

**FOR
LEASE**

ROLLING HILLS RETAIL

NEAR WEST 57TH STREET & LOUISE AVE



4101 WEST 57TH STREET, SUITES 1 & 2
SIOUX FALLS, SD 57108



SIZE

Suite 1: 1,630 sq ft,
end cap with a drive-thru
option available

Suite 2: 1,496 sq ft,
inline suite

(can combine both suites)



PRICE

Suite 1: \$25 PSF (NNN)
Suite 2: \$23 PSF (NNN)

Estimated NNN is \$6.50 PSF



LOCATION

Property is located on
West 57th Street, one
block from Louise Avenue
near one of the busiest
intersections in Sioux Falls.



TENANT IMPROVEMENT ALLOWANCE

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



TRAFFIC

21,300 vehicles per day
on West 57th Street.



COTENANCY

High Roller Casino,
GET-N-LIT, WorkCaves,
Casey's, Papa Murphy's,
Noodles and Company,
Qdoba, Jimmy John's,
Great Clips, Juice Stop
and Panera Bread.

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



Vick Patel



2571 S Westlake Drive #100
Sioux Falls, SD 57106
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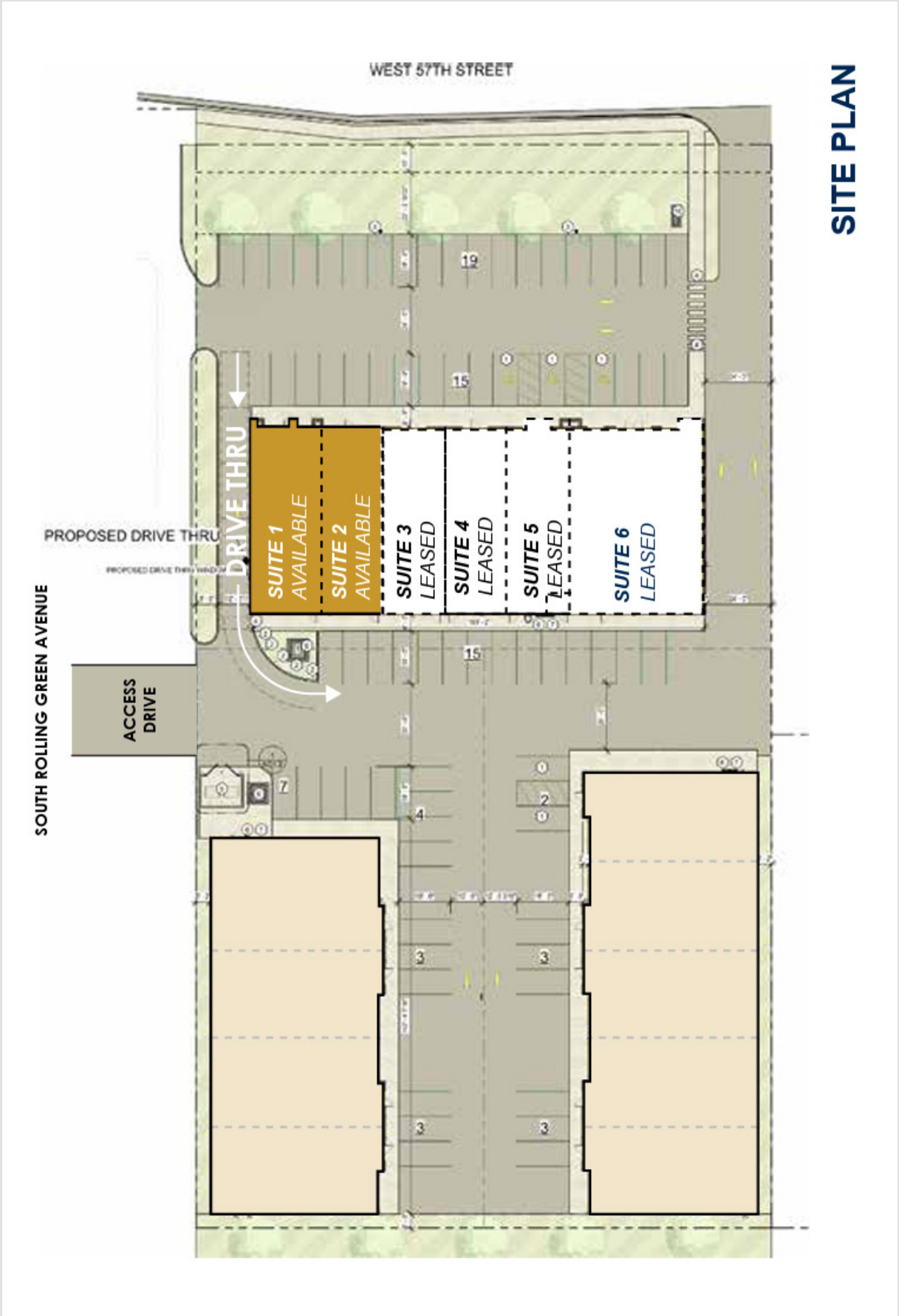


605.310.4509
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RETAIL AERIAL MAP



SITE PLAN



SITE PLAN

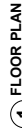
GENERAL NOTES - FLOOR PLANS

- ## KEYNOTES - FLOOR PLANS

1. GAS METER (SEE MEC-4)
2. ELEC METER (SEE ELEC)
3. ALL TANKS TO BE REMOVED (SEE B.L.C.)
4. ALL TENANT SHELL AREAS NOT FINISHED IN THIS CONTRACT SHALL HAVE A GRAVEL FLOOR FINISH FOR FUTURE TENANT BUILD-OUT (N.I.C.)
5. TENANT VESSEL STORERENT SYSTEMS IN SEPARATE BUILD-OUT CONTRACTS. TENANT VESSELBLES SHOWN SCHEMATICALLY FOR REFERENCE ONLY.
6. FUTURE BUILDING WALL / FUTURE BUILD. FINAL LOCATION TBD.

INDICATES ACCESSIBLE ROOM	WALL TYPE: SEE SHEET T1.3.	WINDOW / STOREFRONT TYPE: SEE SHEET A1.1.	DOOR W. SEE SHEET A1.1.	DOOR APPROACH FOR ADA COMPLIANCE	SHAW WALL: SEE STRUCT.	FLOOR RAIL: SEE MECH.	FLOOR SINK: SEE MECH.	DOWNSPOUT

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.

 $1/8" = 1' - 0"$

PHOTOS



PHOTOS

