

Retail/Office Space

FOR LEASE



120 N Heritage Parkway | Tea, SD

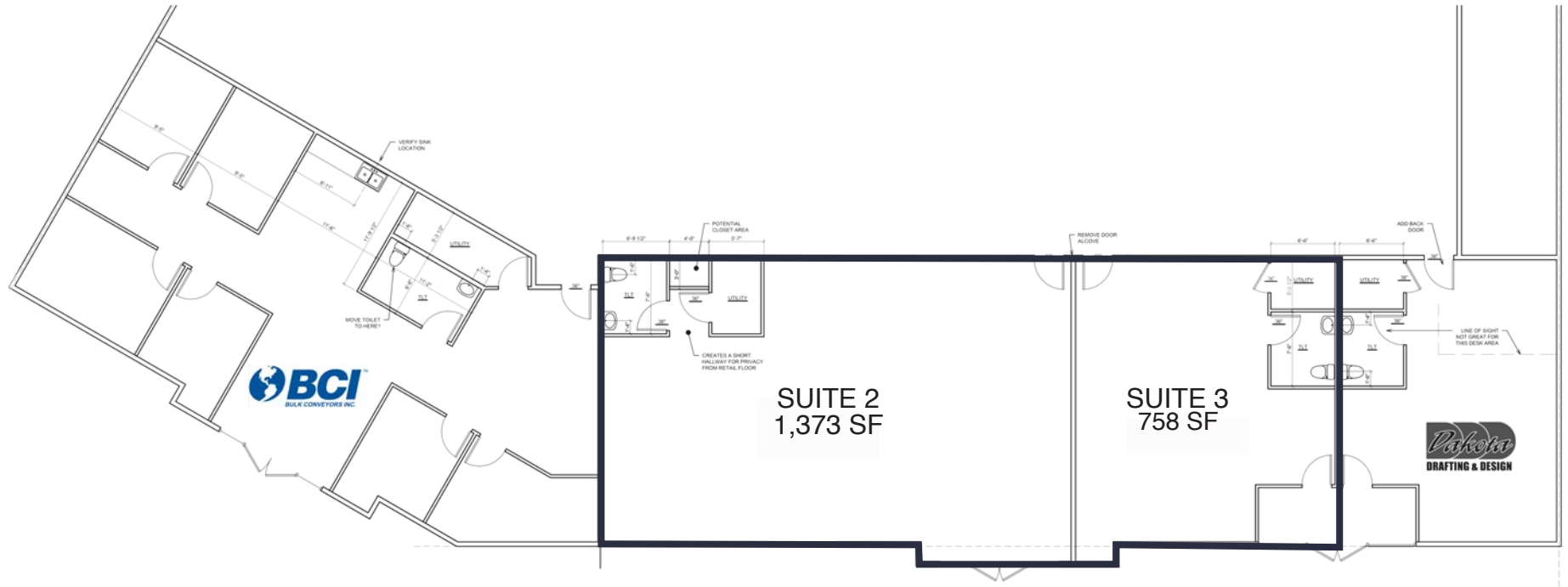
The Property

The Radius, a mixed-use community in Tea, offers first level commercial shell space available for tenant build-out requests. Located in Tea, South Dakota, The Radius attracts a customer base well beyond its city limits reaching residents in Harrisburg and Sioux Falls. This new mixed-use building will allow tenants to be located within moments of a built-in customer base with 30 apartment units above.

The Radius offers building signage opportunities as well as potential enclosed garage spaces for additional rent. Tenants will enjoy immediate access to neighboring users like Subway, Fareway Foods, Hy-Vee Dollar Fresh, Dairy Queen, Ace Hardware and much more. The Radius is home to Dakota Drafting and Design and Bulk Conveyors.



Building Floor Plan & Costs



Suite	Size (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2	1,373 SF	\$16.00/SF NNN	\$6.00/ SF	\$22.00/SF	\$30,206.00	\$2,517.17
3	758 SF	\$13.00/SF NNN	\$6.00/ SF	\$19.00/SF	\$14,402.00	\$1,200.17
Combined	2,131 SF					



SUITE 2 BUILT-OUT



SUITE 3 BUILT-OUT

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.50
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.50
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.50
Total	-	\$6.00
CAM includes the following utilities: Trash		

