



PlatinumPlaza

FOR LEASE : NEW RETAIL CENTER AT 85th + LOUISE

7601 South Louise Avenue | Sioux Falls, SD 57108



SIZE

1,600-10,000 sqft



PRICE

Contact Broker



LOCATION

NW hard corner of 85th Street and Louise Avenue (signalized intersection)



TRAFFIC

Louise Avenue: 17,900 vpd
85th Street: 8,500 vpd



TIA

\$25 psf



CO-TENANCY

Subway, Burn Boot Camp, Avera Health, Krav'n, Culver's, Circle K, Lewis, Sanford Clinic, Starbucks, Plaza Azteca, Billion Auto, Silverstar Car Wash

Information deemed reliable but not guaranteed.

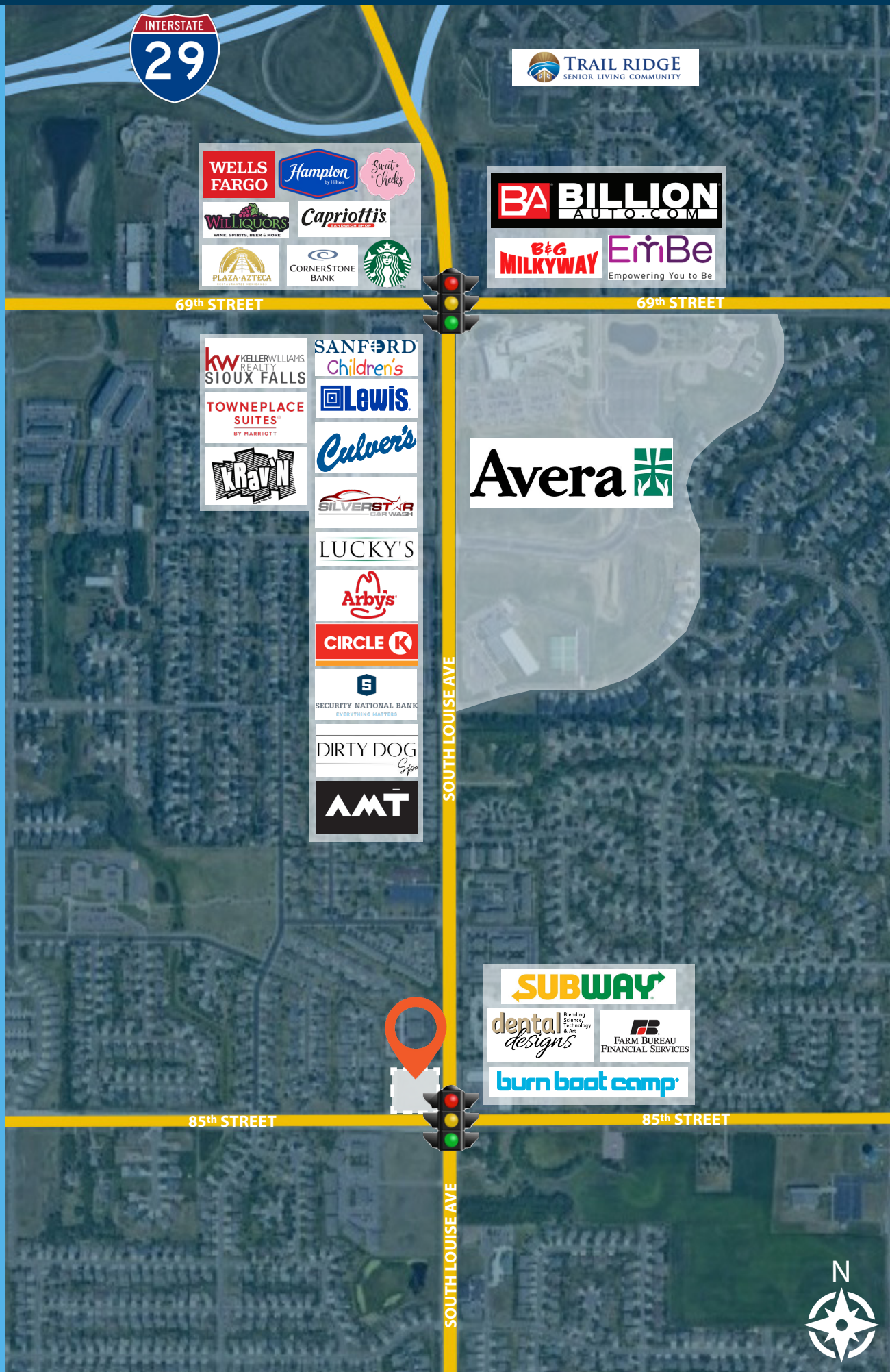


VBCLINK.COM
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Sioux Falls, South Dakota 57106

