

**FOR
LEASE**

WESTOWN MARKETPLACE RETAIL

NEW RETAIL CENTER ON ELLIS ROAD



SIZE

Suite 3: 1,400 sq ft, inline suite

Suite 4: 1,765 sq ft, inline suite

Suite 5: 1,899 sq ft, end cap with a drive-thru option available

(can combine two or more suites)



PRICE

Suite 3: \$22 PSF (NNN)

Suite 4: \$22 PSF (NNN)

Suite 5: \$24 PSF (NNN)

Estimated NNN is \$6.50 PSF



LOCATION

Property is located on Ellis Road, one block off 41st Street on the southwest side of Sioux Falls.



TENANT IMPROVEMENT ALLOWANCE

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



TRAFFIC

14,800 vehicles per day on South Ellis Road



COTENANCY

High Roller Casino, GET-N-LIT, Valentino's, Sanford Health, Lewis Drug, Fareway, Dollar Tree, Starbucks, Sport Clips, Circle K and Kwik Star.

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



Vick Patel

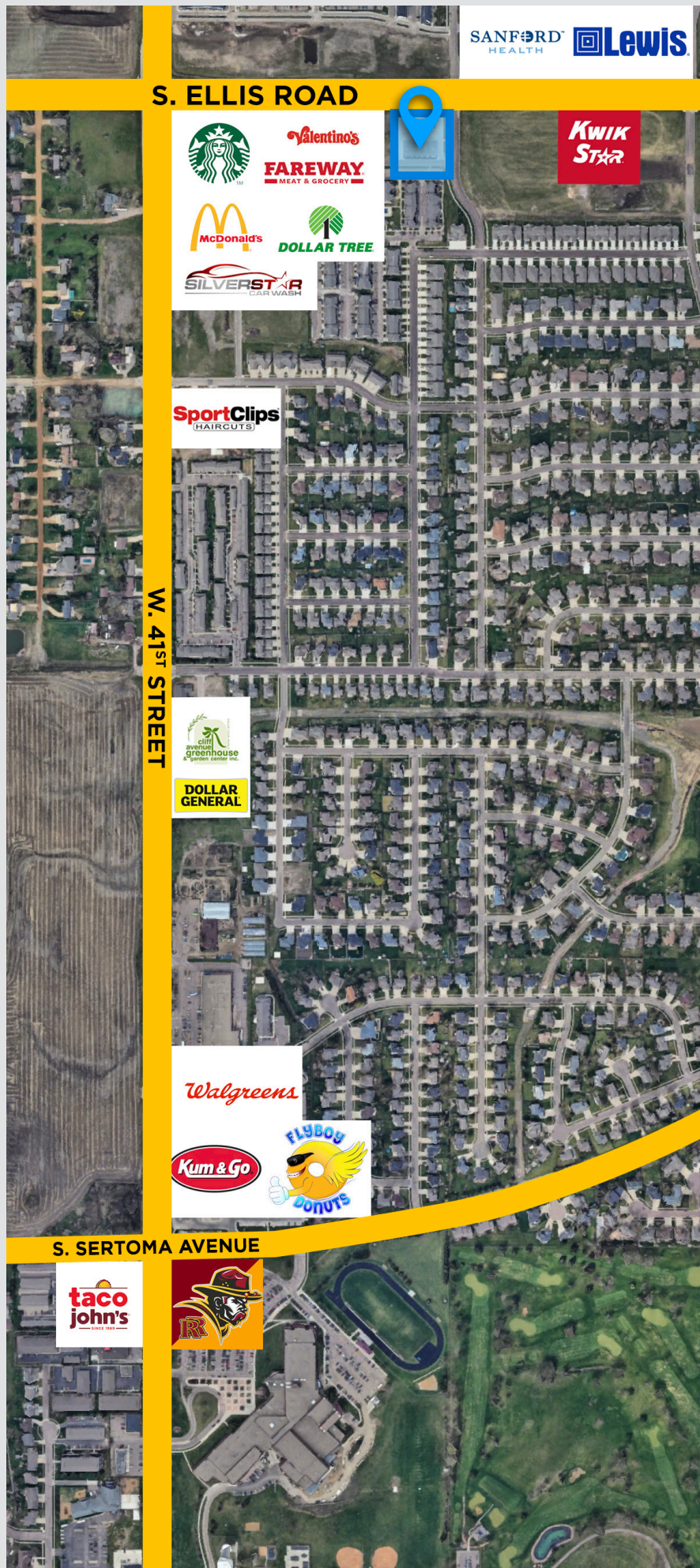


2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com

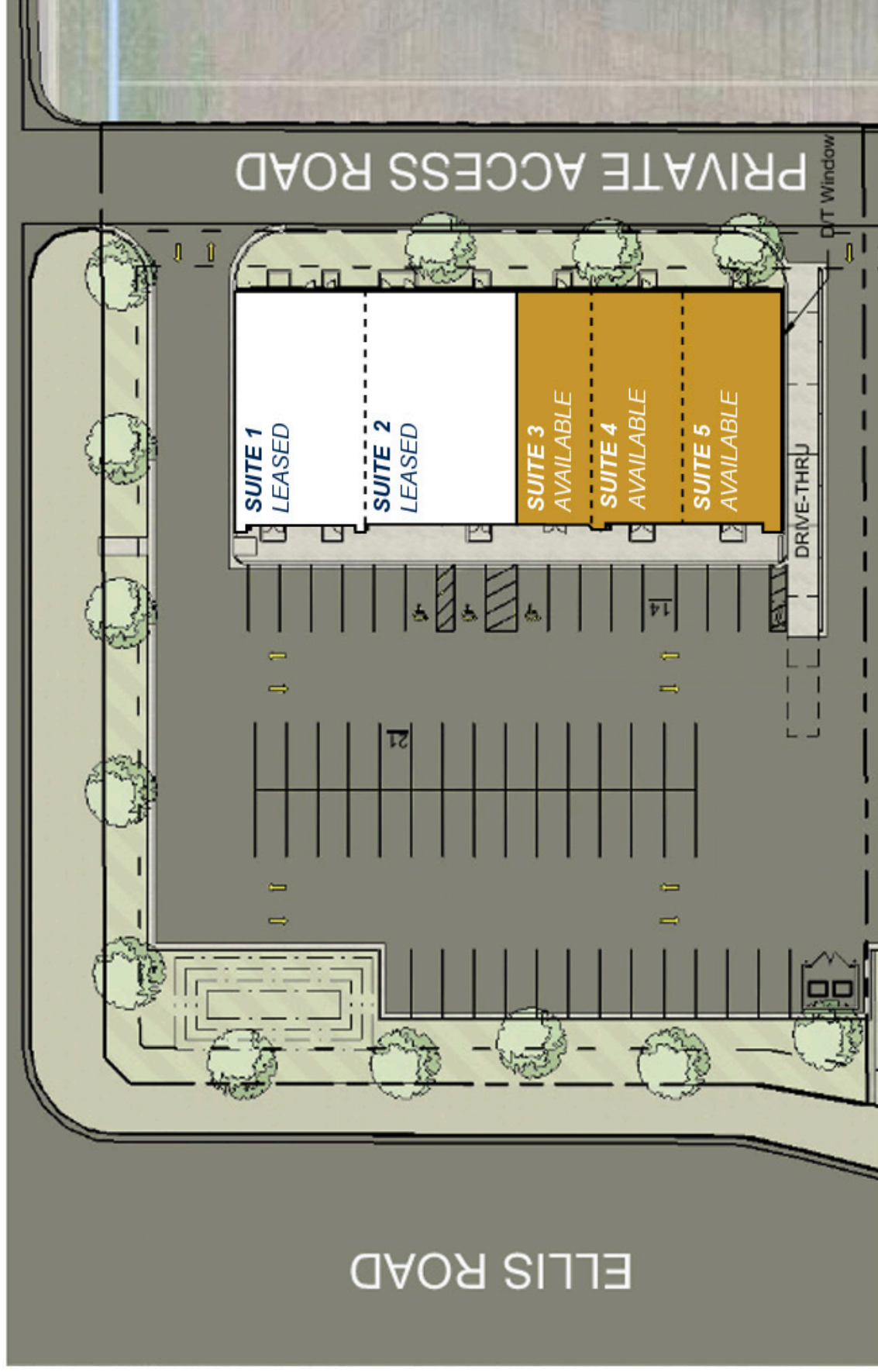


605.310.4509
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RETAIL AERIAL MAP



