

HIGH ROLLERS 2 RETAIL STRIP MALL

4101 W. 57TH STREET
SIOUX FALLS, SD 57108

AVAILABLE FOR LEASE
COMMERCIAL RETAIL

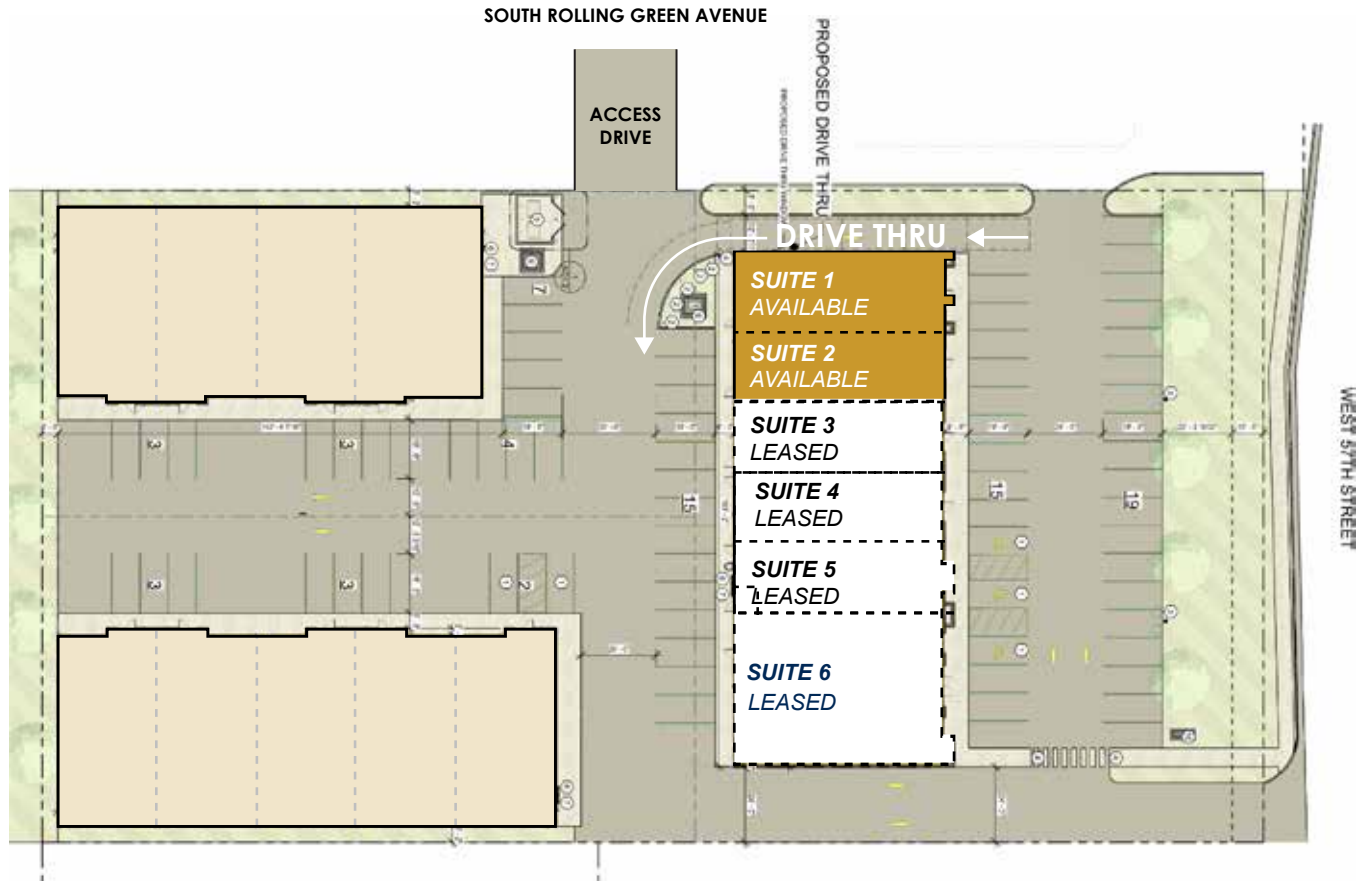


- Property is located near one of the busiest intersections in the City of Sioux Falls.
- Neighborhood includes Hilton Hotels, Staybridge Suites, business district, Avera Behavioral Health, Casey's C-Store, Empire Mall, Jersey Mikes, Teriyaki Madness, Village on Louise and the Beacon Centre.
- Close to I-229 & South Louise Avenue.
- One of the only spots available on West 57th Street.
- A member of the ownership group is a licensed real estate broker with the State of South Dakota.

Contact Broker
Vick Patel
Office: 605.610.6866
Cell: 605.376.3183

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SITE PLAN

BUILDING DESCRIPTION

Building Square Footage: 10,932 SF

Available Suites: 5 Total

Parking Shown: 49

Tenant Improvement Allowance: \$25 PSF

SUITE 1 - 1,630 SF, W/ DRIVE THRU (**AVAILABLE**) ~ \$25 PSF NNN

SUITE 2 - 1,496 SF (**AVAILABLE**) ~ \$23 PSF NNN

SUITE 3 - 1,496 SF (**LEASED**)

SUITE 4 - 1,496 SF (**LEASED**)

SUITE 5 - 1,430 SF (**LEASED**)

SUITE 6 - 3,240 SF (**LEASED**)

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PROPERTY DESCRIPTION

Zoning: C-4 District
RE-3 Form

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