

# REGAL RETAIL/OFFICE

RETAIL/OFFICE SPACE FOR LEASE



2908 S Ellis Road  
Sioux Falls, SD 57106



1,326 SF +/-



\$19.50 / SF NNN  
\$25.00 / SF Tenant Improvement Allowance

## LOCATION

Located just North of the 41st Street and Ellis Road cross streets. Tons of new office and retail growth including Fareway Meat & Grocery, Dollar Tree, Silverstar Carwash, Starbucks, and hundreds of proposed apartment units.

## DESCRIPTION

- Excellent opportunity to serve the growing West Side, near residential and within minutes of Roosevelt High School
- Zoned C-3 Commercial
- Perfect for retail, service, and office space
- Area neighbors include Valentinos and Crown Casino
- Plenty of parking and large pylon signage available
- Near Lewis Drug, Sanford Westside Clinic, Family Wellness Center and proposed Westtown Marketplace development
- Contact Broker with additional questions

**RAQUEL BLOUNT** SIOR

605.728.9092

raquel@lloydcompanies.com

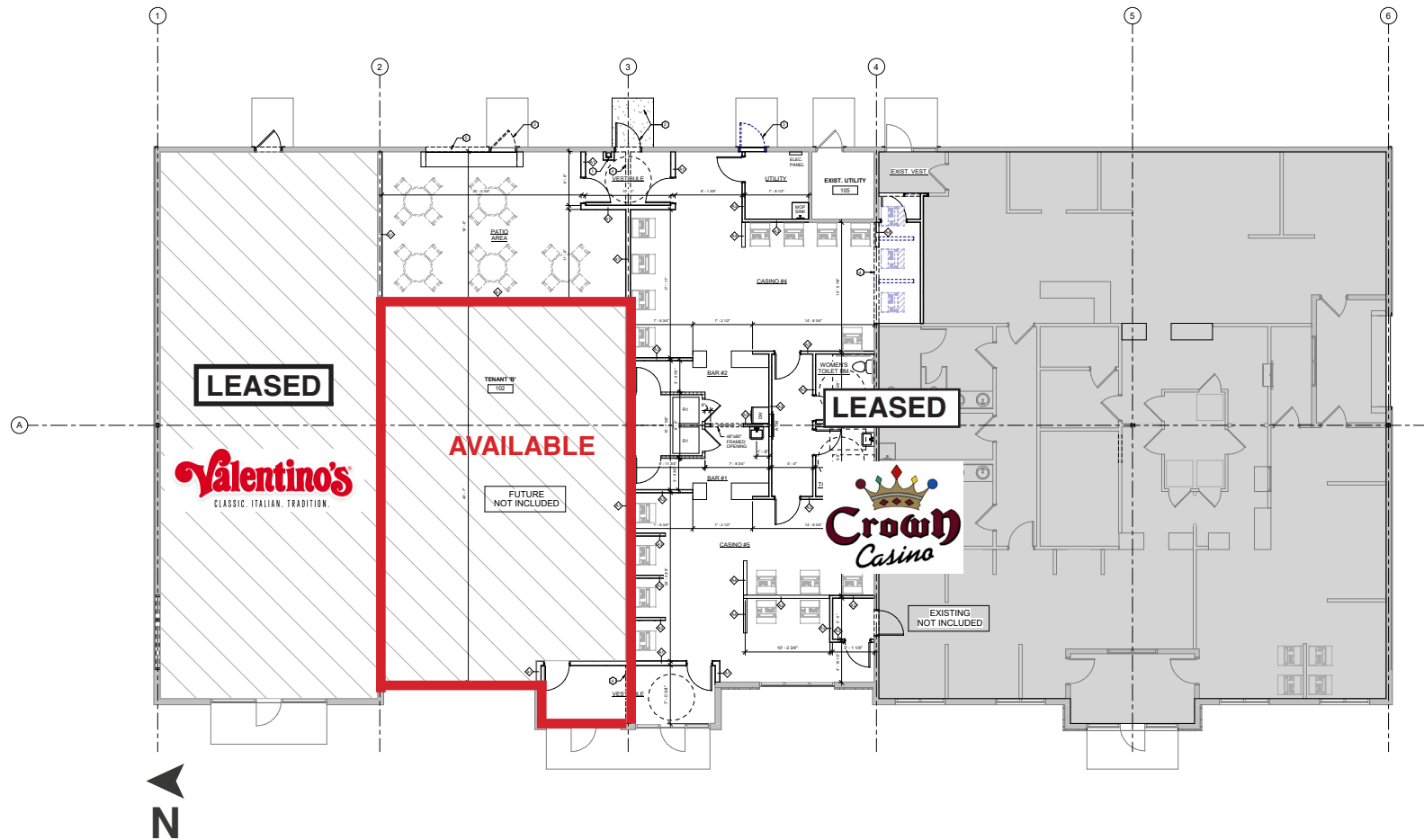
**KIRBY PROEHL** HL  
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101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# FLOOR PLAN