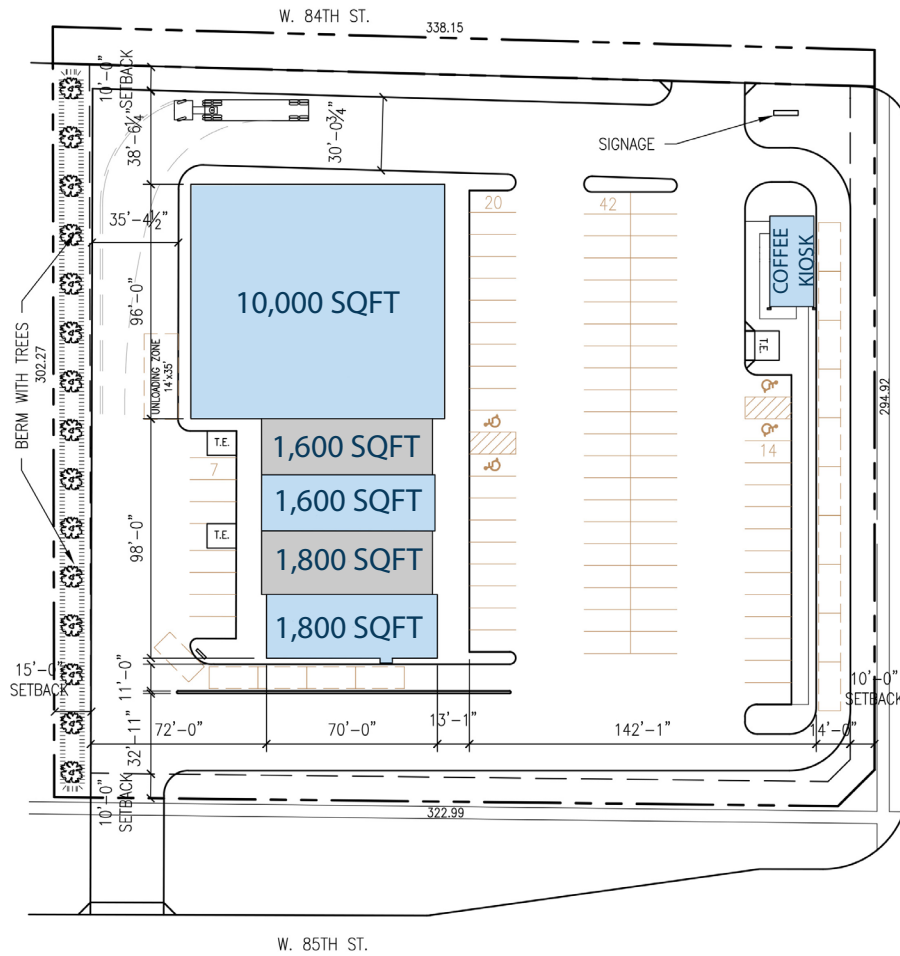


605.376.0127
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AREA MAP



SITE PLAN



S. LOUISE AVE.

SITE INFORMATION

ZONE: C-2
FORM: NOT LISTED
ASSUME RE3
FRONT YARD SETBACK = 10'-0"
SIDE/REAR YARD SETBACK = 0
MAXIMUM HEIGHT = 35'-0"
BUFFER YARD: 15'-0" ON WEST

PARKING INFORMATION

17,470 SF / 200 =
88 PARKING SPACES REQUIRED
83 PARKING SPACES PROVIDED
INCLUDES 4 REQUIRED ACCESSIBLE SPACES

