

**FOR
LEASE**

RAINTREE CENTER

7600 S Louise Ave, Sioux Falls, SD 57108

SUITE 120-130



First Generation Retail Space



SIZE

4,419 SF
*Can be subdivided



PRICE

\$17.00 PSF (NNN)
Estimated NNN
\$7.93 PSF



LOCATION

This convenient neighborhood strip center is located on the northeast corner of 85th Street and Louise Avenue.



T.I.A.

\$40.00 PSF



TRAFFIC

Average of 22,900 vehicles per day on 85th Street & Louise Avenue.



CO-TENANCY

Subway, Burn Boot Camp, Serenity Spa & Facials, Farm Bureau Insurance, Avera on Louise Health Campus, Culver's, Lewis, Starbucks, Billion Auto

Information deemed reliable but not guaranteed.



(605)-361-8211 | vbclink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512

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AREA RETAIL MAP

69th St

85th St

S Louise Ave

S Western Ave

Logos on 69th St: Heather Ridge Pet Hospital, smiles AT BERTINGTON POINTS, FORM FOR YOU, LIMITLESS MALE MEDICAL CLINIC, Davita, Pita Pit, A PERFECT 10 Nail & Beauty Bar, 22TEN RESTAURANT, Kum & Go, Avera

Logos on S Louise Ave (West Side): kw, Sanford Children's Hospital, Lewis, TOWNEPLACE SUITES, Culver's, WRAY, SILVERSTAR, CIRCLE K, lof[T], Arby's, FIRST FLOOR, SECURITY NATIONAL BANK, FIRST CLASS, DIVINE, DENTAL CARE, HALLERBAENA DANCE STUDIO, AMT

Logos on S Louise Ave (East Side): WILLIQUORS, Capriotti's, Cornerstone BANK, Sweet Cheeks, PLAZA AZTECA, Hampton, WELLS FARGO, BA BILLION, EmBe, Edward Jones, HOMWOOD SUITES, SERENITE, BIG MILKYWAY

Logos on S Western Ave (West Side): leela lavender, AMAZING LASH STUDIO, GOOSMANN LAW FIRM, BRYANT salon and spa, RADIANCE DAY SPA, Daily, BREADICO, CHARLIE'S PIZZA, FAINI DESIGNS JEWELRY STUDIO, EARTHWISE Pet NUTRITION CENTER & WELLNESS SPA

Logos on S Western Ave (East Side): ST. CROIX HOSPICE, Spirit of Joy, COUNTRY 'N MORE, MARINER, First Dakota Title THE TITLE RESOURCE NETWORK

Logos in Central Area: Avera, Avera Human Performance Center, TRINITY, PRIMROSE RETIREMENT COMMUNITIES

Logos on 85th St: SUBWAY, dental designs, FARM BUREAU INSURANCE, burn boat camp, LEGACY LAW FIRM, P.C., SoDak soda, MINT & SAGE, LLC MASSAGE STUDIO, Twetten's INTERIOR DESIGN, INFINITY, TOP FITNESS, Kids R Kids Learning Academy



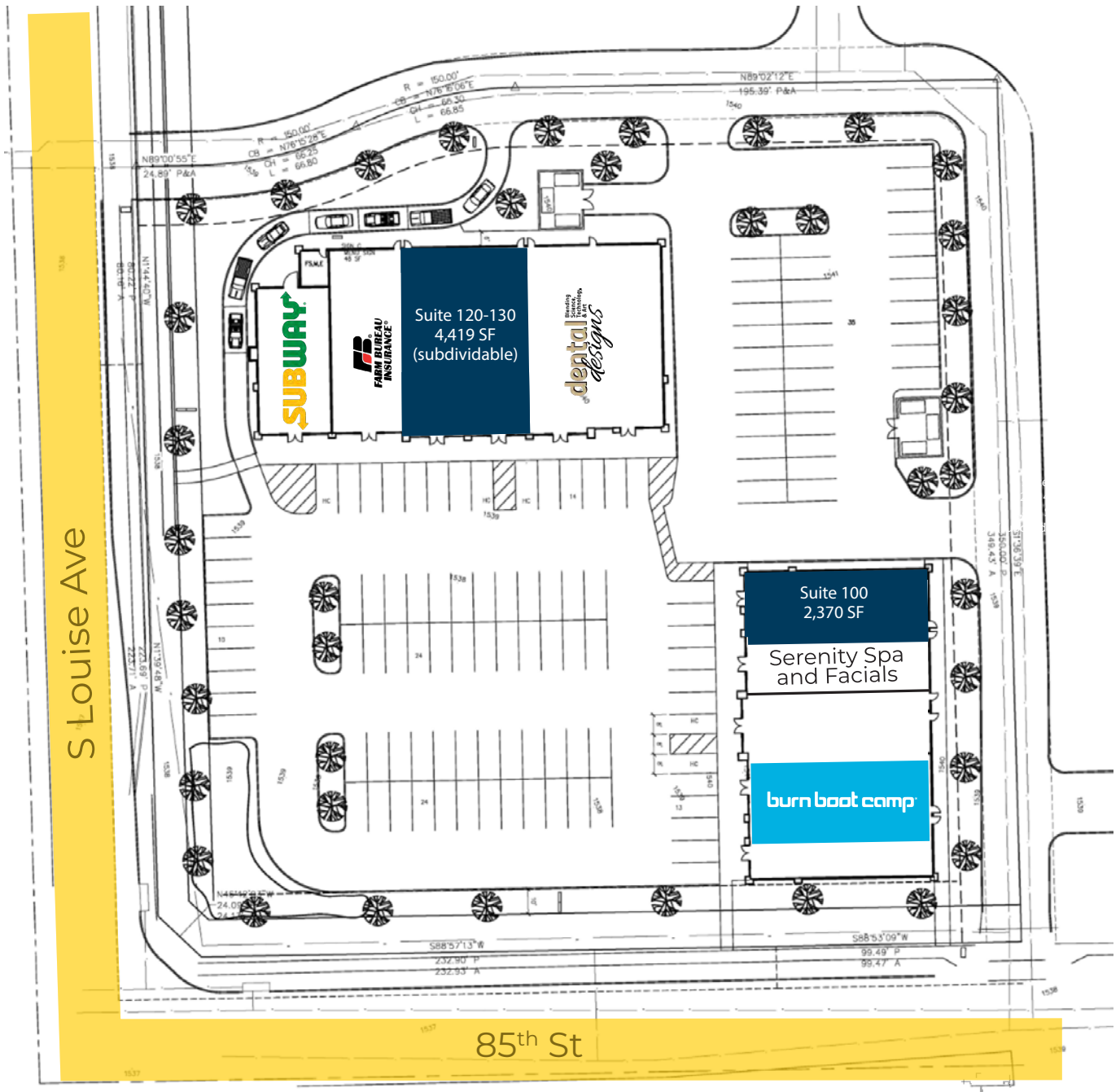
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SITE PLAN

