



120 N HERITAGE PARKWAY

TEA MIXED-USE RETAIL/OFFICE SPACE FOR LEASE



120 N Heritage Parkway,
Tea, SD 57064



758 - 2,756 SF +/-



\$18.00 / SF NNN
Estimated NNN: \$6.00 / SF

LOCATION

Located in the prominent area in Tea with strong neighboring users including Fareway Grocery, HyVee Dollar Fresh, Lewis Pharmacy, Avera, USPS, Tea City Hall, My Tea Tykes, and more.

DESCRIPTION

- First-level commercial shell space available within brand new mixed-use building located in Tea, SD
- Building offers ample commercial space with 30 apartment units above
- Potential for enclosed garage space (for additional rent)
- Some use restrictions apply
- Building signage available
- Located on the cross streets of Heritage Parkway (2K VPD) and First Street (1.6K VPD)
- Phase I available for tenant build-outs

ALEXIS MAHLEN | 605.321.4861 | alexis@lloydcompanies.com

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BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant	Mid-American Energy	No	Yes
Electricity	Paid by Tenant	Southeastern Energy	No	Yes
Water	Paid by Tenant	City of Tea	No	Yes
Sewer	Paid by Tenant	City of Tea	No	Yes
Trash	Paid by Tenant	TBD	Yes	N/A
Phone/Cable/Internet	Paid by Tenant	Midcontinent	No	N/A

2024 ESTIMATED NNN INFORMATION

NNN	Cost (\$/SF)
Real Estate Taxes	\$1.50*
Property Insurance	\$0.50*
Common Area Maintenance	\$3.50*
Total	\$6.00
CAM includes the following utilities: Trash	

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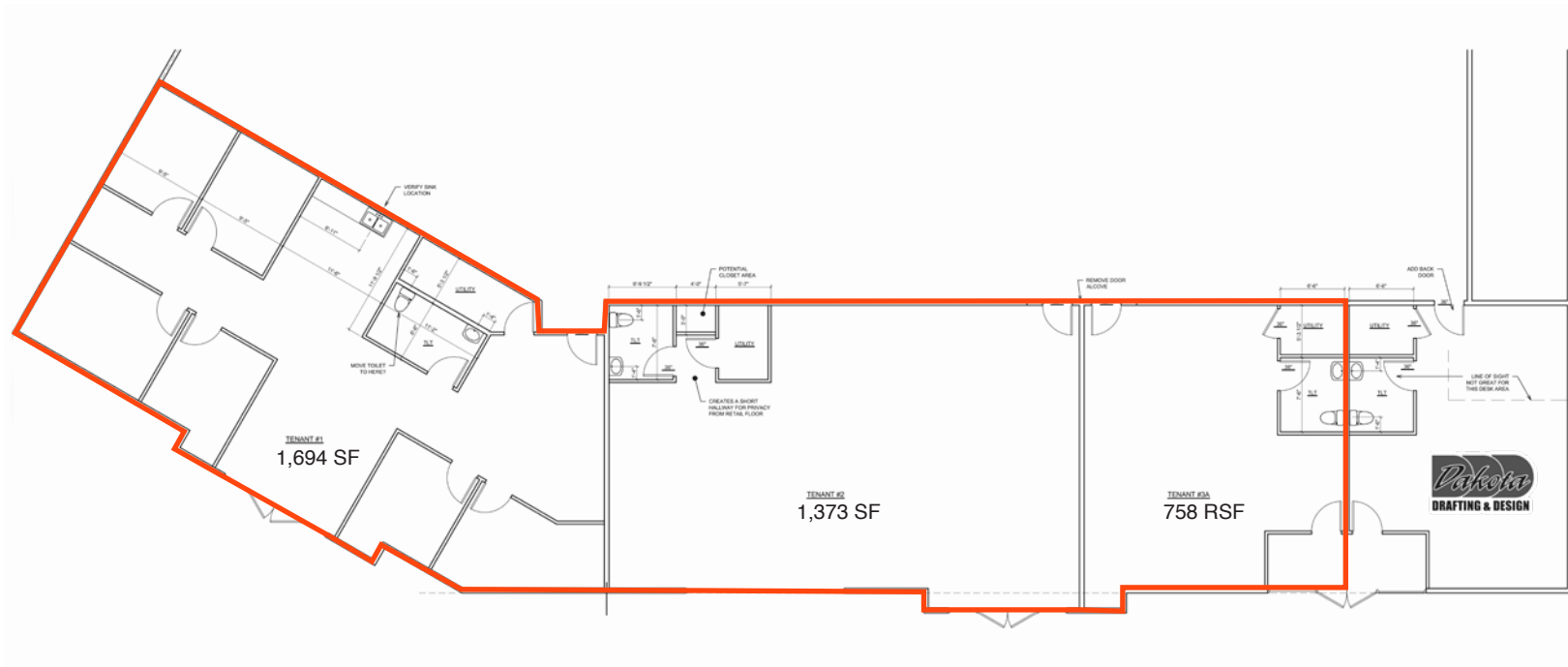
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FLOOR PLAN

