



10TH STREET FLEX SPACE

3809 East 10th Street | Suite 130 | Sioux Falls, SD 57103



SIZE

2,347 sq ft



PRICE

\$10.50/sqft NNN
\$3.75 est NNN



LAYOUT

Wide open layout, with the ability to be built out for a wide variety of commercial uses.



AVAILABLE

Immediately



CO-TENANCY

Dollar Tree, Planet Fitness, Pizza Ranch, Runnings, Silverstar Car wash, Scooters Coffee, Dairy Queen, Flyboy Donuts, and Ace Hardware.



LOCATION

The property is located on East 10th Street, stretching South to East 12th Street. This space is located on the Southeast corner of the building.

Information deemed reliable but not guaranteed.



VBCLINK.COM | 605.361.8211

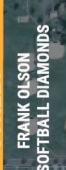
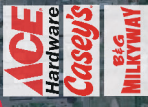
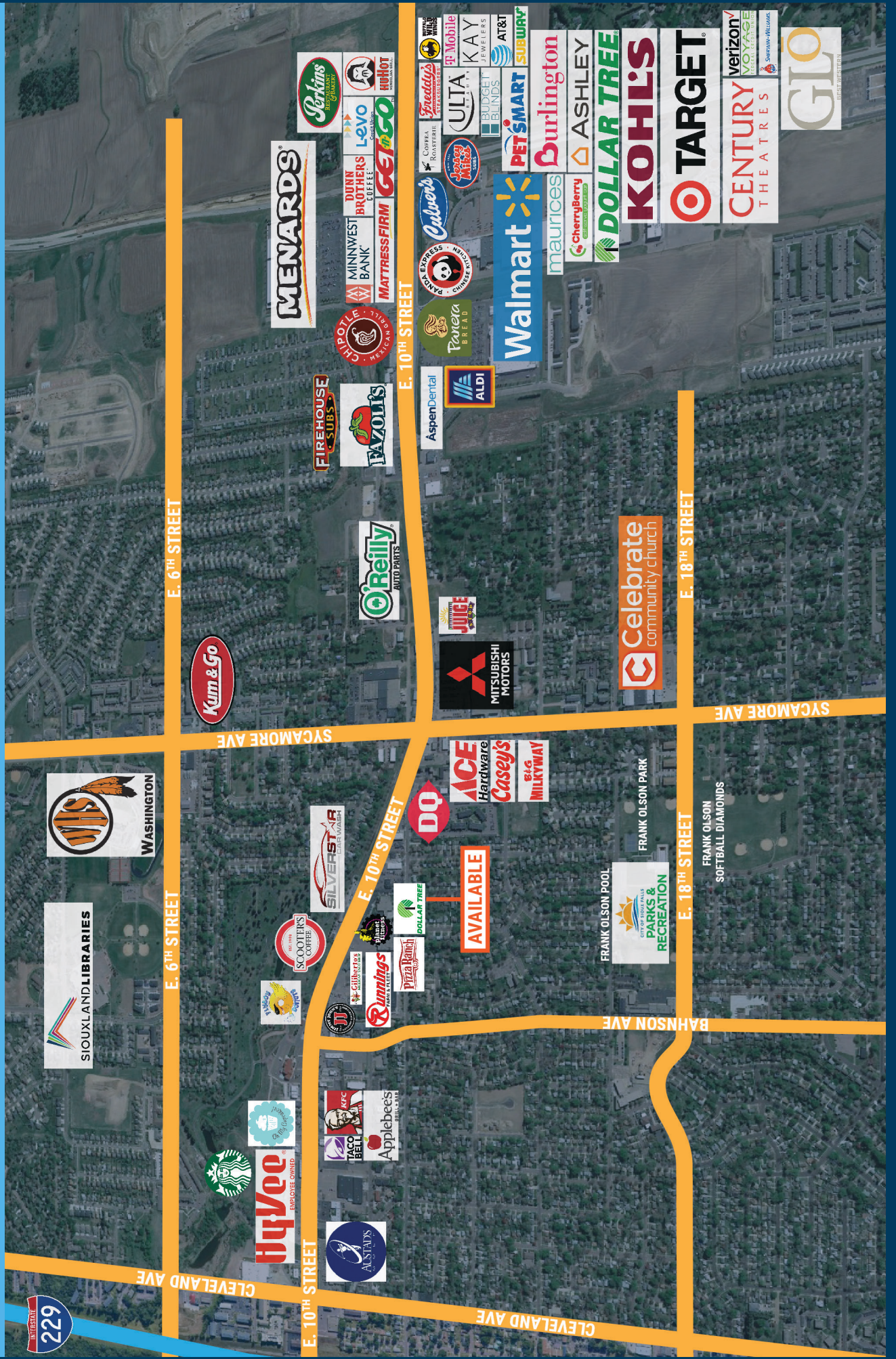
2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106



