

Retail/Office Space

FOR LEASE



120 N Heritage Parkway | Tea, SD

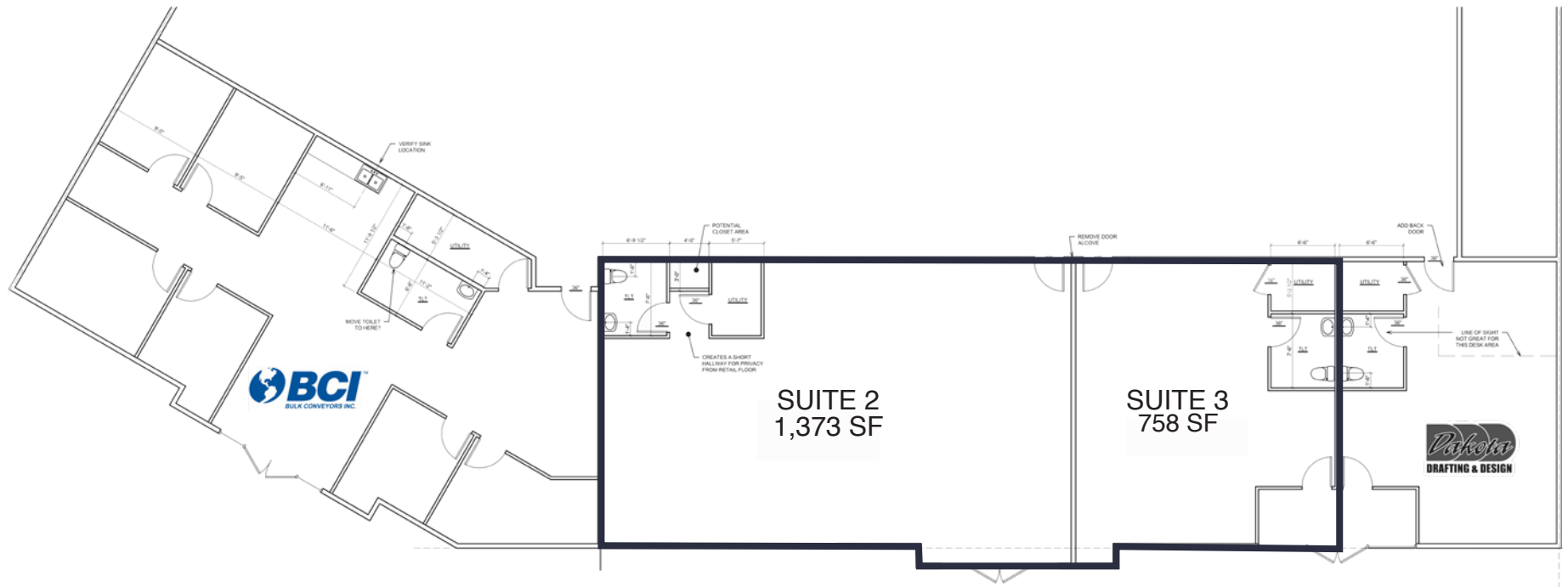
The Property

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 the future home of Dakota Drafting and Design and Bulk Conveyors.



Building Floor Plan & Costs



Suite	Space Condition	Size (Rentable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2	Shell	1,373 SF	\$18.00/SF NNN	\$6.00/ SF	\$24.00/SF	\$32,952.00	\$2,746.00
3	Shell	758 SF	\$18.00/SF NNN	\$6.00/ SF	\$24.00/SF	\$18,192.00	\$1,516.00
Combined	Shell	2,131 SF	\$18.00/SF NNN	\$6.00/ SF	\$24.00/SF	\$51,144.00	\$4,262.00