*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 directly to provider	MidAmerican Energy	No	Yes
Electricity	Paid by Tenant directly to provider	Southeastern Energy	No	Yes
Water & Sewer	Paid by Tenant directly to provider	City of Tea	No	Yes
Trash	Paid by Tenant through CAM	TBD	Yes	N/A
Common Area Utilities	Paid by Tenant through CAM	-	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to provider	Midcontinent	No	N/A

Built-Out Suites



SUITE 2



SUITE 2



SUITE 3



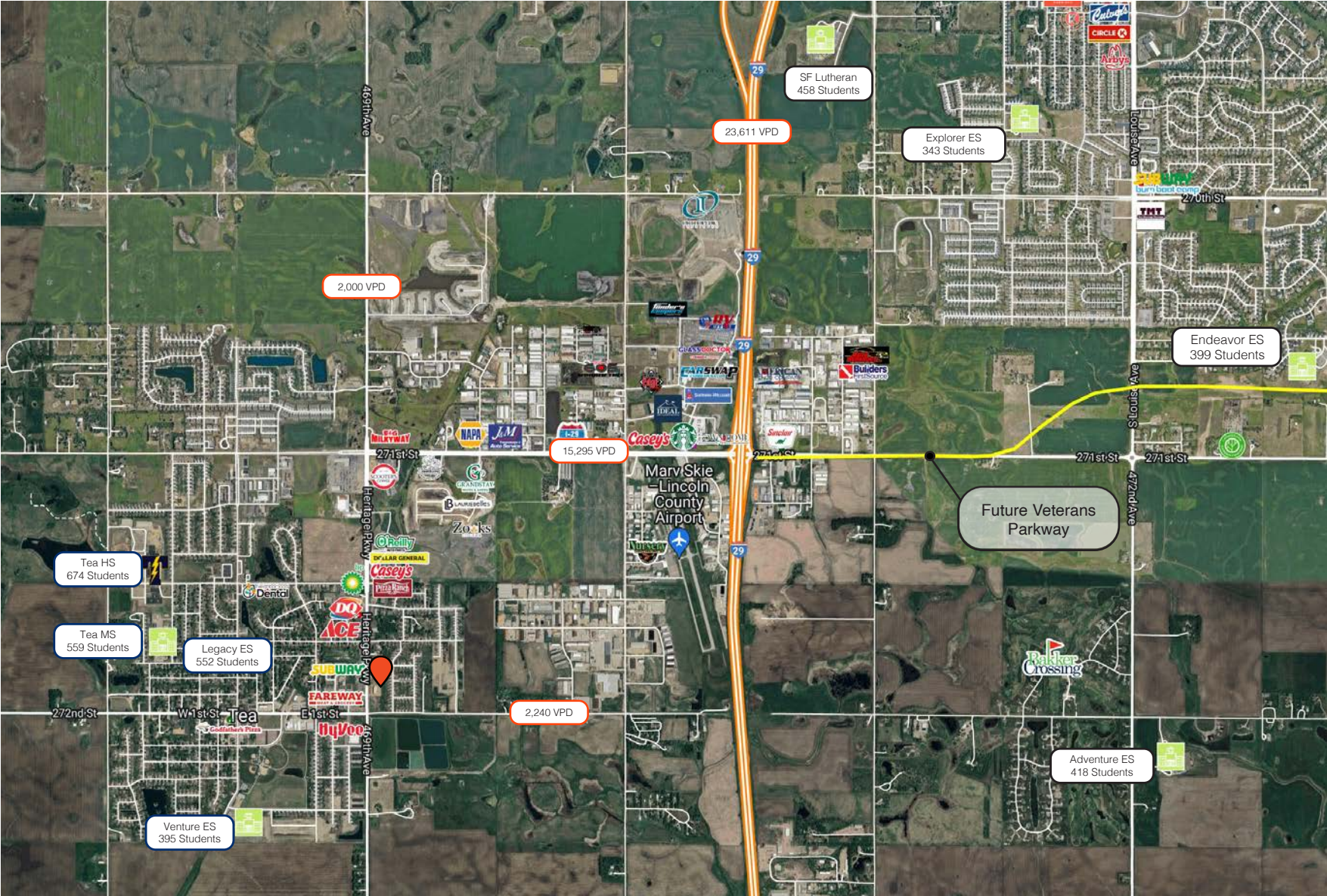
SUITE 3

Demographics

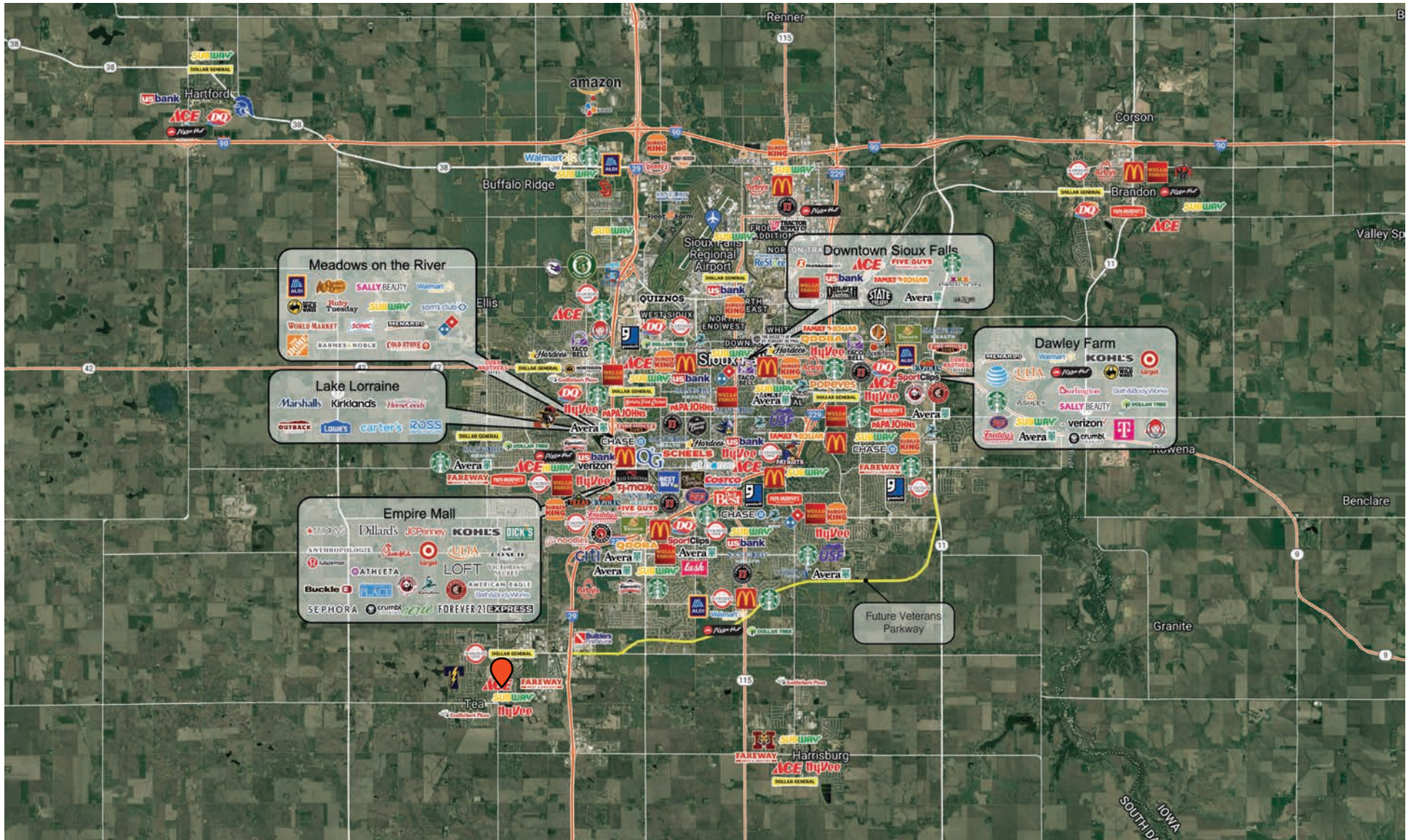


	1-mile	3-mile	5-mile	MSA
Population	4,788	10,051	52,268	311,500
Daytime Population	3,823	8,609	45,689	311,087
Median Household Income	\$92,175	\$92,810	\$81,892	\$80,234

