

BRANDON STRIP MALL

RETAIL/OFFICE SPACE FOR LEASE



517 N Splitrock Blvd
Brandon, SD 57005



Suite 517: 1,586 SF +/-



\$16.50 Gross plus utilities

LOCATION

Wonderful opportunity in a recently built strip mall sitting just South of I-90 and conveniently located near many large retailers and landmarks such as McDonald's, Anytime Fitness, the Holiday Inn Express, Hidden Valley Golf Course, Pizza Hut, Sunshine Food Stores and Brandon Valley High School.

DESCRIPTION

- Growing market with proposed new development in the area
- Suite 517 has open space, one bathroom, and a room for storage
- Monument and building signage opportunities
- Exterior of the building has a beautiful brick finish with well-maintained landscaping out front
- Co-tenants include Kingbird Coffee, High End Glass, Brandon Valley Fitness Center, and Sassy Nails & Spa
- Contact Broker for additional information

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

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

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

BUILDING COSTS

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

| Space | SF (Rentable) | Base Rent | Yearly Total Est. | Monthly Total Est. |
|-------|------------------|--------------------|----------------------|-----------------------|
| 517 | 1,586 | \$16.50 / SF Gross | \$26,169 | \$2,180.75 |

UTILITY INFORMATION

| Utility | Paid By | Provider | Separately Metered |
|--------------------------|----------------|--|--------------------|
| Electricity | Paid by Tenant | Sioux Valley Energy | Yes |
| Water | Paid by Tenant | City of Brandon | Yes |
| Sewer | Paid by LL | City of Brandon | No |
| Trash | Paid by LL | Tenant can select their preferred provider | No |
| Phone/Cable/ Internet | Paid by Tenant | Tenant can select their preferred provider | N/A |

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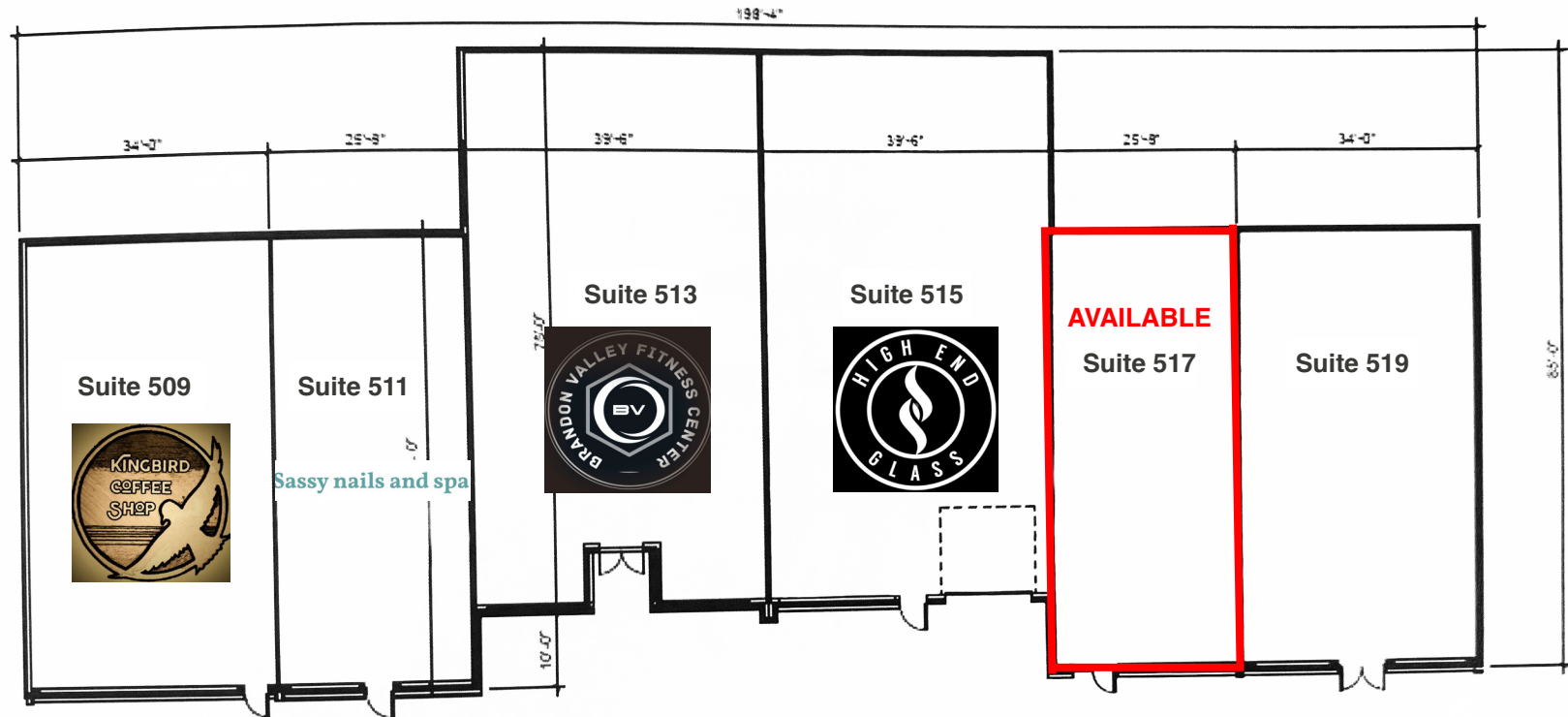
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FLOOR PLAN