Concept only; subject to change



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EXTERIOR PHOTOS



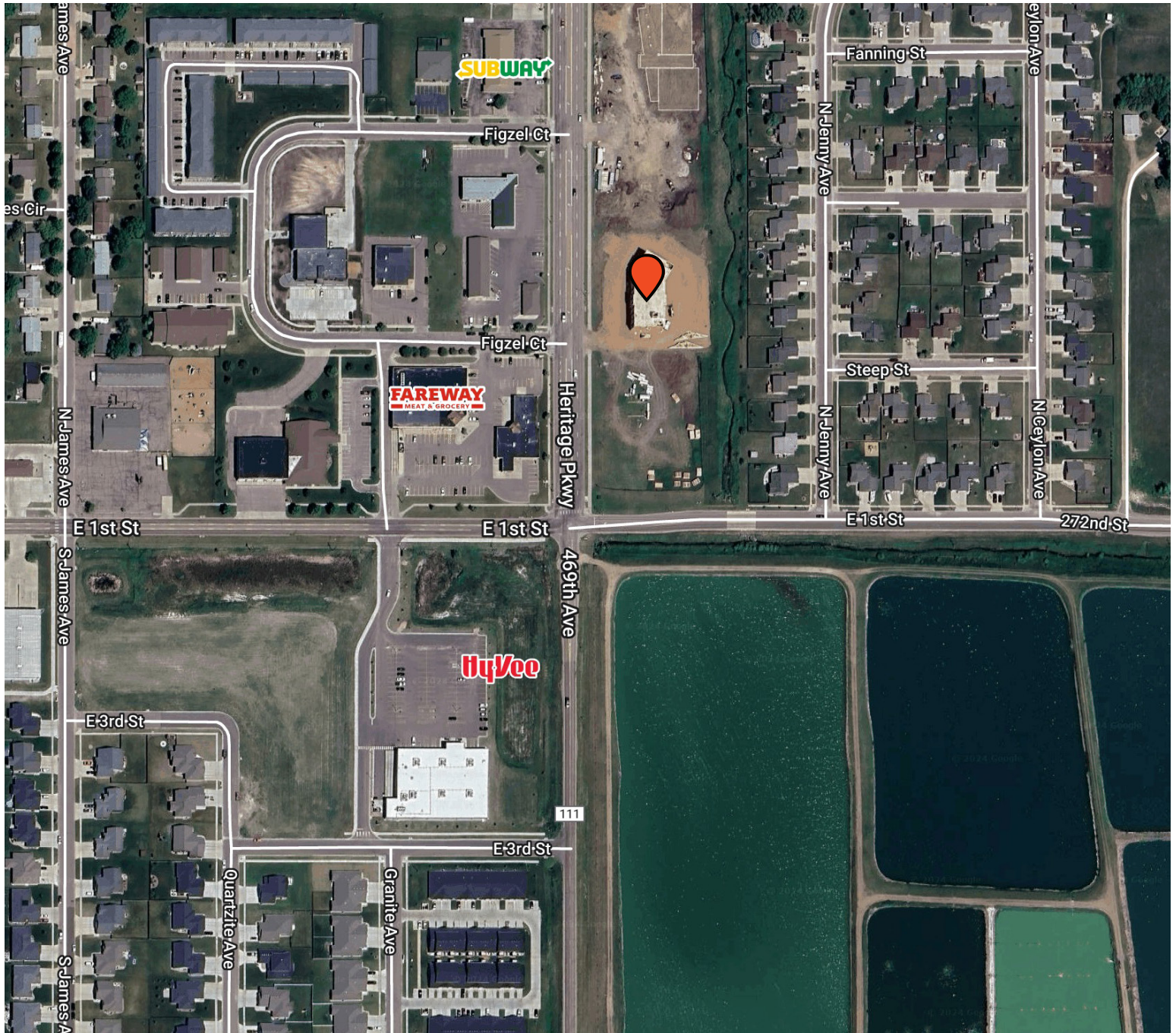
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SITE MAP