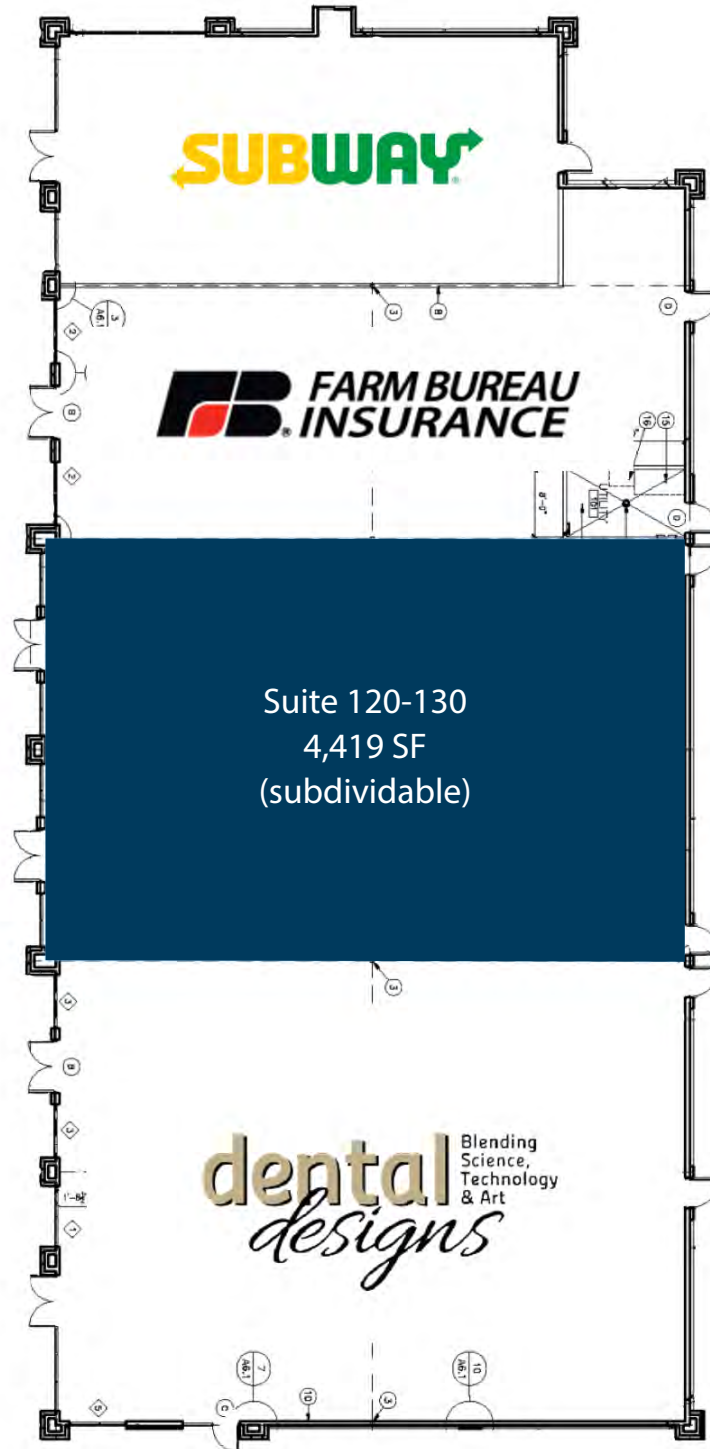


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BUILDING FLOOR PLAN



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PHOTO GALLERY



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