

12TH STREET RETAIL

RETAIL SPACE AVAILABLE FOR LEASE



4000 & 4004 W 12th Street
Sioux Falls, SD 57107



1,560 SF +/-
(26' x 60')



\$4,000.00 per month, NNN
Tenant snow removal & lawn care
Taxes approx. \$4,700 per year

LOCATION

Located on a major thoroughfare that links I-29 and downtown, this building is highly visible and nicely positioned at the corner of W 12th Street and Lyon Boulevard.

DESCRIPTION

- Highly visible light industrial location with on-site office building.
- Sales building with a perfect area for outdoor display of recreational vehicles, cars, boats, equipment, etc.
- Lot size: 1.87 Acres
- Pylon and monumental signage opportunities
- Zoned: Industrial
- Traffic counts on 12th Street of 40,100 VDP
- Plenty of on-site parking
- Easy access to I-29
- Area attractions include Sherman Park with baseball and softball fields, USS South Dakota Battleship Memorial, and the Great Plains Zoo
- Nearby businesses: Luxury Auto Mall, Starbucks, Silverstar Car Wash, Taco Bell, Billion Nissan, Northern Tool, and many more.
- Contact Broker for additional information

KRISTEN ZUEGER SIOR

605.376.1903 | kristen.zueger@lloydcompanies.com

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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INTERIOR



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EXTERIOR & SIGNAGE



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AERIAL



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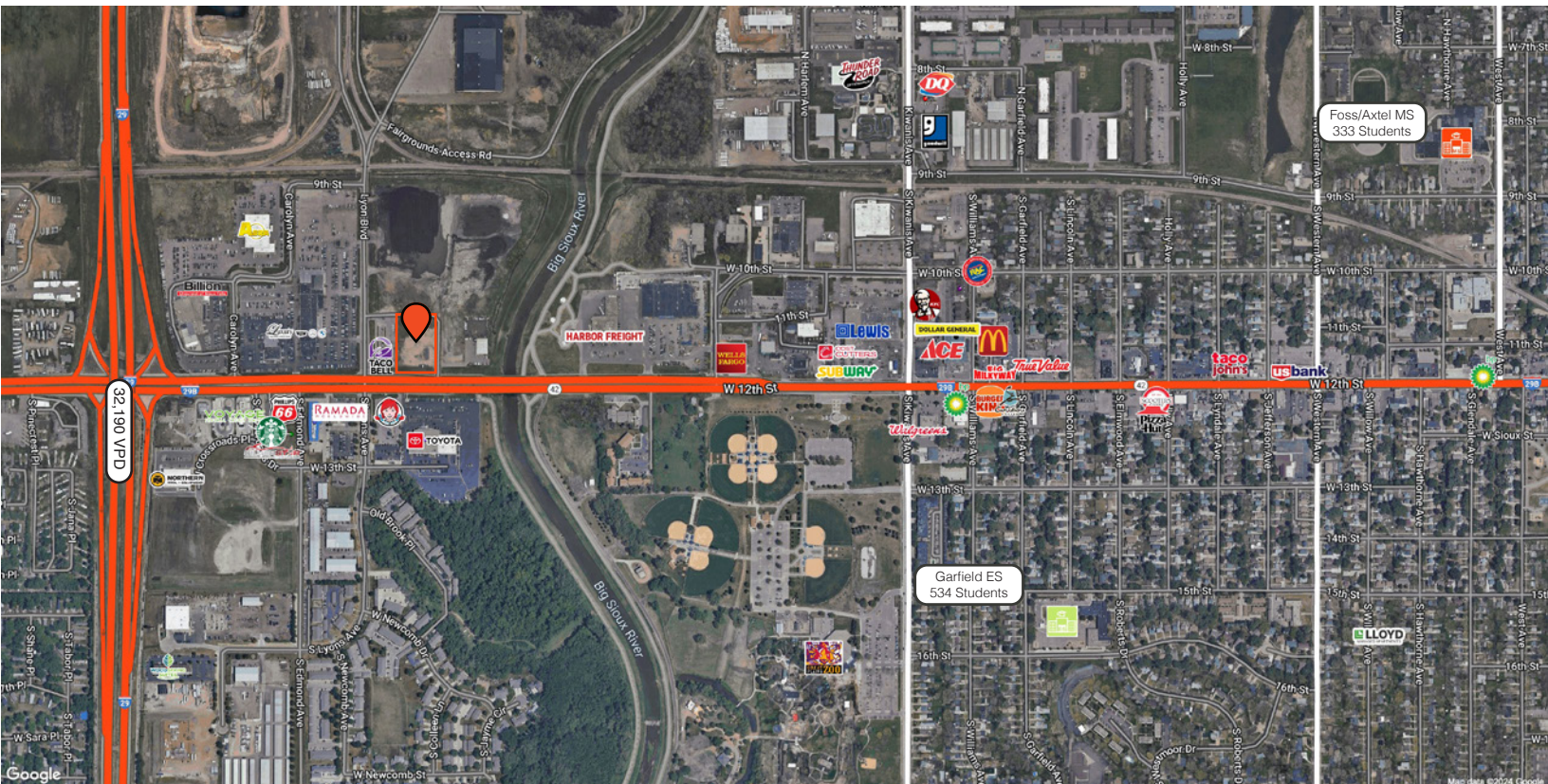
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SITE MAP



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AREA MAP



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