

**FOR
LEASE**

CAROLYN AVENUE STRIP MALL

RETAIL SPACE NEAR THE EMPIRE MALL



**3211 SOUTH CAROLYN AVENUE
SIOUX FALLS, SD 57106**



SIZE

2,800 sqft



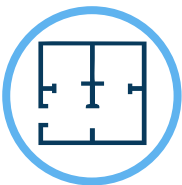
PRICE

\$1,900/month
(Gross) + Utilities



LOCATION

Located at 41st Street & Carolyn Avenue near the Empire Mall with Interstate 29 signage visibility.



LAYOUT

Open floor plan with office, storage room, two restrooms and a workroom with a sink.



COTENANCY

CannaCare Medical Dispensary, Foot Surgical Center, Fireside Lounge & Casino, and Dashboard by Karl's

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100
Sioux Falls, SD 57106
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605.310.4509
mike.knudson@vbclink.com

Minnesota Avenue

Western Avenue

Kiwanis Avenue

Louise Ave

41st Street

49th Street

229

29

Logos include: University of Sioux Falls, Augustana University, Costco, Target, Walmart, Best Buy, Home Depot, Lowe's, and many others.

Minnesota Avenue



AUGUSTANA
UNIVERSITY












41st Street

Graham Automotive



Western Avenue



Butterfly House & Aquarium
Where Nature and Beyond



CINEMARK
CINEMARK THEATERS
Ruby Tuesday
slumberland

KIRKLAND'S
carter's
OSH KOSH
BABY

DSW
DESIGNS SPACE WARDHOUSE[®]

SSQ21
QUESTIONS FOR LESS®

Marshall's HomeGoods

HOBBY LOBBY

AND LIVING
LIFE, LITERATURE & LEADERSHIP
De Lorraine



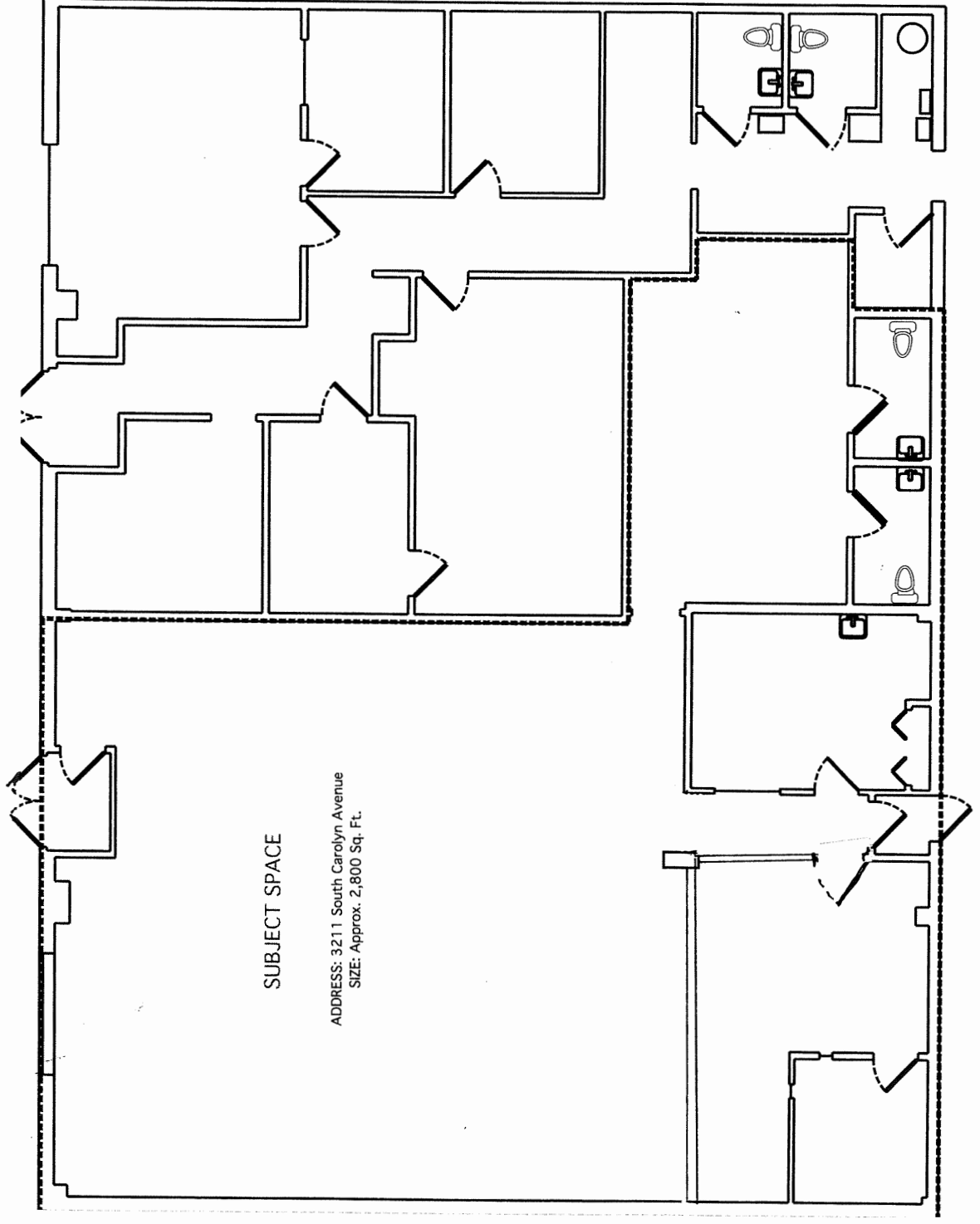
41st Street



Sheet



FLOOR PLAN



PHOTOS

