

2705 S. CAROLYN AVE, SUITE 1A LLOYD

OFFICE / RETAIL / FLEX SPACE AVAILABLE



2705 S. Carolyn Ave, Suite 1A
Sioux Falls, SD 57106



4,221 USF



\$9.00 / SF NNN
Estimated NNN: \$3.39 / SF

LOCATION

Office / retail / flex space located on the highly desirable Louise corridor with easy access to I-29. Located near many retail, restaurants, and hotel users.

DESCRIPTION

- Located near Agan Drywall, Sturdevant's, I-29 Brick, Tile & Stone Company, Home Depot, and Menards
- Floor plan includes a large open area suitable for cubicles, or training rooms; very flexible space
- Now Available
- Neighbors include Menards, Sams Club, Walmart, Empire Mall with Macy's, Dicks Sporting Goods, JCPenney, Empire Square with Chick-fil-A, Chipotle, Crumbl Cookie
- Zoned C-4 Commercial
- Contact Broker to schedule showing

SCOTT BLOUNT

605.231.1882 | scott@lloydcompanies.com

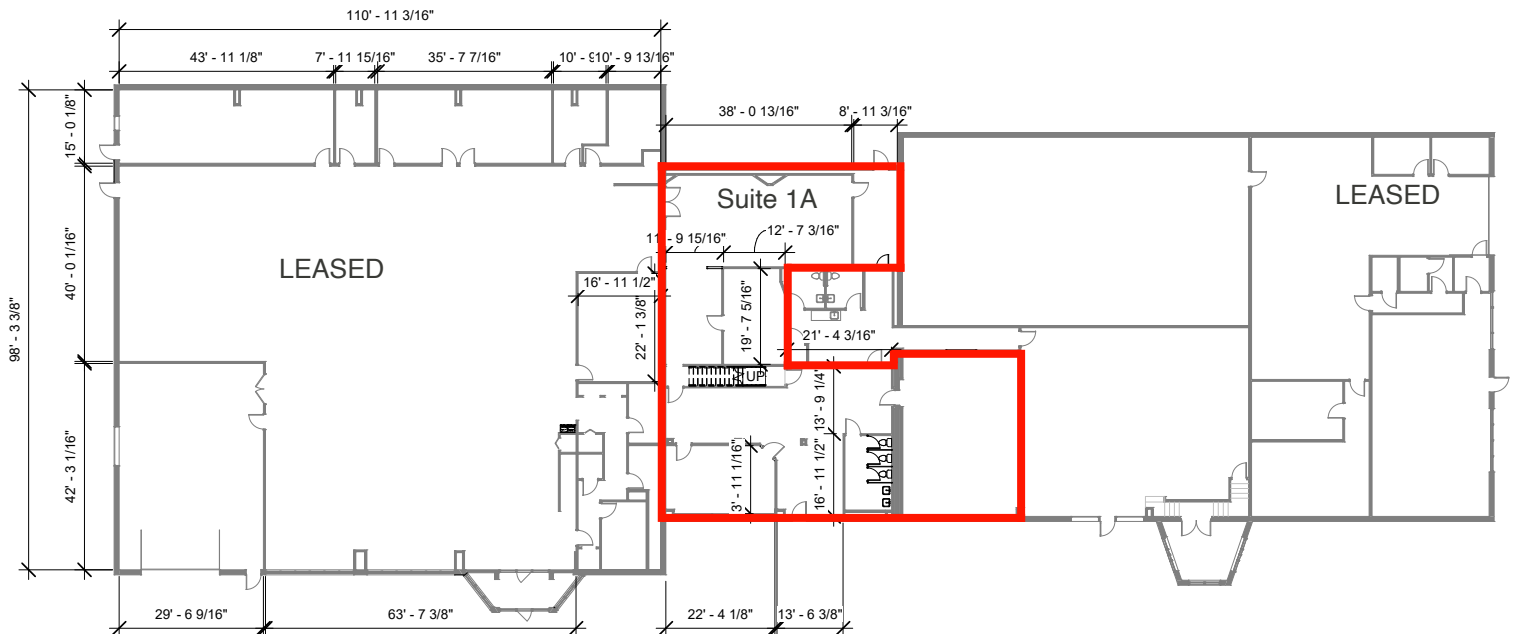
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FLOOR PLAN

