



RIVER PLAZA

THEATER-ANCHORED RETAIL CENTER

RETAIL/RESTAURANT SPACE FOR LEASE

2425 South Shirley Avenue, Suite 112 | Sioux Falls, SD 57106



SIZE

2,775 sq ft



PRICE

\$18.00 psf
\$6.32 psf (NNN)



LAYOUT

Open floorplan concept with office and in-suite restroom. Contact broker for information on existing taproom infrastructure.



TRAFFIC

Louise Avenue: 31,300 vpd
Shirley Avenue: 7,000 vpd
Interstate 29: 50,890 vpd



LOCATION

Convenient westside location, surrounded by numerous restaurants and national retailers, with close proximity to Louise Avenue and Interstate 29.



CO-TENANCY

Cinemark, Cracker Barrel, Ruby Tuesday, Cold Stone Creamery, Gimme A Break Daycare, Jacqueline Joyce Quilt Shop, Ambiance Salon, Nail Studio, Slumberland, Carnaval Brazilian Grill, Outback Steakhouse.

Information deemed reliable but not guaranteed.

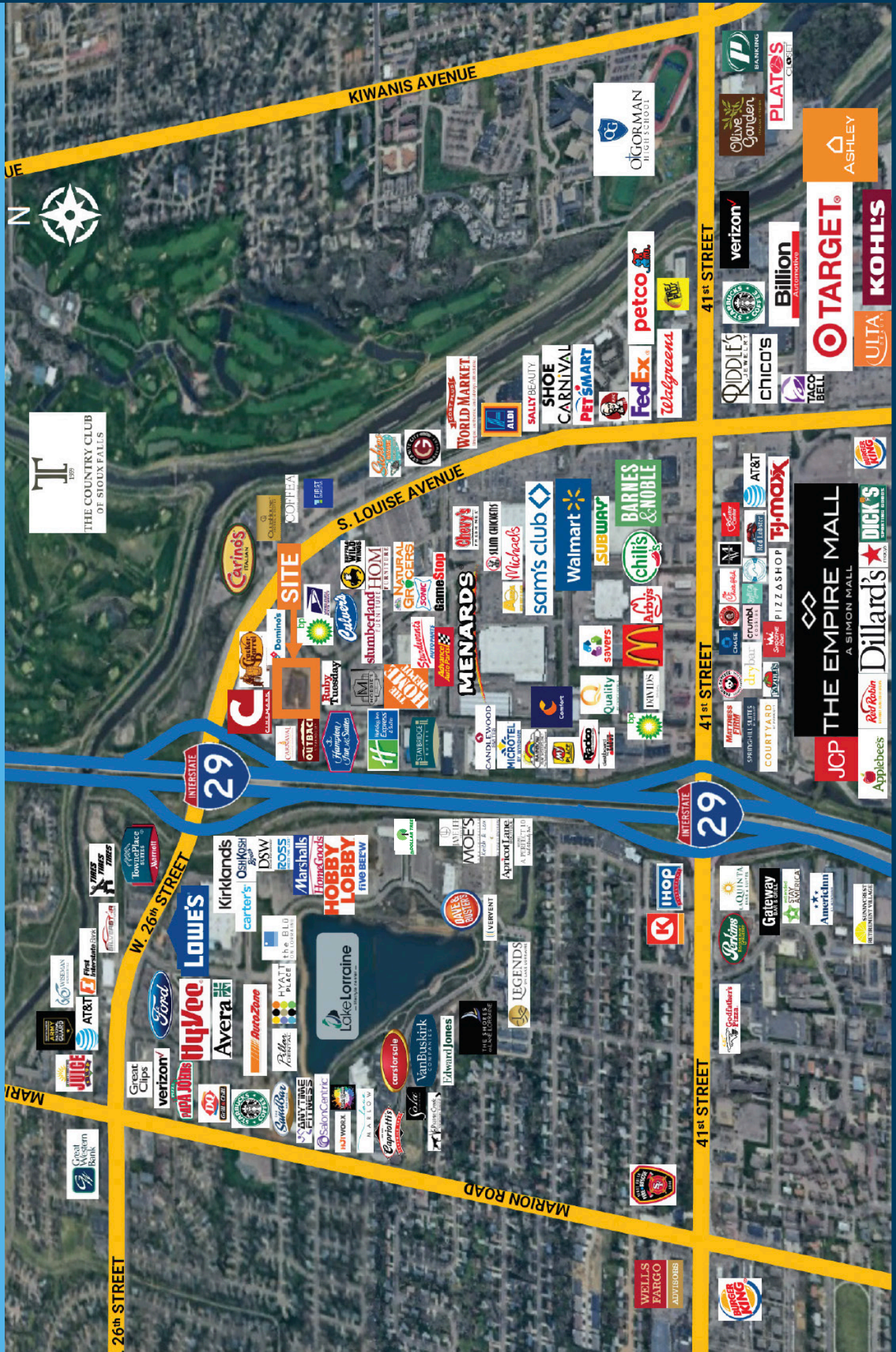


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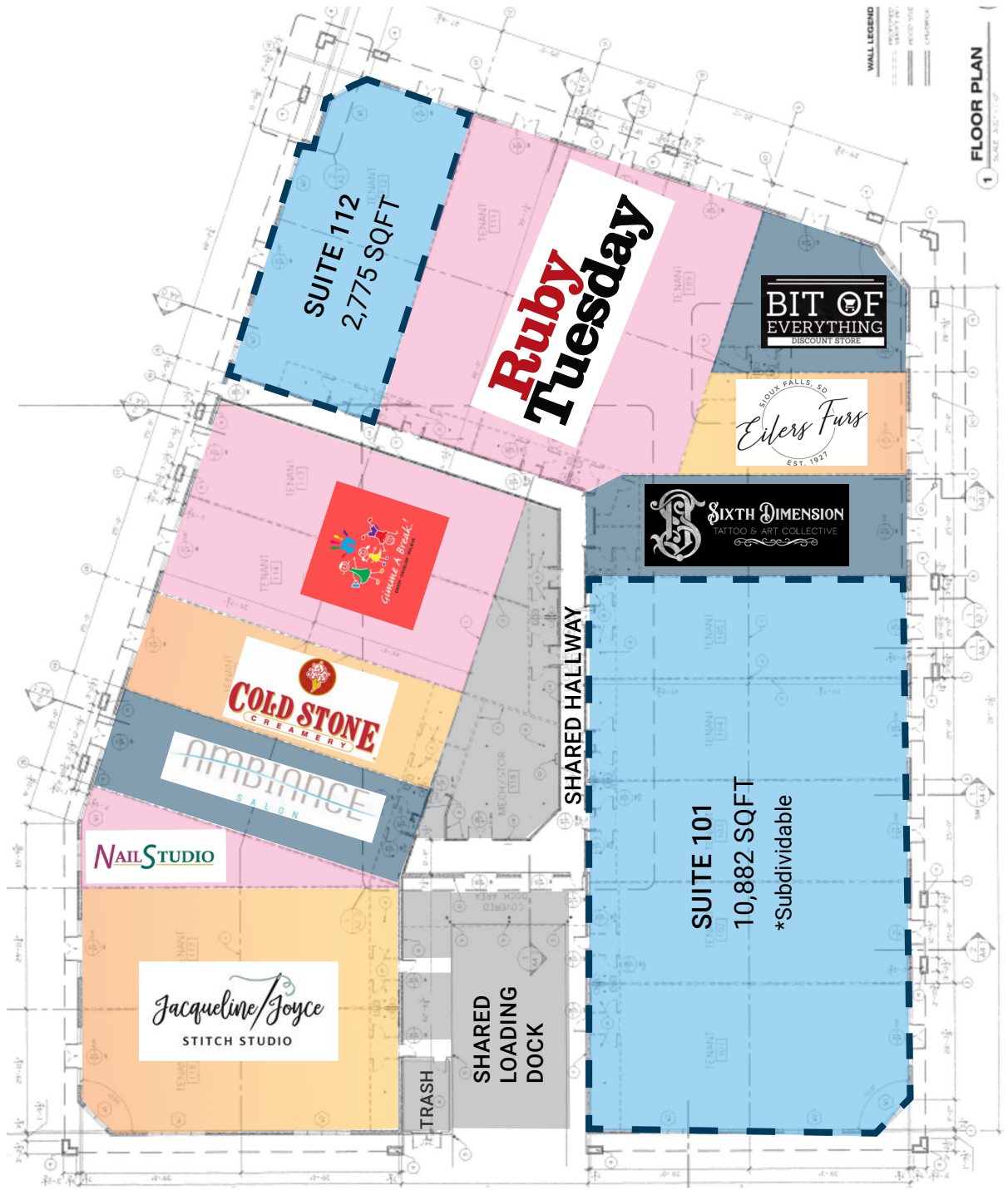
AREA RETAIL MAP



