

81 GARDENS - FOR LEASE

END CAP WITH DRIVE THRU



7201 S Minnesota Ave
Sioux Falls, SD 57108



2,000 SF



\$32 / SF NNN

LOCATION

Hard NW corner of 81st Street & Minnesota Avenue. This is a full-access intersection with a planned/future stoplight.

DESCRIPTION

- In close proximity to several retail attractions including Walmart, Aldi, Burger King, McDonald's, Valvoline, and Holiday Gas Station
- Located near the intersection of two major arterial roadways and just north of the future SD Hwy 100 with an exit planned at Minnesota Avenue
- Landlord to deliver the Premises as a warm dark shell
- Available for tenant build-out
- TIA: \$35 / SF
- Contact Broker for additional information

RAQUEL BLOUNT sior 605.728.9092 | raquel@lloydcompanies.com

**Property is co-listed with Ryan Tysdal of VanBuskirk Companies.*

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EXTERIOR



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.

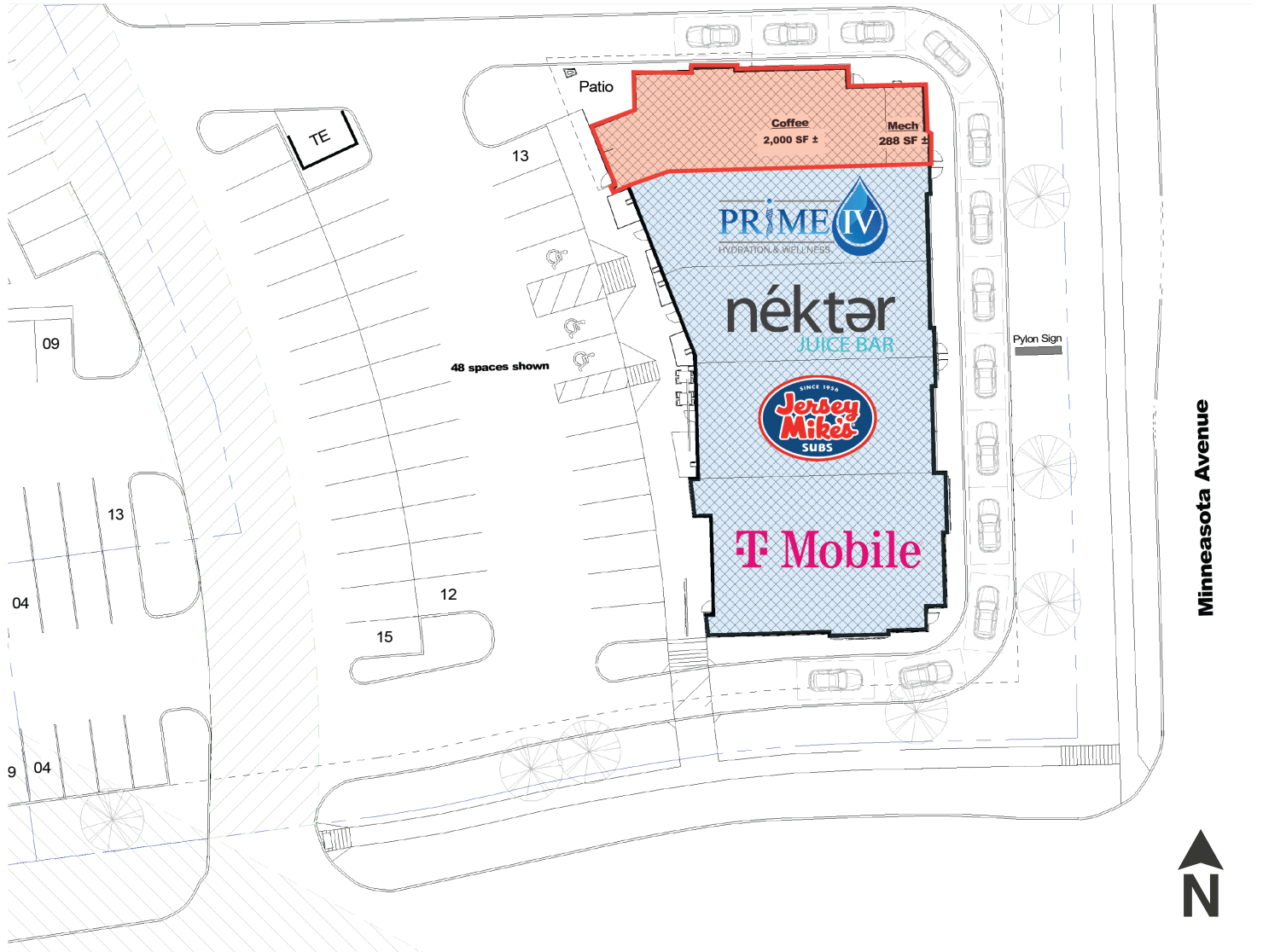
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SITE PLAN

