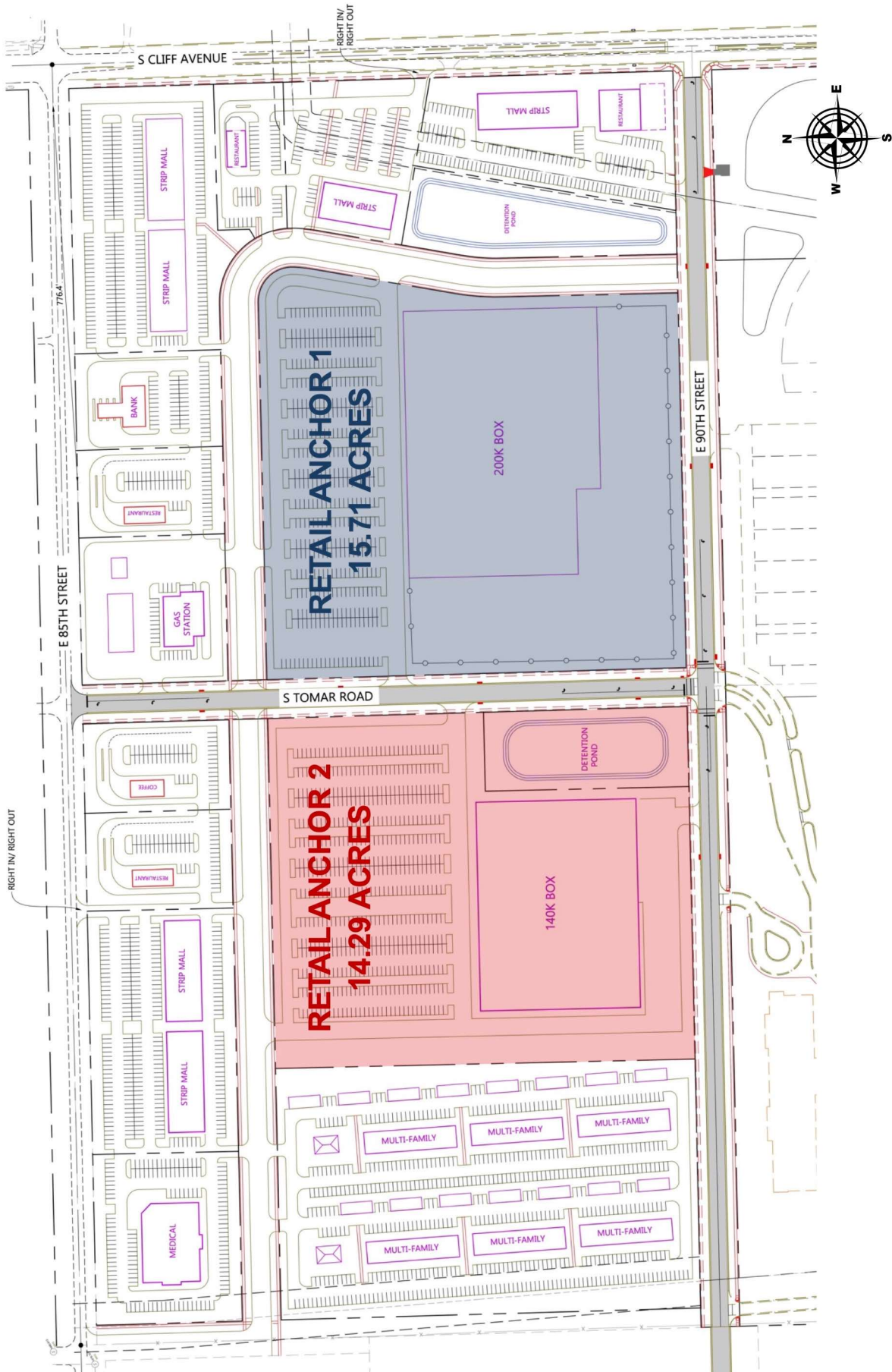


605.376.0127
Ryan@VBCLink.com

AREA RETAIL MAP



SITEPLAN



SITE OVERVIEW