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

The Radius Branding

The Radius

The Radius

TR

#2B2D40

#8E99AC

#EFF2F4

Progress Photos

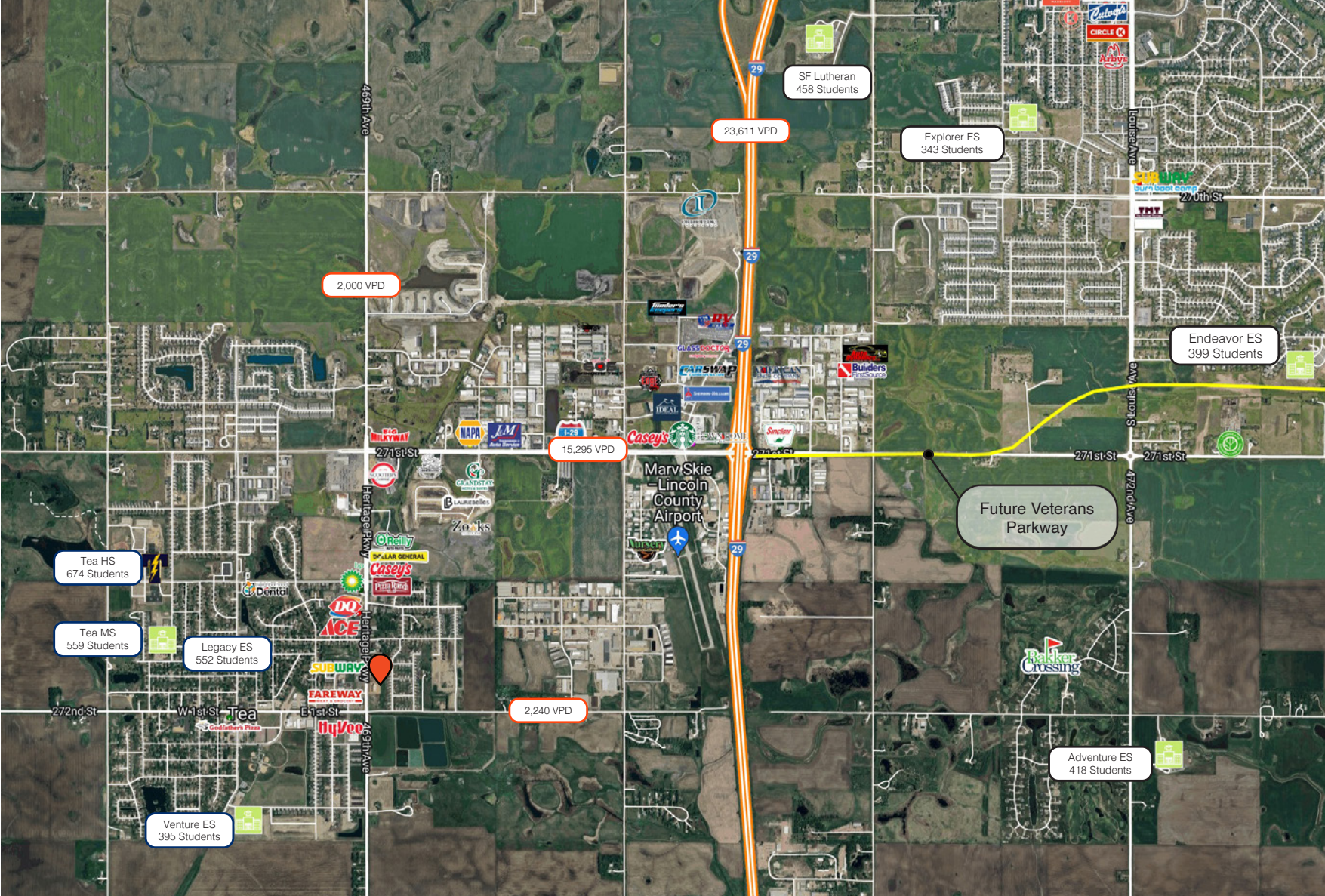


Demographics