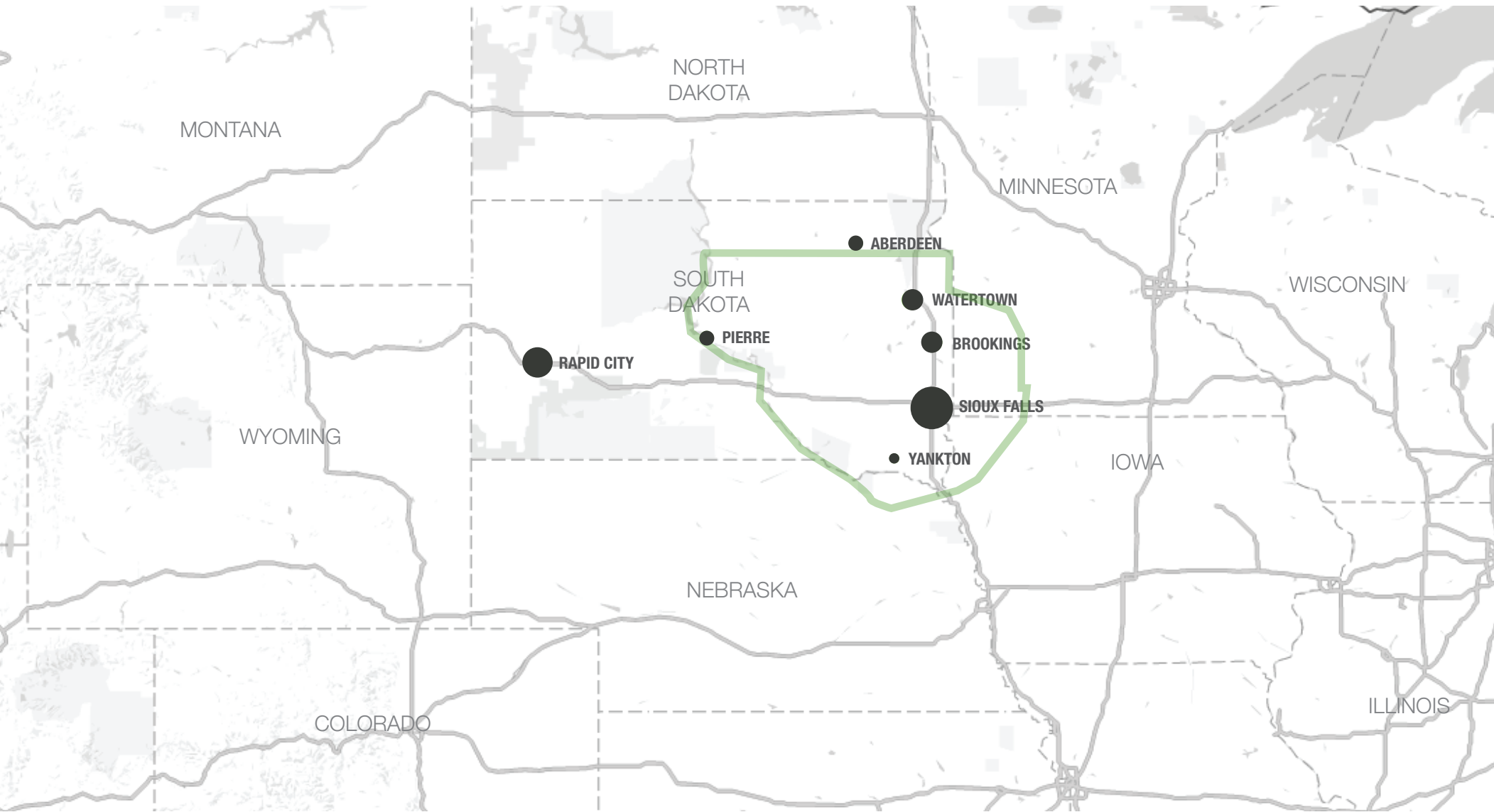
Neighborhood Map



MSA Map



Trade Area



Demographics

Tea, South Dakota, is a rapidly growing community with a population growth rate of 2.83%, significantly above the national average. Located just minutes from Sioux Falls and 13.6 miles from downtown Sioux Falls, Tea acts as a charming suburb, offering the benefits of proximity to a larger city while maintaining its small-town charm.

Known for its excellent schools and strong sense of community, Tea offers a welcoming atmosphere for all. The town has experienced rapid development, with over 887 homes being built since 2018, reflecting its appeal. Tea offers a variety of amenities and services, making it an attractive destination for both residents and visitors. Located in the midwest, Tea draws in people from surrounding states, contributing to its dynamic and thriving community.

FAST FACTS - SIOUX FALLS



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

POPULATION PROJECTION

Year	Tea	MSA
2024	6,431	311,500
2029	7,044	336,494

MSA TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505



Retail/Office Space

FOR LEASE

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