Concept only; subject to change



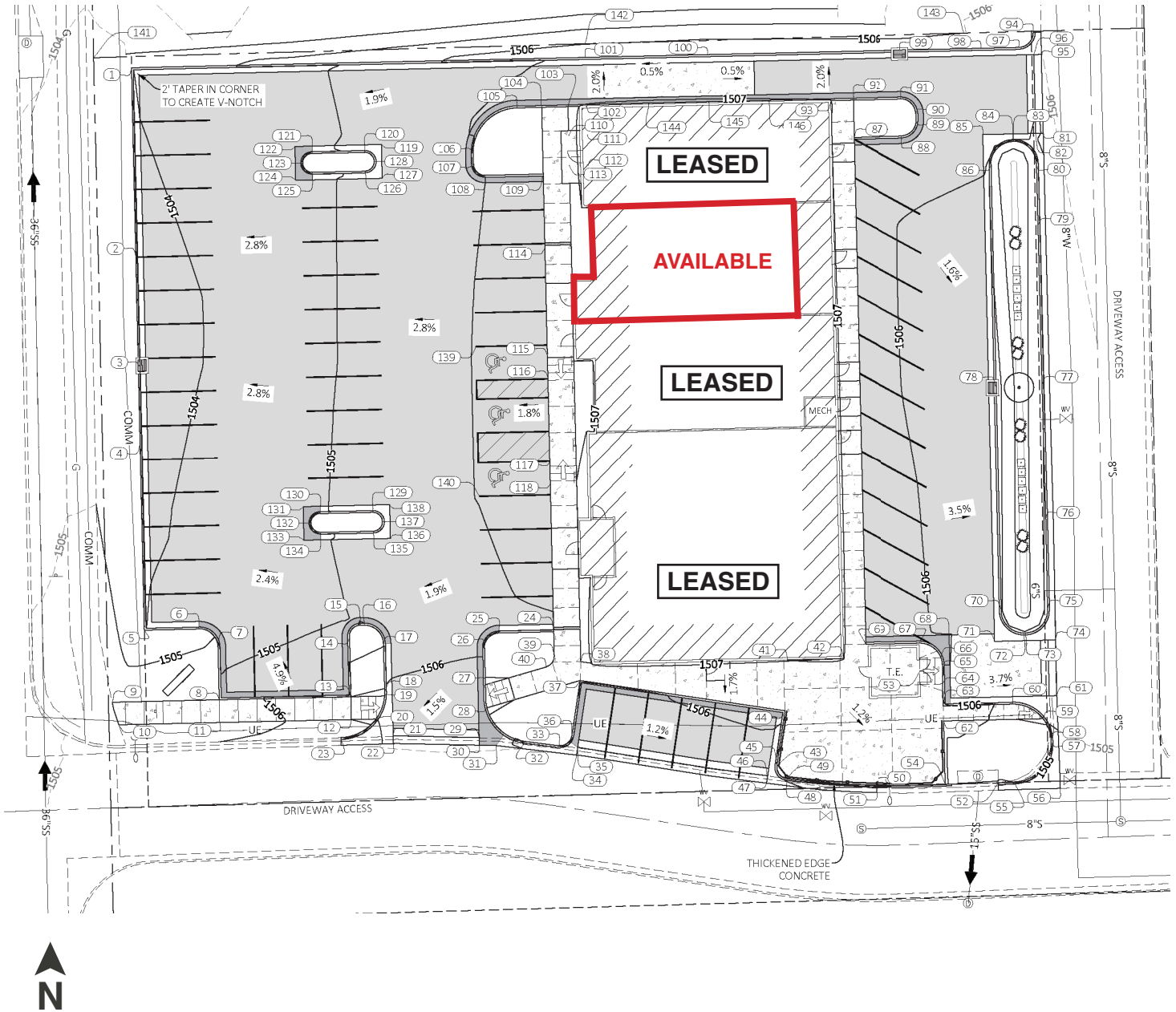
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# SITE PLAN