SITE PLAN



SITE PLAN

FLOOR PLAN

GENERAL NOTES - FLOOR PLANS

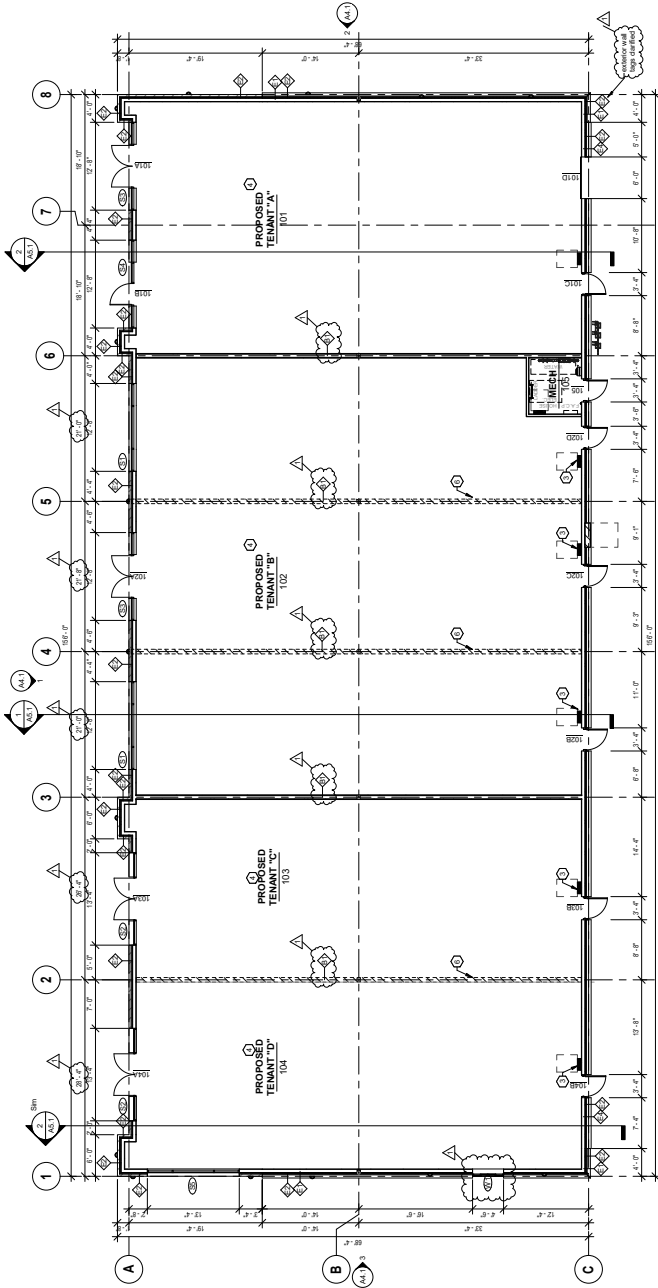
1. ALL DIMENSIONS SHOWN ARE TO CENTER UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. FLOOR FINISH TRANSITIONS TO BE 1/4" MAX BETWEEN FINISH.
4. VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO CONSTRUCTION.
5. PROVIDE WATER RESISTANT BOARD AT ALL BATHROOM WALLS.
6. PROVIDE WATER RESISTANT BOARD AT ALL BATHROOM WALLS.
7. RESISTANCE FINISHES WHERE REQUIRED.
8. CLEAN OR MATCH COLOR OF ADJ. WALL FINISH.
9. SCHEDULE AND WINDOW SCHEDULE.
10. CONTRACTOR TO PROVIDE FUTURE FINISH ELEVATIONS, DOOR SCHEDULES AND WINDOW SCHEDULES.
11. CONTRACTOR TO PROVIDE FUTURE FINISH ELEVATIONS, DOOR SCHEDULES AND WINDOW SCHEDULES.
12. APPLICATIONS EQUAL TO OR GREATER THAN NOTED.

KEYNOTES - FLOOR PLANS

1. GAS METER (SEE MECH.)
2. ELEC. METER (SEE ELEC.)
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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5. CONTRACTOR TO PROVIDE FUTURE FINISH ELEVATIONS, DOOR SCHEDULES AND WINDOW SCHEDULES.
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FLOOR PLAN LEGEND:	
	INDICATES ACCESSIBLE ROOM
	INDICATES HEARING IMPAIRED ROOM. SEE ELECTRICAL
	WALL TYPE. SEE SHEET 11.3
	WINDOW/STOREFRONT. TYPE. SEE SHEET A2.1
	DOOR. SEE SHEET A2.1
	DOOR APPROACH FOR ADA CLEARANCES
	SHEAR WALL. SEE STRUCT.
	FLOOR DRAIN. SEE MECH.
	FLOOR SINK. SEE MECH.
	DOWNSPOUT

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.



1 FLOOR PLAN
1/8" = 1'-0"

FOR BIDDING AND
PERMITTING ONLY

PHOTOS



PHOTOS

