

BRANDON STRIP MALL

RETAIL/OFFICE SPACE FOR LEASE



513 N Splitrock Blvd
Brandon, SD 57005



Suite 513: 3,000 SF +/-



\$4,500 per month 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 513 has open space, one bathroom, three dressing rooms, and loft area
- 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, and Sassy Nails & Spa
- Contact Broker for additional information

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@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.

BUILDING COSTS

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

UTILITY INFORMATION

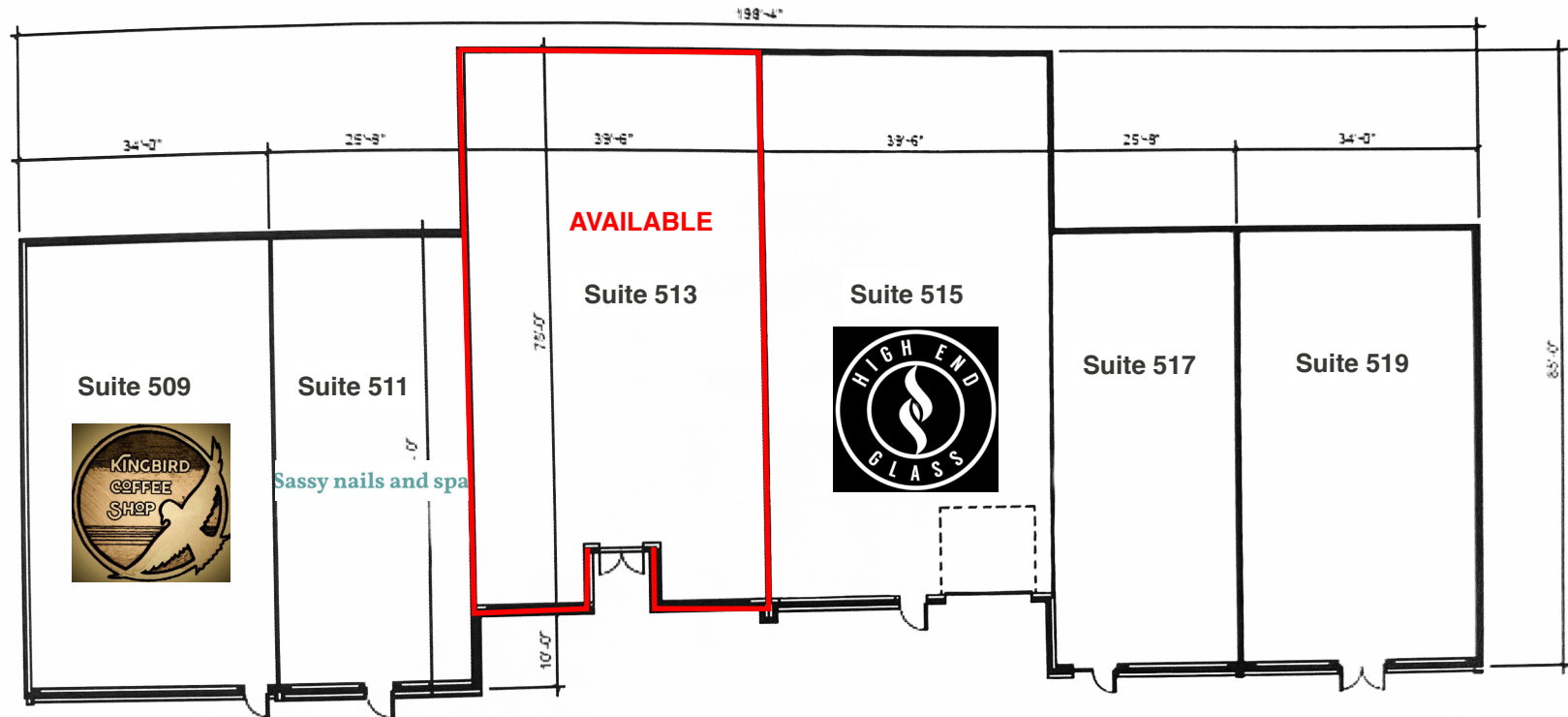
Utility	Paid By	Provider	Separately Metered
Electricity	Paid by Tenant	Sioux Valley Energy	Yes
Water	Paid by Tenant	City of Brandon	Yes
Sewer	Paid by LL	City of Brandon	No
Trash	Paid by LL	Tenant can select their preferred provider	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred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