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## EXTERIOR & SIGNAGE



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## SITE MAP



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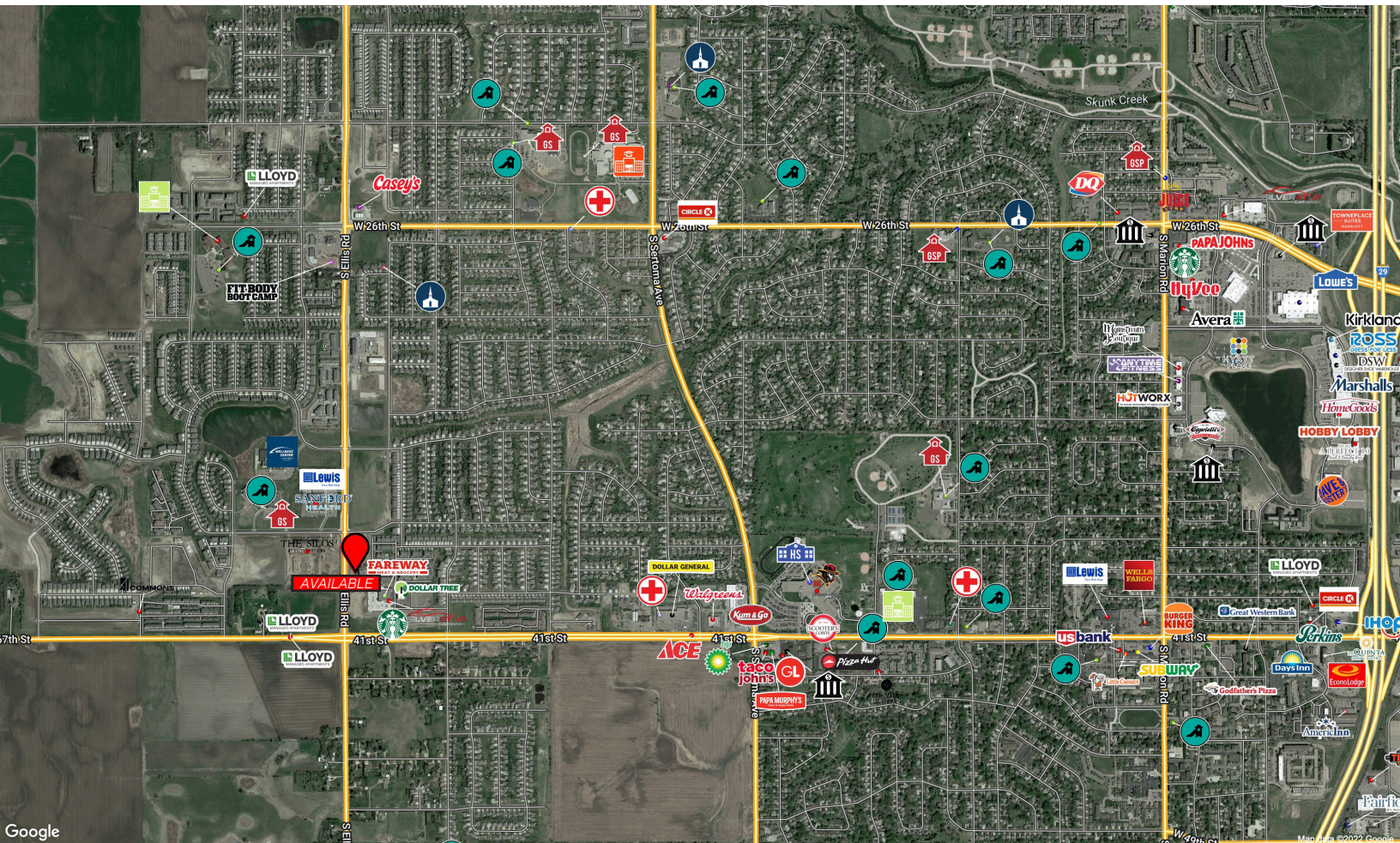
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## AREA MAP



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