Concept only; subject to change



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EXTERIOR & SIGNAGE



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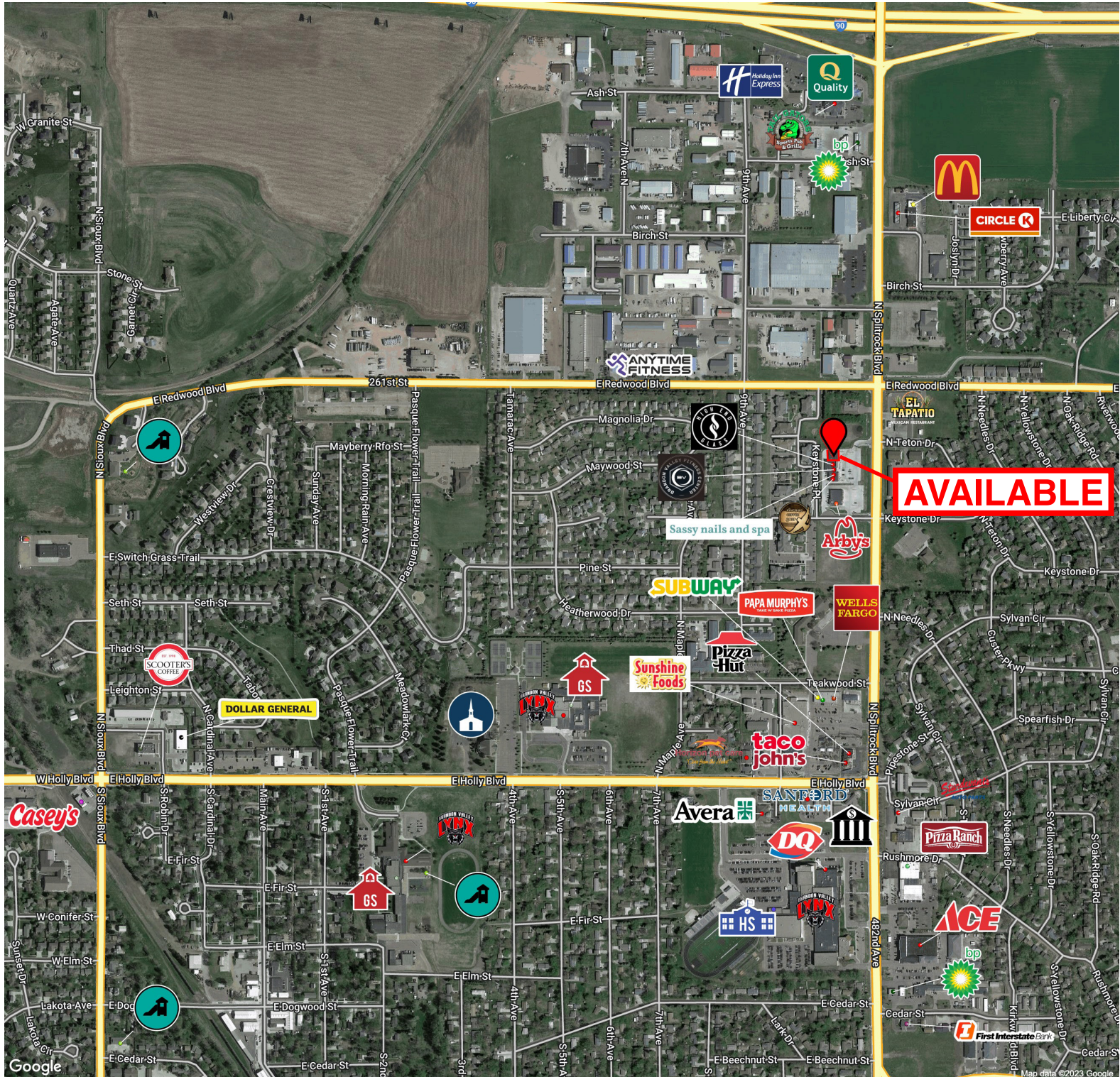
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AREA MAP



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