

4000 W MAPLE STREET
SIOUX FALLS, SD

**AVAILABLE - Build to Suit
or Land for Sale**
Commercial Land



PROPERTY DESCRIPTION

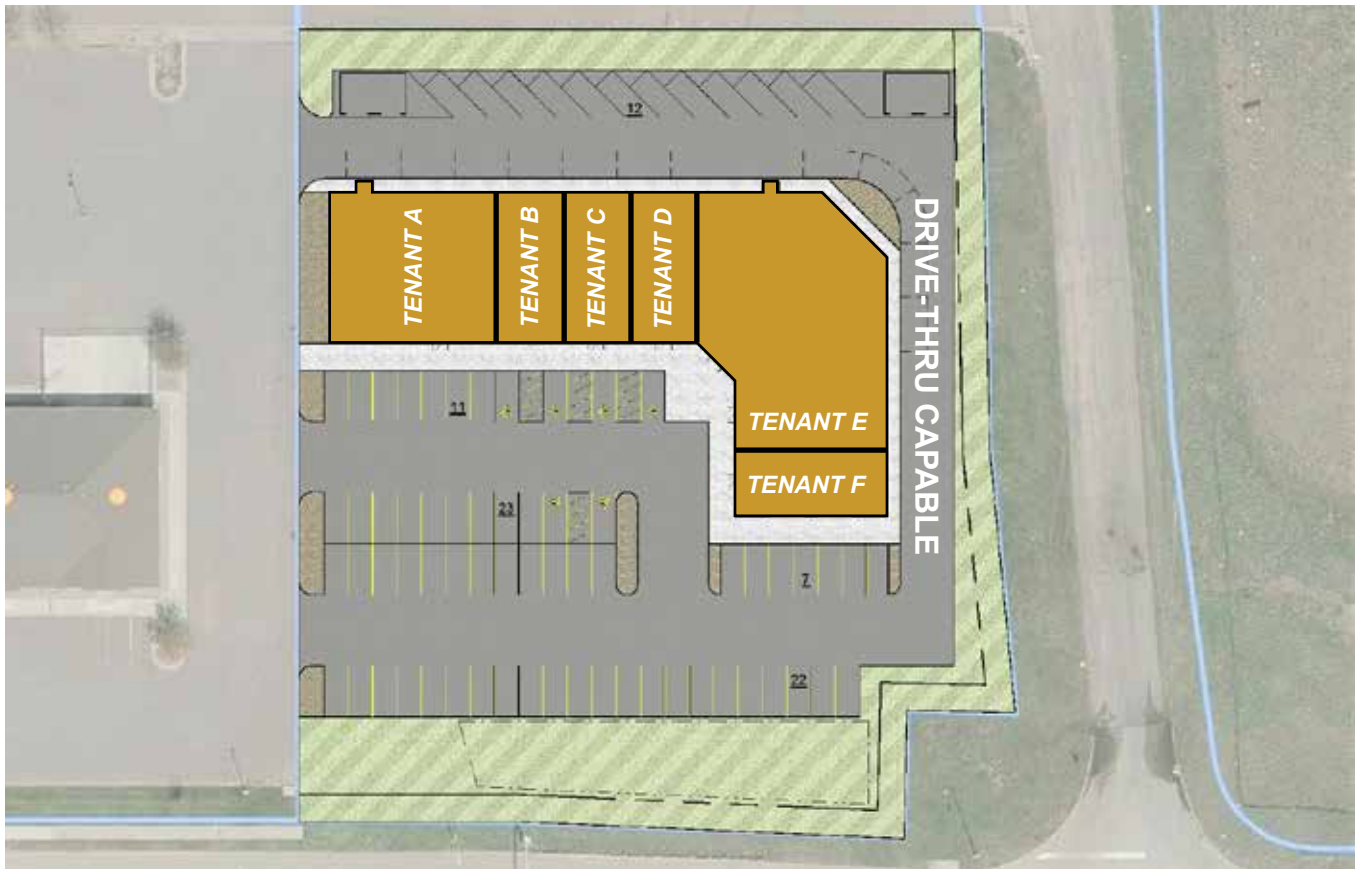
Zoning: C-2 District
RE-3 Form

Acreage: 1.830 Acres
Lot Area: 79,725 SF

Land Sale: Unpriced

- Area neighbors include: Elmwood Golf Course, Denny Sanford Premier Center (booked throughout the year with different events), Sioux Falls Arena, Howard Wood Field, brand new Holiday Inn & Suites, Sheraton Hotel and Ramada Resort Hotel.
- One of the only available frontages on West Maple Street.
- Drive through concept available.
- Liquor and beer license available for the site.
- Corner of I-29 exit & Russell/Maple Street.
- A member of the ownership group is a licensed real estate broker with the State of South Dakota.

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CONCEPTUAL SITE PLAN

RETAIL CONCEPT

Building Square Footage: 14,980 SF (Max.)

Available Suites: 6 Total

Parking Shown: 75 Spaces

SUITE A - 3,440 SF (**AVAILABLE**) ~ \$20 PSF NNN

SUITE B - 1,400 SF (**AVAILABLE**) ~ \$22 PSF NNN

SUITE C - 1,400 SF (**AVAILABLE**) ~ \$22 PSF NNN

SUITE D - 1,400 SF (**AVAILABLE**) ~ \$22 PSF NNN

SUITE E - 4,540 SF (**AVAILABLE**) ~ \$22 PSF NNN

SUITE F - 1,400 SF (**AVAILABLE**) ~ \$20 PSF NNN

Contact Broker
Vick Patel

Office: 605.610.6866

Cell: 605.376.3183

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CONCEPT RENDERING

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