

**FOR  
LEASE**

# FIVE-TEN BUILDING

510 S Cleveland Avenue, Sioux Falls, SD 57103



## Freestanding Neighborhood Retail Space



**SIZE**  
1,200 SF



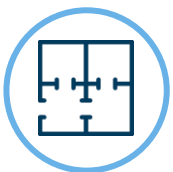
**PRICE**  
\$15.00 PSF (NN)  
+ Self CAM

Estimated NN  
\$3.48 PSF



### LOCATION

This pedestrian-friendly, single-tenant commercial building is at the corner of S. Cleveland Avenue and E. Sioux Street. Two blocks south of E 10<sup>th</sup> Street.



### LAYOUT

This single-tenant building offers open retail space with an abundance of natural light from the large storefront windows, a private restroom, storage room, and office.



**AVAILABLE**  
Immediately



### CO-TENANCY

Booze Boys Discount Wine & Liquor, Arby's, Fryn' Pan Family Restaurant, Hy-Vee, AutoZone, Starbucks, Austad's Golf, Super 8 by Wyndham

Information deemed reliable but not guaranteed.



605.361.8211 | [VBCLink.com](http://VBCLink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



**605.351.5512**

[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)

# AREA RETAIL MAP



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SITE OVERVIEW



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## 2023 Estimated NNN Information

NNN	Paid By	Cost (\$/SF)	Notes
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.48	
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.00	
Common Area Maintenance	Paid by Tenant		Landlord will snow plow, at no charge, for the first 3 years of the lease. Tenant shall be responsible for mowing boulevards and weeding.

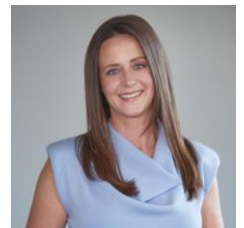
## Utility Information

Utility	Paid By	Provider	Separately Metered
Gas	Paid by Tenant directly to provider	Mid-American Energy	Yes
Electricity	Paid by Tenant directly to provider	Xcel Energy	Yes
Water & Sewer	Paid by Tenant directly to provider	City of Sioux Falls	Yes
Trash	Paid by Tenant directly to provider	Tenant can select their preferred provider	N/A
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	N/A



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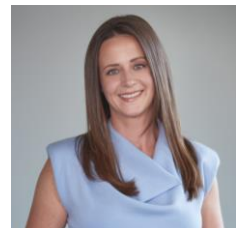
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# PHOTO GALLERY



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