Concept only; subject to change



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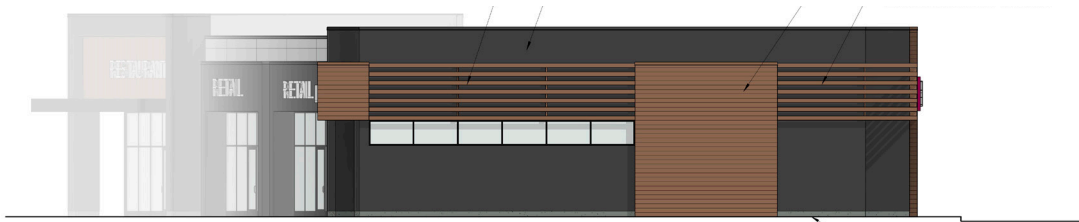
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EXTERIOR ELEVATIONS

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EXTERIOR RENDERINGS

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SITE OVERVIEW



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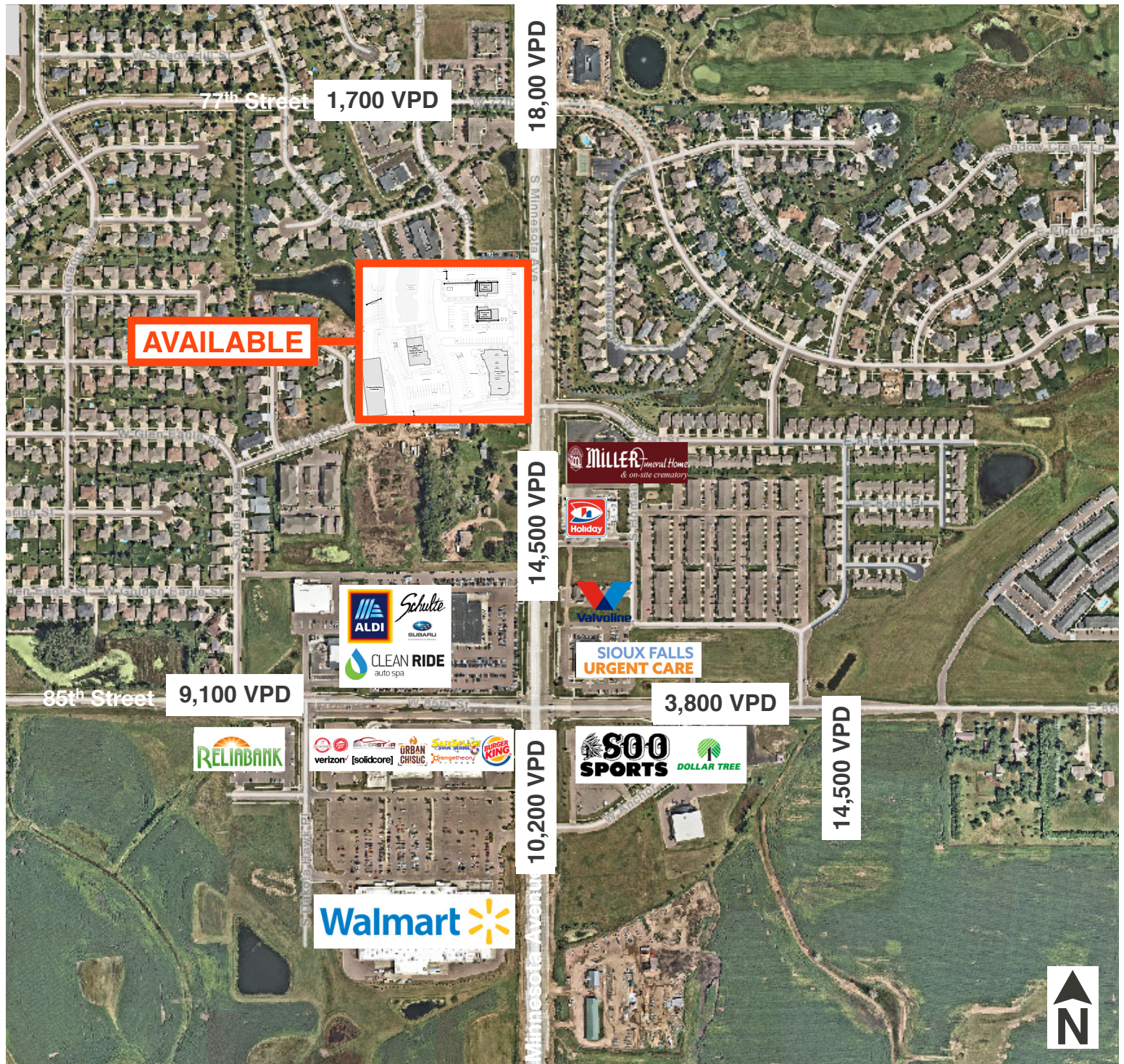
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AREA RETAIL MAP



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