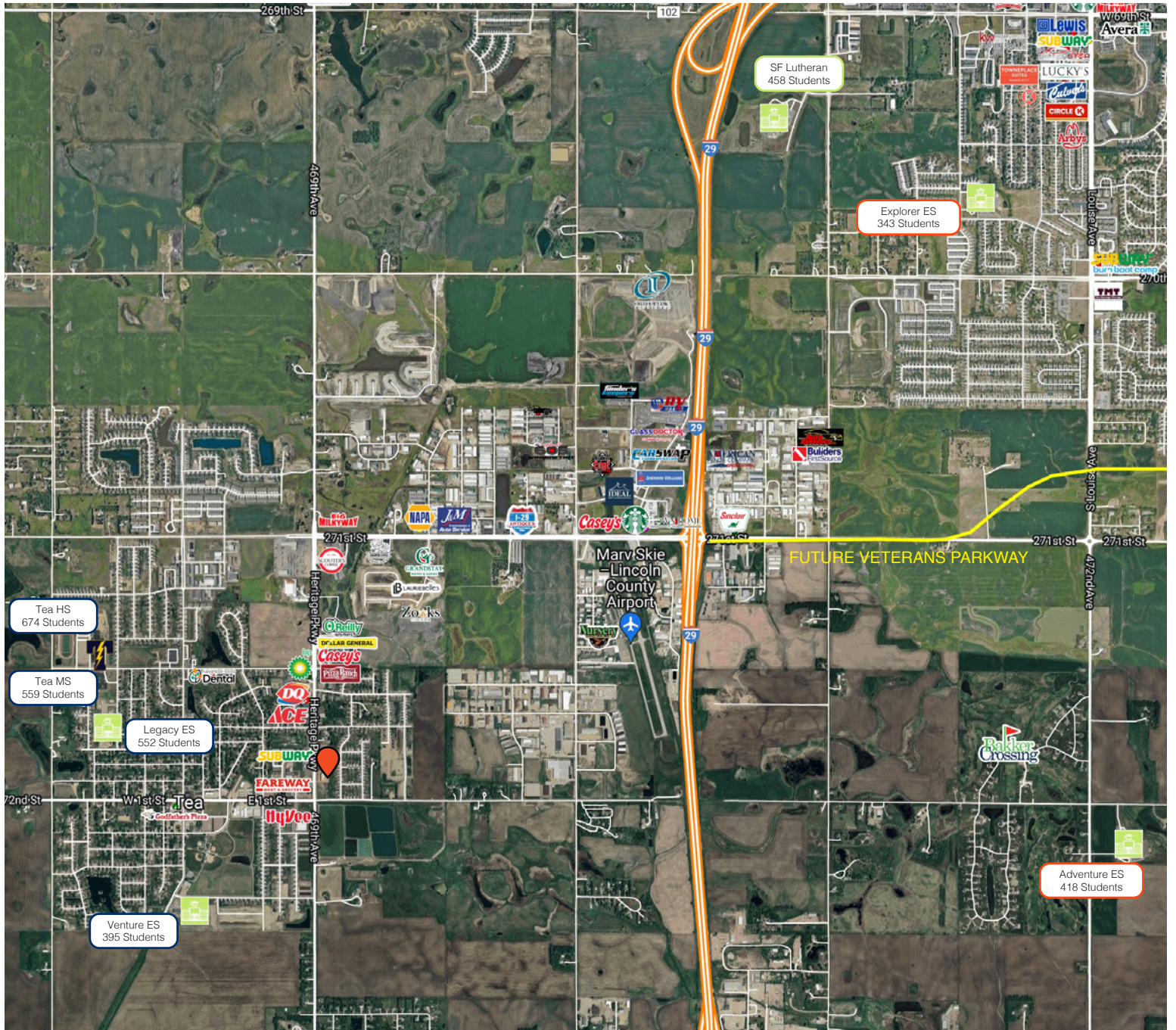
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AREA MAP



