



# JEFFERSON CENTRE

## MARION ROAD RETAIL

### BRAND NEW RETAIL CENTRE FOR LEASE

1800 North Cavalier Avenue | Sioux Falls, SD 57107



#### SIZE

1,377 – 5,856 sqft



#### TIA

Landlord offering \$25.00 psf buildout allowance with acceptable lease terms.



#### CO-TENANCY

Scooter's Coffee, DQ, Starbucks, Anytime Fitness, Ace Hardware (proposed), Jefferson High School, McGovern Middle School



#### PRICE

\$27.00 psf  
\$33.00 psf for drive-thru end cap



#### TRAFFIC

7,000 vehicles per day



#### LOCATION

High-profile location on Marion Road, across the street from Jefferson High School!

Information deemed reliable but not guaranteed.



[VBCLINK.COM](http://VBCLINK.COM)

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# AREA MAP



MAPLE STREET

MAPLE STREET

N VALLEY VIEW ROAD

NORTH MARION ROAD

MARION ROAD

Avera

JEFFERSON HIGH SCHOOL

SOUTH EAST  
Technical College

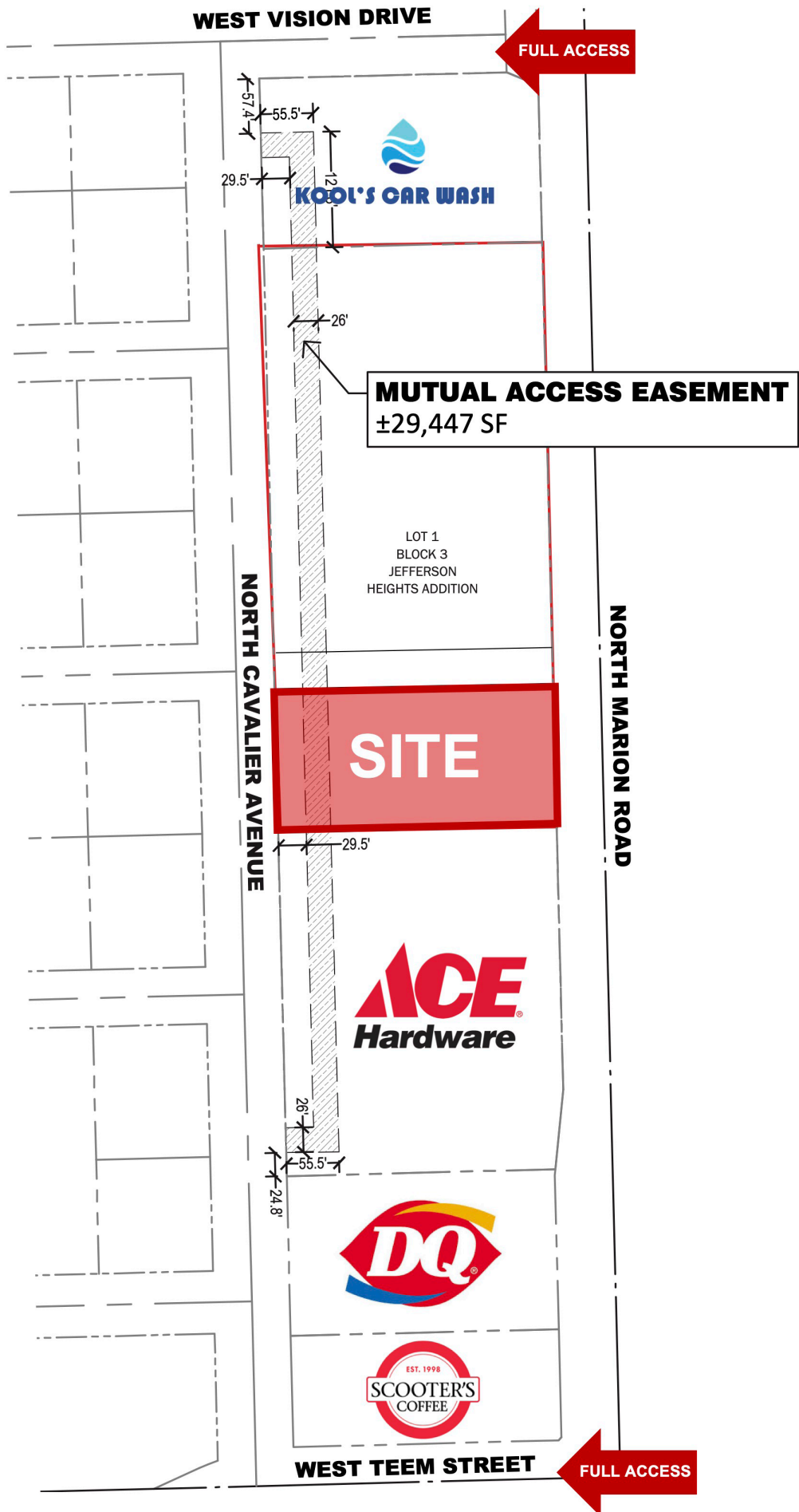
SIOUX FALLS  
NEW TECHNOLOGY  
HIGH SCHOOL

GEORGE MCGOVERN  
MIDDLE SCHOOL  
COURAGE · HONOR · RESILIENCE

DQ  
Domino's PIZZA  
SCOOTER'S COFFEE  
EST. 1998  
ACE Hardware

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INTERSTATE

# DEVELOPMENT LAYOUT







# RENDERINGS

