

WESTOWN MARKETPLACE
2700 S ELLIS ROAD
SIOUX FALLS, SD 57106

AVAILABLE FOR LEASE
\$22 - \$24 PSF NNN



Contact Broker
Vick Patel
Office: 605.610.6866
Cell: 605.376.3183

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AVAILABLE FOR LEASE
COMMERCIAL RETAIL SUITES

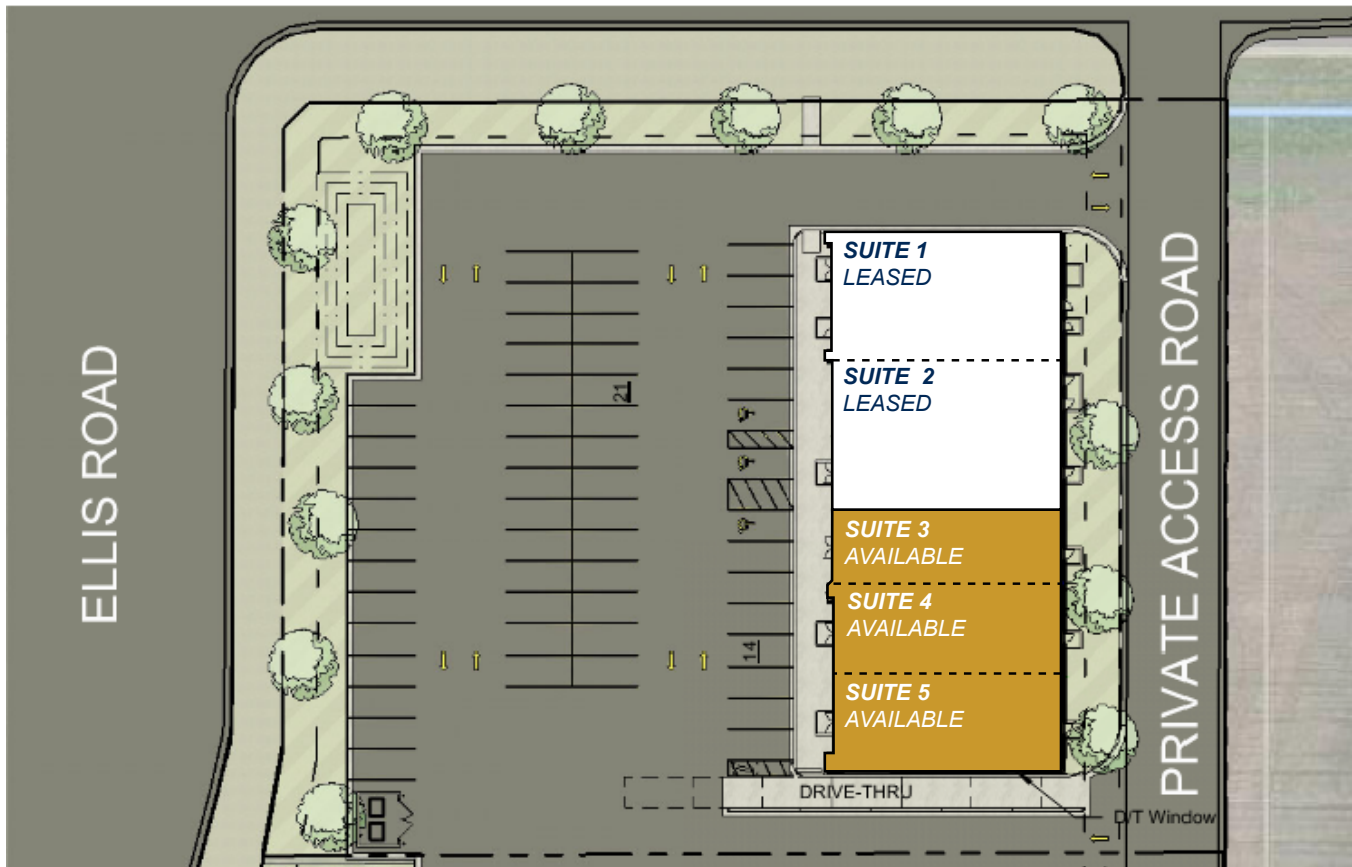


PROPERTY DESCRIPTION

- Great opportunity to join the fastest growing southwest side community of Sioux Falls, perfect location for business.
- There is a huge residential development with new housing and apartment complexes popping up in the region.
- Area neighbors include Sanford Clinic, Frontier Elementary School, Memorial Middle School, Starbucks, Dollar Tree, Fareway Foods Grocery Store, Family Wellness Center.
- Contact Broker for additional information.
- Owner is a licensed real estate broker with the State of South Dakota.