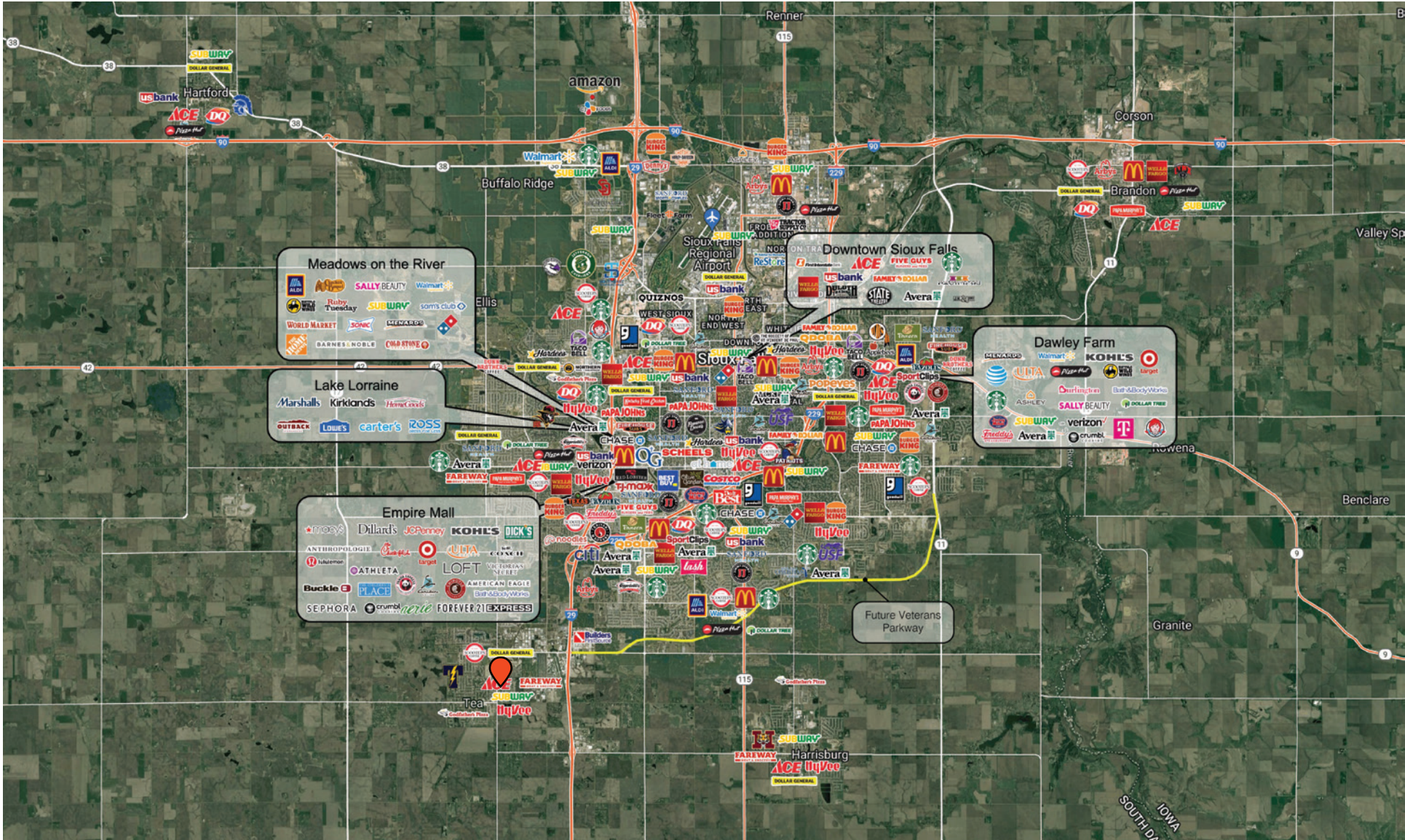


	1-mile	3-mile	5-mile	MSA
Population	4,465	10,749	54,465	294,592
Daytime Population	3,343	8,203	46,539	294,887
Median Household Income	\$87,367	\$89,617	\$83,069	\$78,317

