

FOR LEASE \$12.75 PSF, NNN



**5010 S MARION RD
SIOUX FALLS, SD 57108**

- ◆ 3,000 +/- SQUARE FEET
- ◆ THE SPACE FEATURES TALL CEILINGS IDEAL FOR RACKING, PLUMBING FOR A MOP SINK, 3-PHASE/240 VOLT POWER, CONCRETE FLOORS WITH A FLOOR DRAIN, IN-SUITE RESTROOM, LARGE WAITING/RECEPTION AREA, AND TWO EXTERIOR DOORS
- ◆ \$30.00 PER SQUARE FOOT TENANT IMPROVEMENT ALLOWANCE
- ◆ SPACE CAN BE COMBINED WITH THE ADJACENT SPACE FOR A TOTAL OF 7,000 SQ. FT.
- ◆ EXCELLENT ON-SITE PARKING
- ◆ REAR DELIVERY AND PARKING
- ◆ BUILDING AND MONUMENT SIGNAGE MAXIMIZE EXPOSURE
- ◆ TENANT MIX INCLUDES BILLY FROG'S BAR, MIDWEST DANCE, INTEGRATED CHIROPRACTIC AND REHAB, FOGIES LIQUOR, BLACK HILLS CREDIT UNION AND HAIR GRAPHIX
- ◆ COMBINED TRAFFIC COUNTS OF 24,600 VEHICLES PER DAY!
- ◆ NNN ESTIMATED TO BE \$4.25 PER SQUARE FOOT



**JIM DUNHAM
& ASSOCIATES**
REAL ESTATE SPECIALISTS



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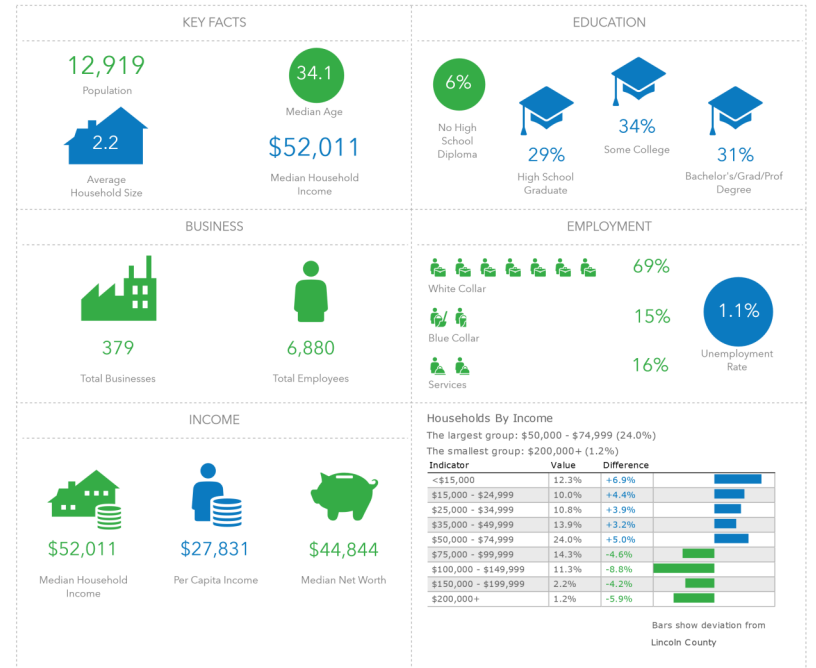
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