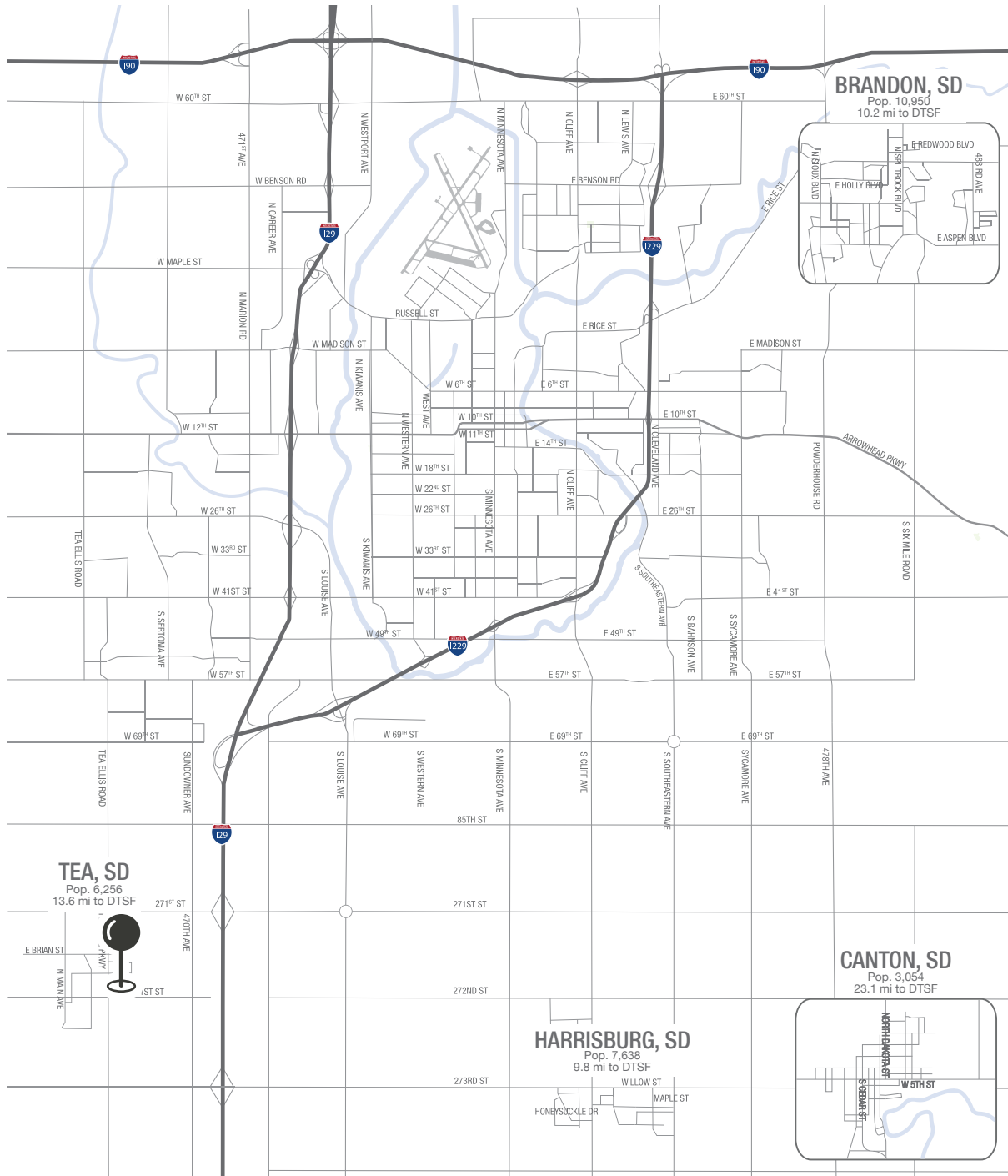
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MSA MAP



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