Concept only; subject to change



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101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

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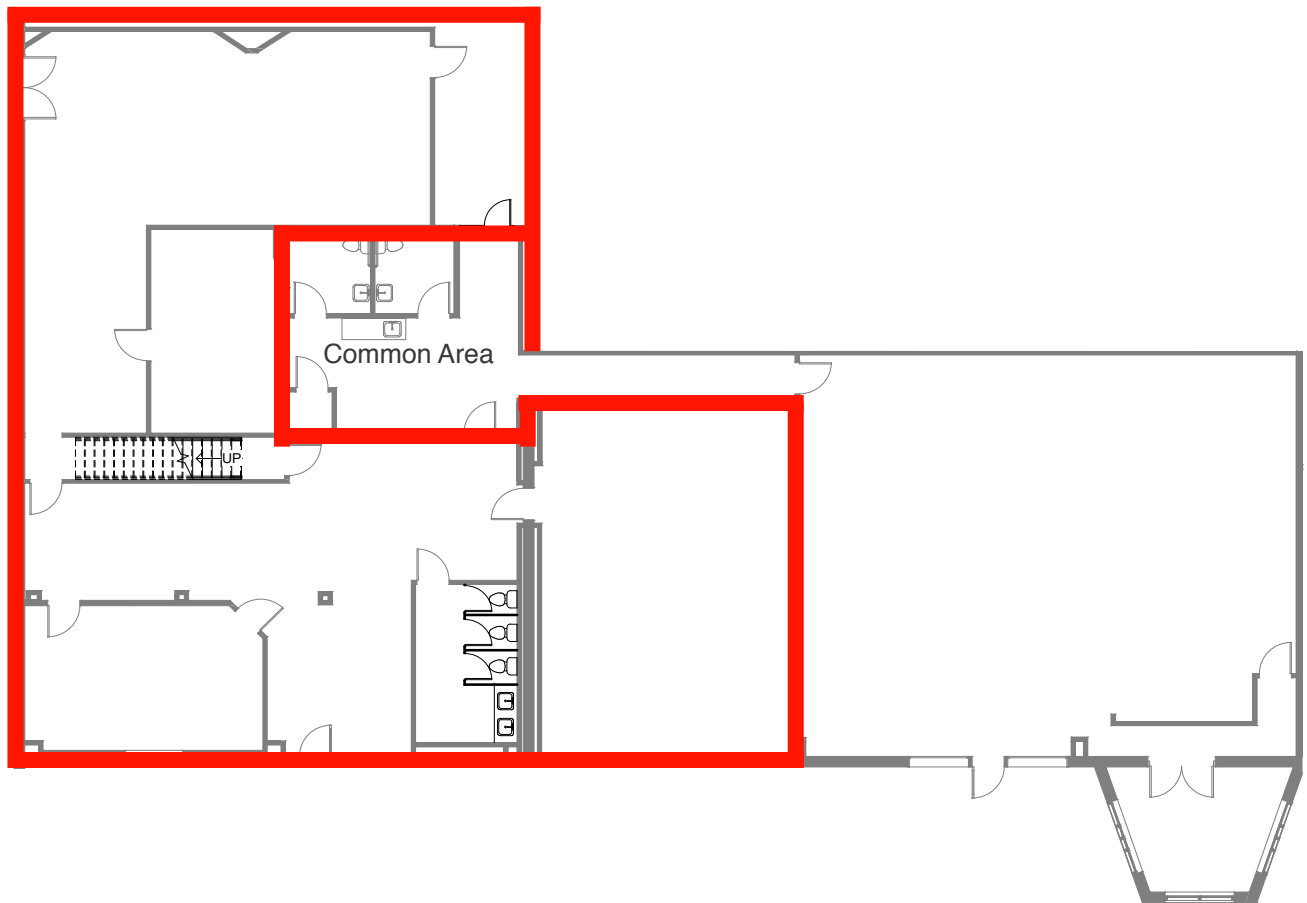
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AREA MAP



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