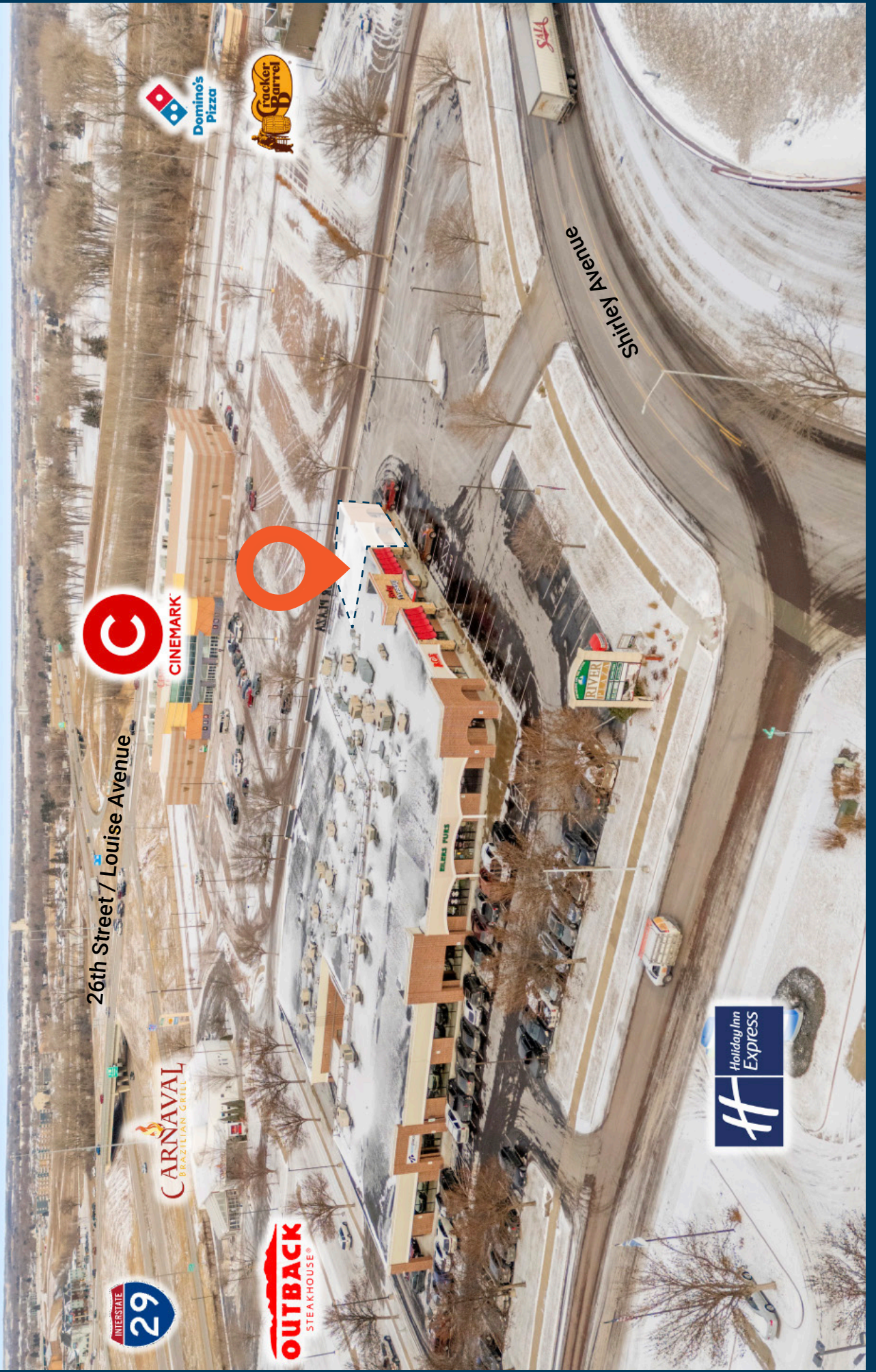
SITE PARCEL



BUILDING PLAN



SITE OVERVIEW



CINEMARK

26th Street / Louise Avenue



CARNIVAL
BRAZILIAN GRILL

OUTBACK
STEAKHOUSE®



Domino's
Pizza



Shirley Avenue

PHOTOS

