

**FOR  
LEASE**

## 5001 RETAIL CENTER

WALMART ANCHORED RETAIL CENTER IN NORTHWEST SIOUX FALLS



5001 NORTH ANNIKA AVENUE, SUITES 2, 3 & 4  
SIOUX FALLS, SD 57107



### SIZE

**Suite 2:** 1,260 sq ft,  
inline suite

**Suite 3:** 1,728 sq ft,  
inline suite

**Suite 4:** 1,728 sq ft,  
inline suite

(can combine two or more suites)



### PRICE

**Suite 2:** \$23 PSF (NNN)

**Suite 3:** \$23 PSF (NNN)

**Suite 4:** \$23 PSF (NNN)

Estimated NNN is \$6.50 PSF



### LOCATION

Property is located in  
a Walmart outlot in  
northwestern Sioux Falls.



### TENANT IMPROVEMENT ALLOWANCE

Landlord is offering  
\$25 PSF in TIA and is  
also responsible for  
concrete floor.



### TRAFFIC

11,400 vehicles per day  
on 60th Street North.



### COTENANCY

BP Express Gas Station,  
Jimmy John's, Walmart,  
Starbucks, Tinner's North,  
Aldi and the University of  
South Dakota – Sioux Falls.

A member of the ownership group is a licensed real estate broker with the State of South Dakota.



**Vick Patel**



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# RETAIL AERIAL MAP



# SITE PLAN





# PHOTOS