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SITE PLAN

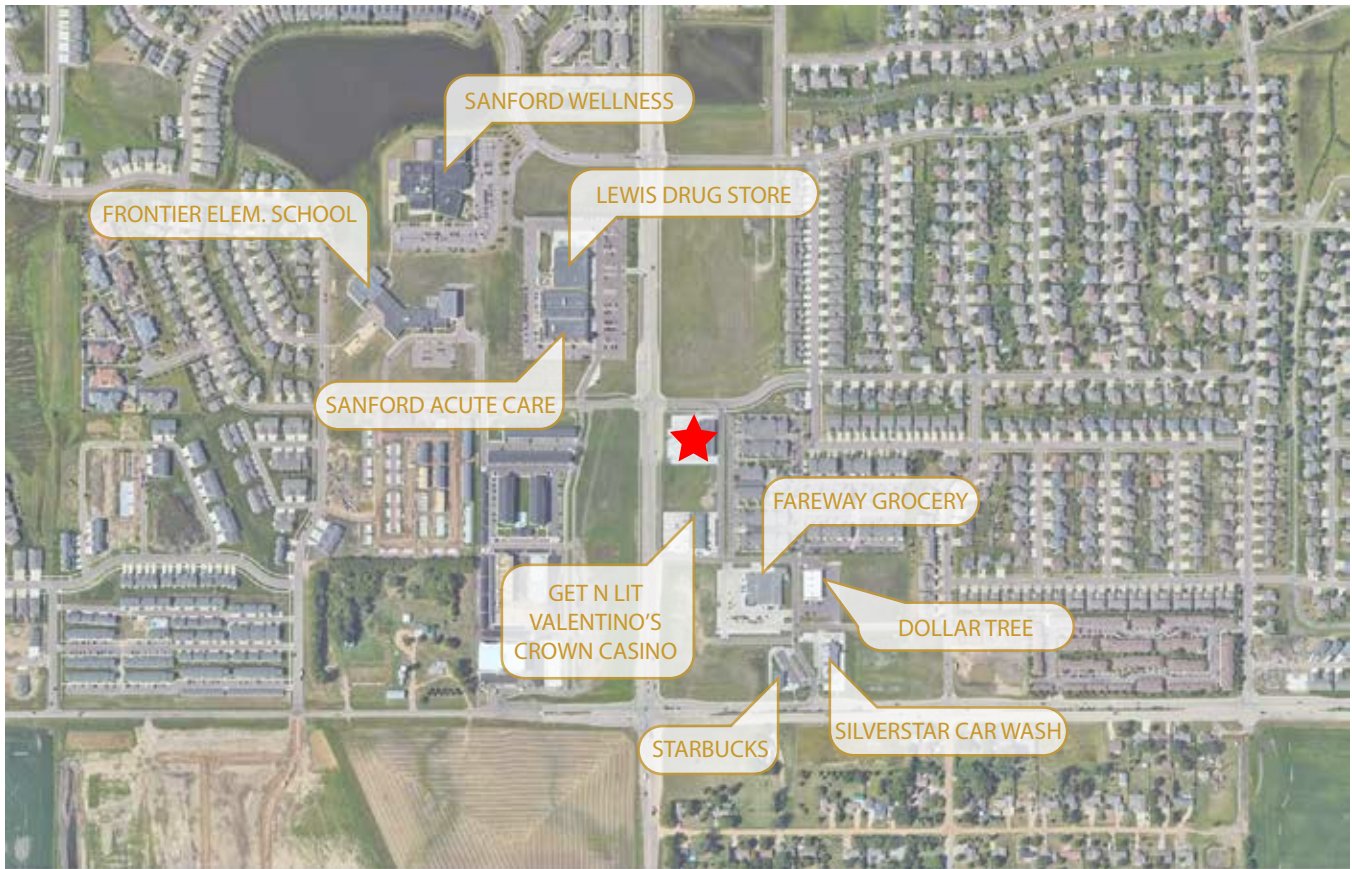
BUILDING DESCRIPTION

Building Square Footage: 5,064 SF
Available Suites: 3 Total
Parking Shown: 35

- SUITE 1 - (LEASED)
 - SUITE 2 - (LEASED)
 - SUITE 3 - 1,400 SF (AVAILABLE) ~ \$22 NNN**
 - SUITE 4 - 1,765 SF (AVAILABLE) ~ \$22 NNN**
 - SUITE 5 - 1,899 SF W/ DRIVE THRU (AVAILABLE) ~ \$24 NNN**
- ***CAN COMBINE UP TO 2 OR MORE SUITES***

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