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FLOOR PLAN

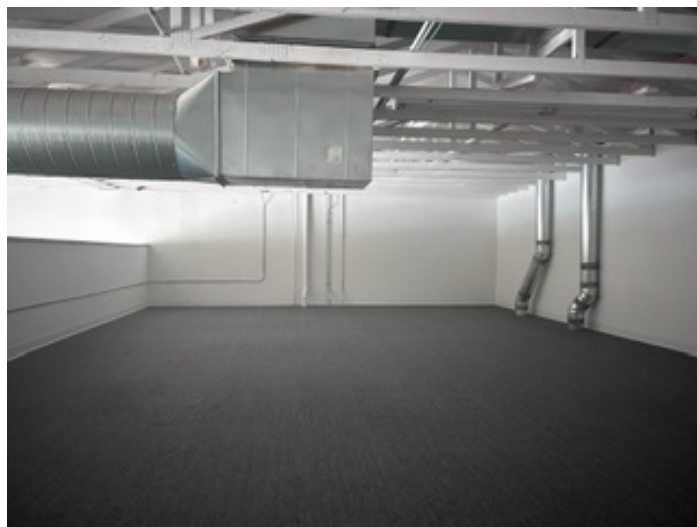
Concept only; subject to change



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SUITE 513



Loft Area

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EXTERIOR & SIGNAGE



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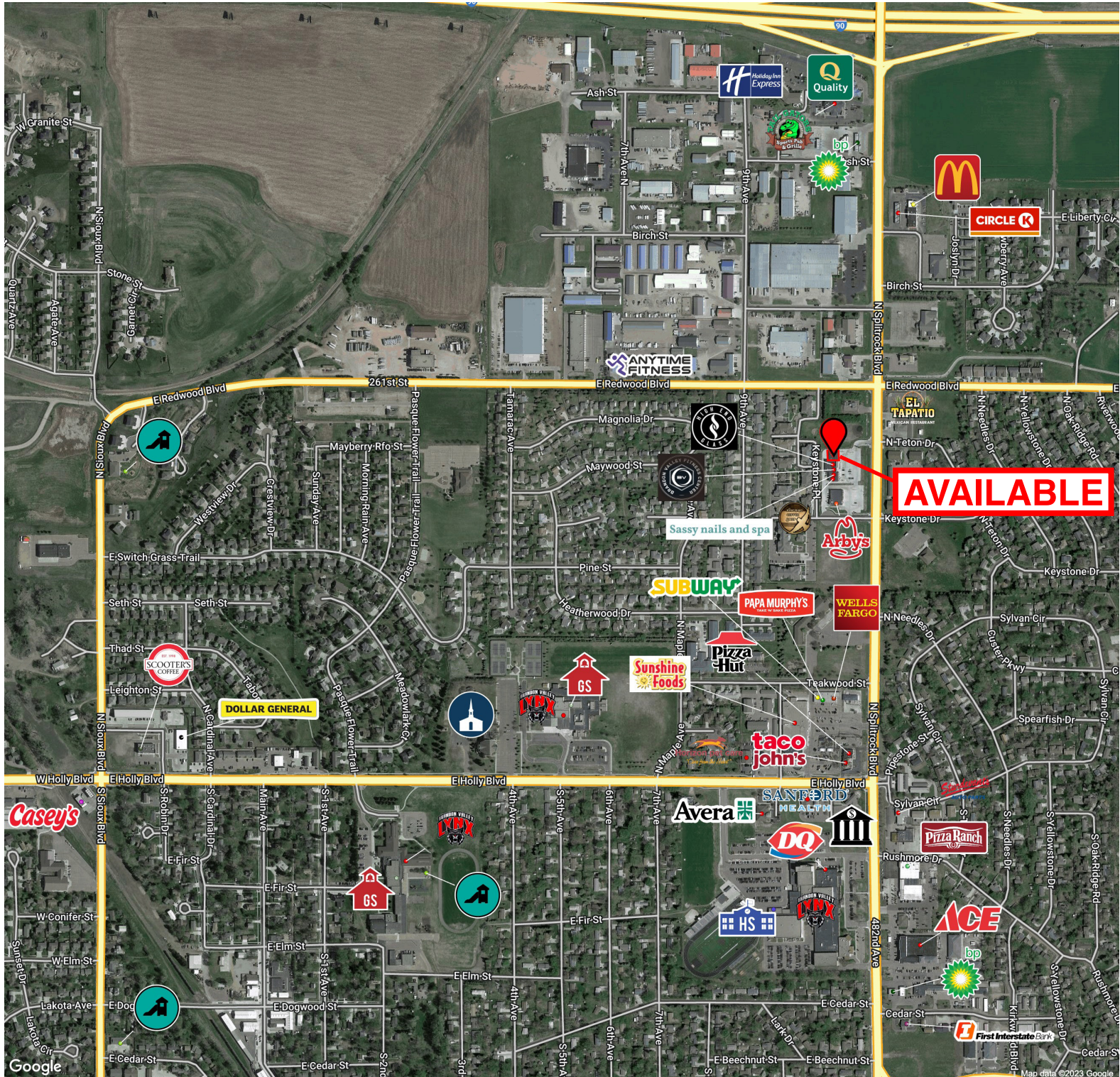
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AREA MAP



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