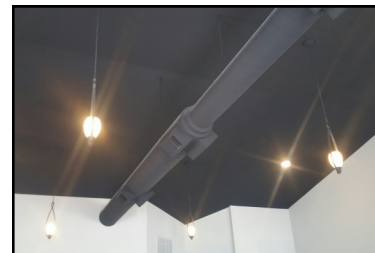
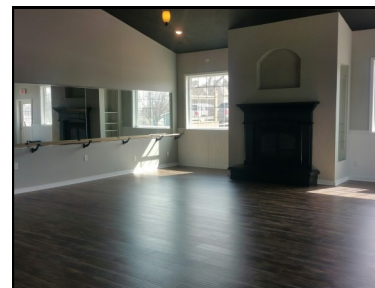


**FOR LEASE \$11.00 PSF, NNN**



**204 E HOLLY BLVD  
BRANDON, SD 57005**

- ◆ 1,200 SQUARE FEET
- ◆ HIGHLY VISIBLE END-CAP SPACE WITH DRIVE-THRU WINDOW IN PLACE
- ◆ LARGE OPEN RETAIL FLOOR
- ◆ 2 LARGE FRONTAGE WINDOWS
- ◆ UPGRADED FLOOR COVERING
- ◆ VAULTED CEILING WITH RECESSED AND PENDANT LIGHTING
- ◆ COZY REMOTE CONTROLLED FIRE PLACE
- ◆ 1 IN-SUITE RESTROOM
- ◆ STORAGE ROOM WITH SHELVING AND MOP SINK
- ◆ SHARED PATIO AREA IN FRONT OF THE SPACE
- ◆ ON-SITE PARKING
- ◆ NNN ESTIMATED AT \$1,000/QUARTER
- ◆ NEIGHBORING TENANTS INCLUDE: H & R BLOCK, BRANDON SPIRITS, BOEN AND ASSOCIATES, ENVIVE AND THE GROOM ROOM



**JIM DUNHAM  
& ASSOCIATES**  
REAL ESTATE SPECIALISTS



**Stephen Rueber**

Broker Associate

605.521.9027

[Stephen@JimDunhamAssociates.com](mailto:Stephen@JimDunhamAssociates.com)



**Jim Dunham**

Broker

605.360.0061

[Jim@JimDunhamAssociates.com](mailto:Jim@JimDunhamAssociates.com)

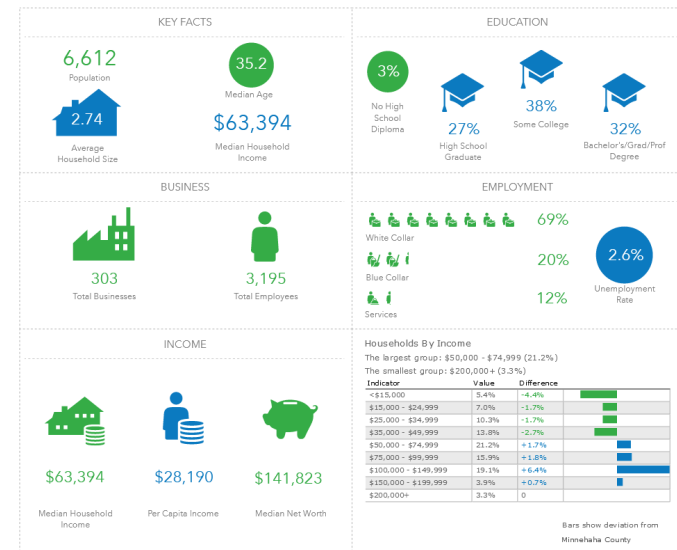
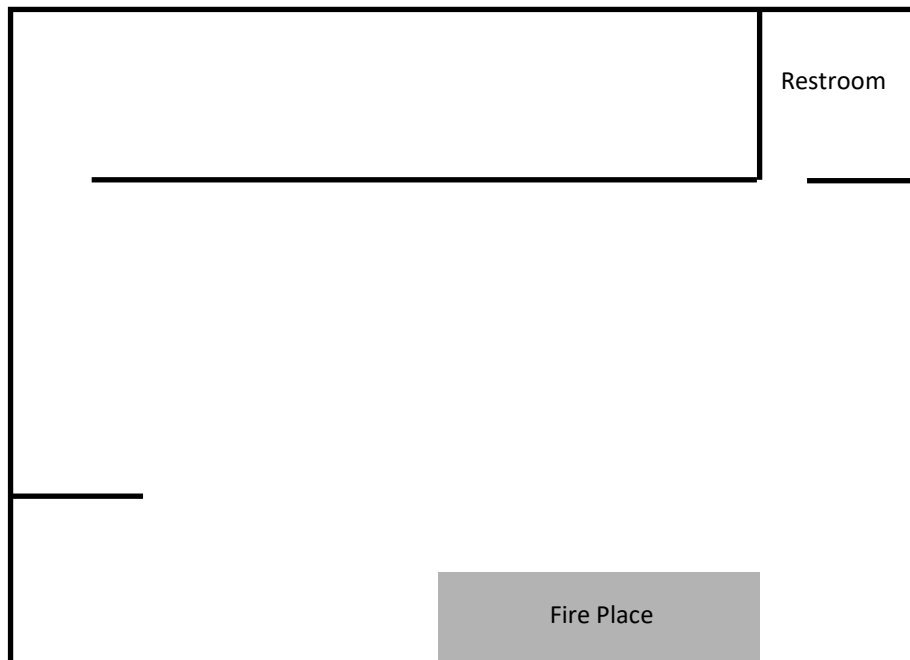
Jim Dunham & Associates

519 W 22nd St, Sioux Falls, SD 57105

O: 605.275.8500 F: 605.370.6588

[JimDunhamAssociates.com](http://JimDunhamAssociates.com)





REAL ESTATE. FOR REAL.