605.376.0127

Ryan@VBCLink.com

AREA MAP



E. 6th Street

E. 6th Street

E. 10th Street

E. 10th Street

E. 10th Street

E. 18th Street

E. 18th Street

Cleveland Ave

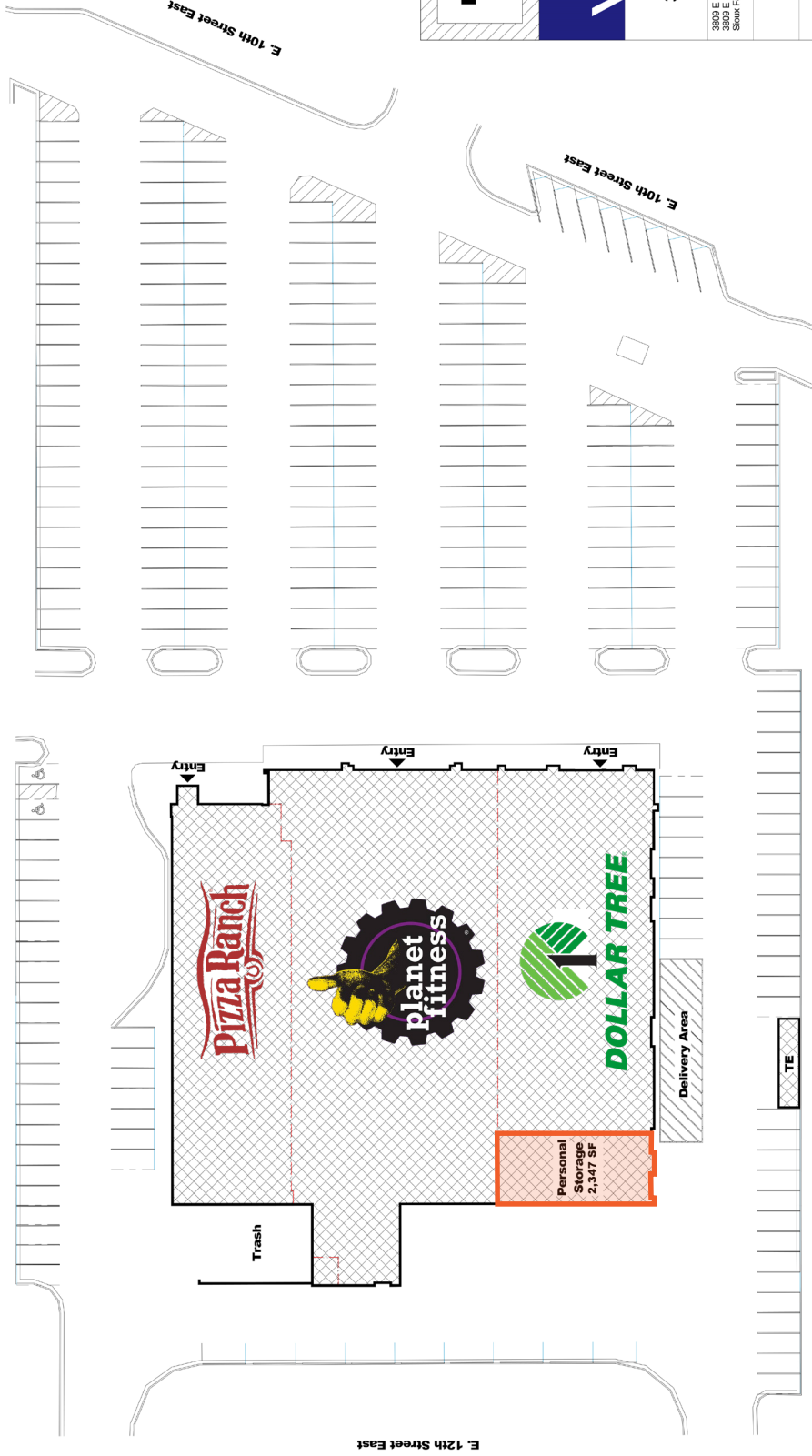
Cleveland Ave

Bahnsen Ave

Sycamore Ave

Sycamore Ave

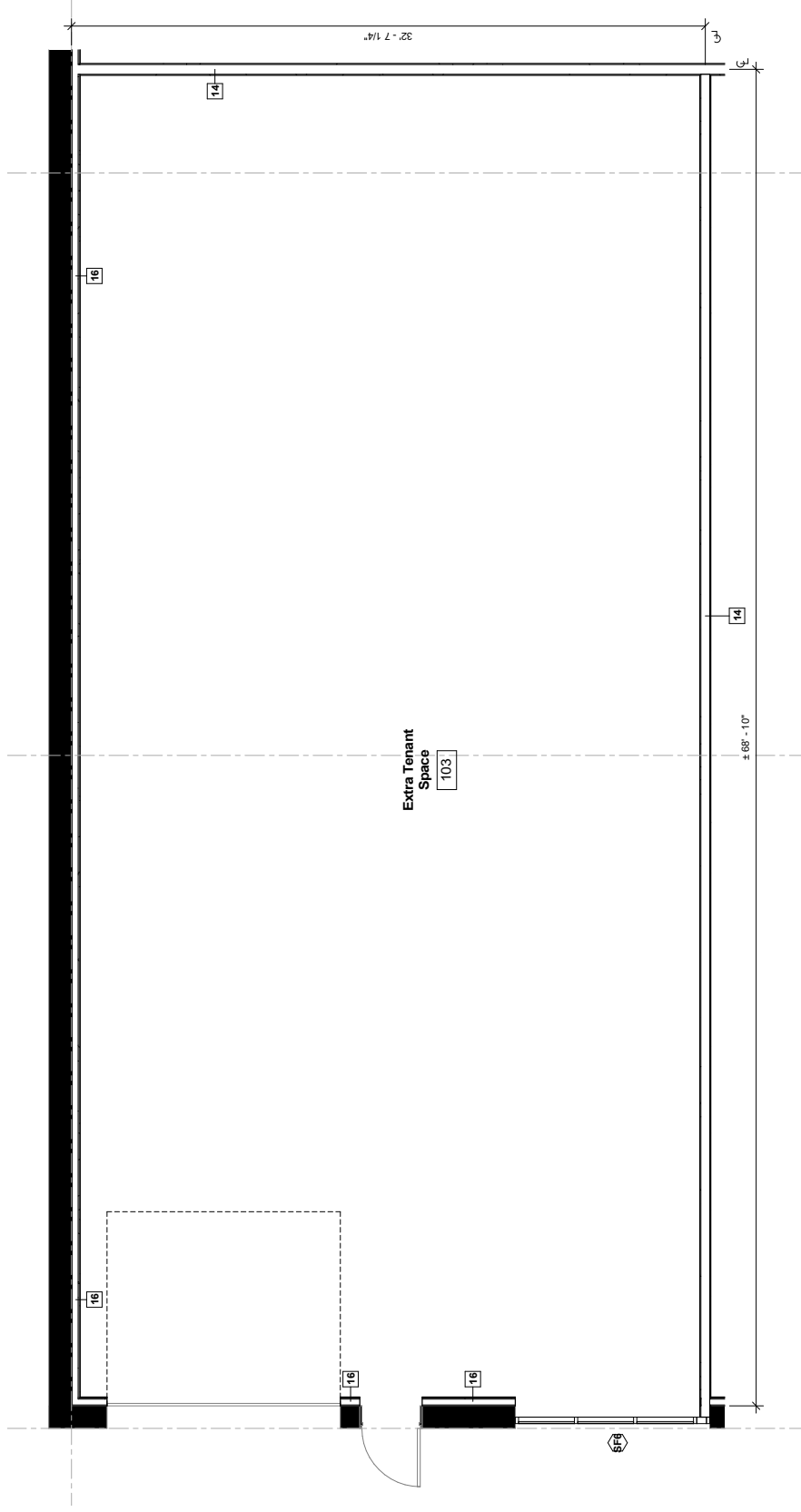
SITE PLAN



<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>VanDeWalle Architects LLC ARCHITECTURE • PLANNING • INTERIORS Sioux Falls, S.D. 605-339-4411</p>	<p>3809 E 10th St Remodel 3809 E 10th Street Sioux Falls, South Dakota</p>
<p><small>COPYRIGHT 2022 © This plan is copyrighted and shall be used only for the building shown. No other use is permitted without written permission from VanDeWalle Architects LLC.</small></p>		
<p>Project No. 21092</p>	<p>Revisions</p>	<p>A1.0</p>
<p>Date: 12.19.2022</p>	<p>Drawn By: ANU</p>	

1 Overall Site Plan
Scale: 1" = 30'-0"

FLOOR PLAN



1 Overall Tenant 'D' Floor Plan

Scale: 1/4" = 1'-0"

Square Footage: 2,347 SF