

**FOR
LEASE**

BROOKS CROSSING RETAIL

NEW RETAIL CENTER AT 57TH ST & SYCAMORE AVE



4700 SOUTH SYCAMORE AVENUE,
SUITES B, C, D, E & F • SIOUX FALLS, SD 57110



SIZE

Suite B: 1,792 sq ft,
inline suite
Suite C: 1,792 sq ft,
inline suite
Suite D: 1,792 sq ft,
inline suite
Suite E: 1,792 sq ft,
inline suite
Suite F: 1,943 sq ft,
end cap with a drive-thru
option available
(can combine two or more suites)



PRICE

Suite B: \$23 PSF (NNN)
Suite C: \$23 PSF (NNN)
Suite D: \$23 PSF (NNN)
Suite E: \$23 PSF (NNN)
Suite F: \$26 PSF (NNN)

Estimated NNN is \$6.75 PSF



LOCATION

Highly visible retail
location at the intersection
of 57th Street and
Sycamore Avenue.



TENANT IMPROVEMENT ALLOWANCE

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



TRAFFIC

17,200 vehicles per day
on 57th Street.
8,200 vehicles per day
on Sycamore Avenue.



COTENANCY

Barrel House, Fareway,
Scooter's Coffee,
Holiday, Casey's General
Stores, Get 'N' Go, Koko
FitClub, Anytime Fitness,
Stensland Family Farms
and Marco's Pizza.

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



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RETAIL AERIAL MAP



SITE PLAN

KEYNOTE - SITE PLAN

- 01 FENCE SEE CIVIL OUT. SEE CIVIL FOR REQUIREMENTS
- 02 FENCE SEE CIVIL OUT. SEE CIVIL FOR REQUIREMENTS
- 03 COMPACT CAR PARKING SPACE
- 04 DESIGNATED ADA PARKING STALL LOCATION. SEE CIVIL FOR STRIPING
- 05 DESIGNATED ADA PARKING STALL LOCATION. SEE CIVIL FOR STRIPING
- 06 DESIGNATED TRANSPORTER LOCATION (SEE ELEC.)
- 07 MAINTENANCE DAMPER ENCLOSURE IN DIMENSIONS GIVEN. SEE TYPICAL
- 08 ELEC. METER (SEE ELEC.)
- 09 GAS METER (SEE MECH)

LOT 1A, BLOCK 1
BROOKS CROSSING
ACURA
PRIMARY FORM
REV. 2

GENERAL NOTES - ARCH. SITE PLAN

- A. IMPORTANT: ARCHITECT ONLY. SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY. AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE SITE PLAN, INCLUDING GRADING, SPOT ELEVATIONS, A ADDITIONAL, SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
- B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- C. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH REGARD TO EXISTING CONSTRUCTION, IF ANY.