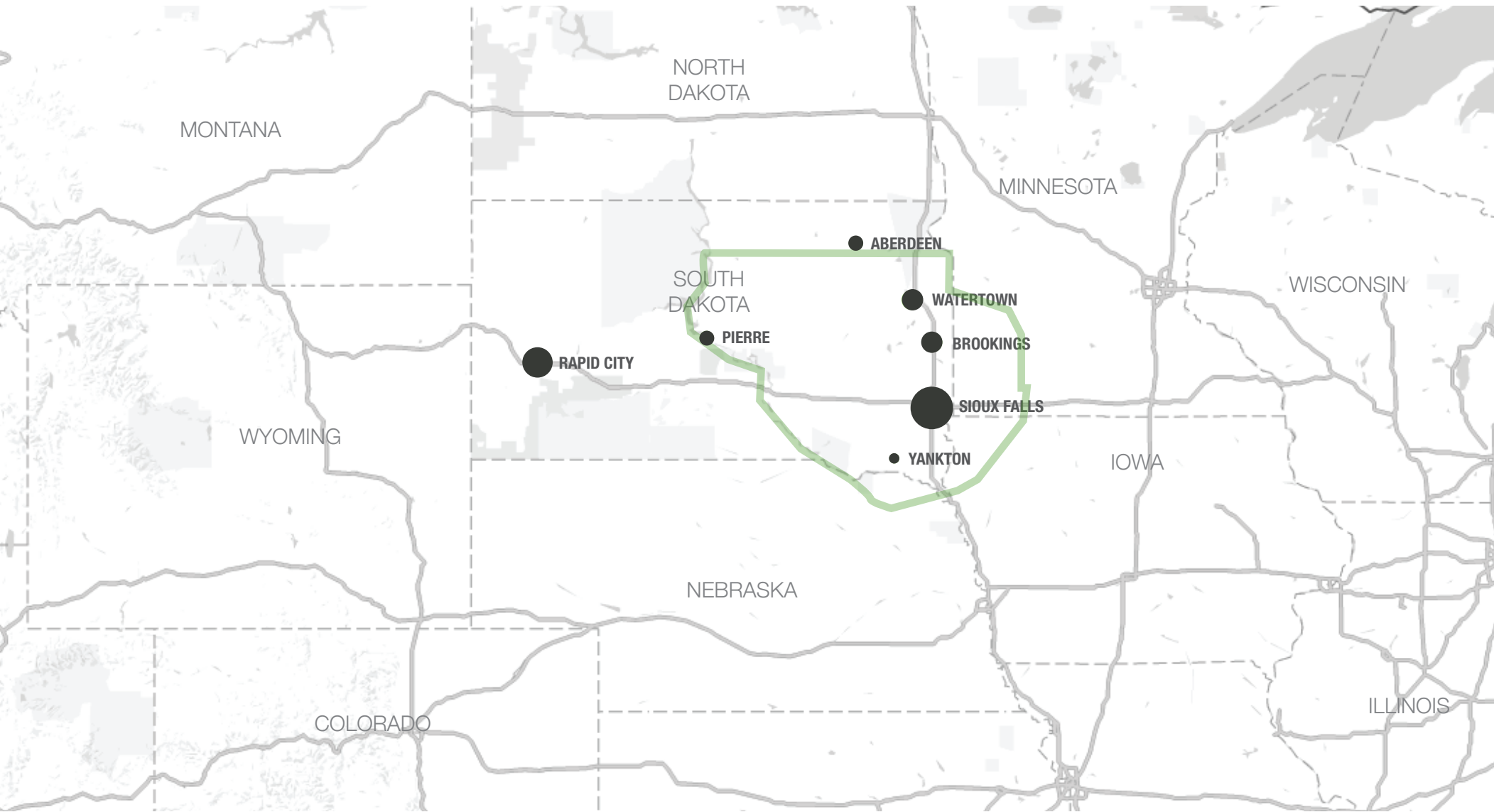
Neighborhood Map



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



Lincoln County -
One of the Fastest
Growing Counties
in U.S.
(City of SF 2020)



Best City for Young
Professionals
(SmartAsset 2021)



Top Ten for Financial
Independence
(Choose Fi 2021)



Top Five Hottest Job
Market
(ZipRecruiter 2020)



Top City for Millenni-
als Buying Homes
(SmartAsset 2020)



High Economic
Strength Rankings
(Policom 2020)



Second Best City to
Start a Career
(Zippia 2020)



Top Six Happiest
Cities in America
(WalletHub 2020)

POPULATION PROJECTION		
Year	Tea	MSA
2023	6,539	294,592
2028	7,606	312,586

MSA TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505



Retail/Office Space

FOR LEASE

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