



2511 S. Minnesota Avenue Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

- Available October 1, 2024
- 7,309 SF floor space + 2,850 SF stockroom with 2 loading docks
- Can be subdivided: 7,714 SF bay & 2,445 SF bay
- If subdivided, then subdivided space rental rate would be \$16.50 PSF, NNN.
- Zoning: C-3
- Year Built: 1951

LOCATION DESCRIPTION

Excellent access at lighted intersection of 33rd Street & Minnesota Avenue

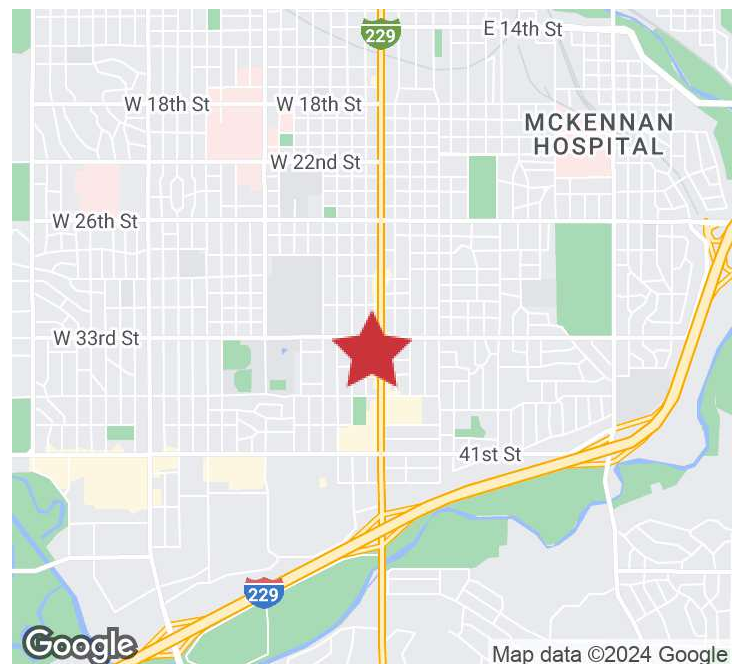
Co-tenants include Bagel Boy and IMKO Workforce Solutions

Area neighbors include Tre Lounge, Central Bank, Scooter's, Mini Critters, UPS, GreatLife Suburban Lanes, Famous Dave's, Culver's, Future SDSU Metro Center - former Avera Home Medical Equipment

Minnesota Avenue Traffic Counts: 25,900 vpd

33rd Street Traffic Counts: 7,300 vpd

Lease Rate	\$10.00/SF NNN FOR WHOLE SUITE
Estimated NNN Expenses	\$3.50/SF
Suite Size	10,159 SF



GREGG BROWN, MBA, SIOR

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SUITE DETAILS

2511 S. MINNESOTA AVENUE
Sioux Falls, SD 57105

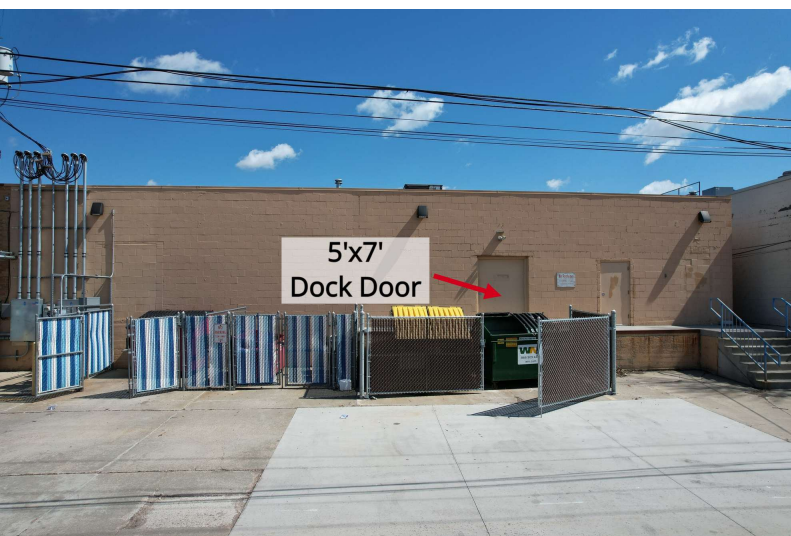
FOR LEASE

Retail Property



PROPERTY HIGHLIGHTS

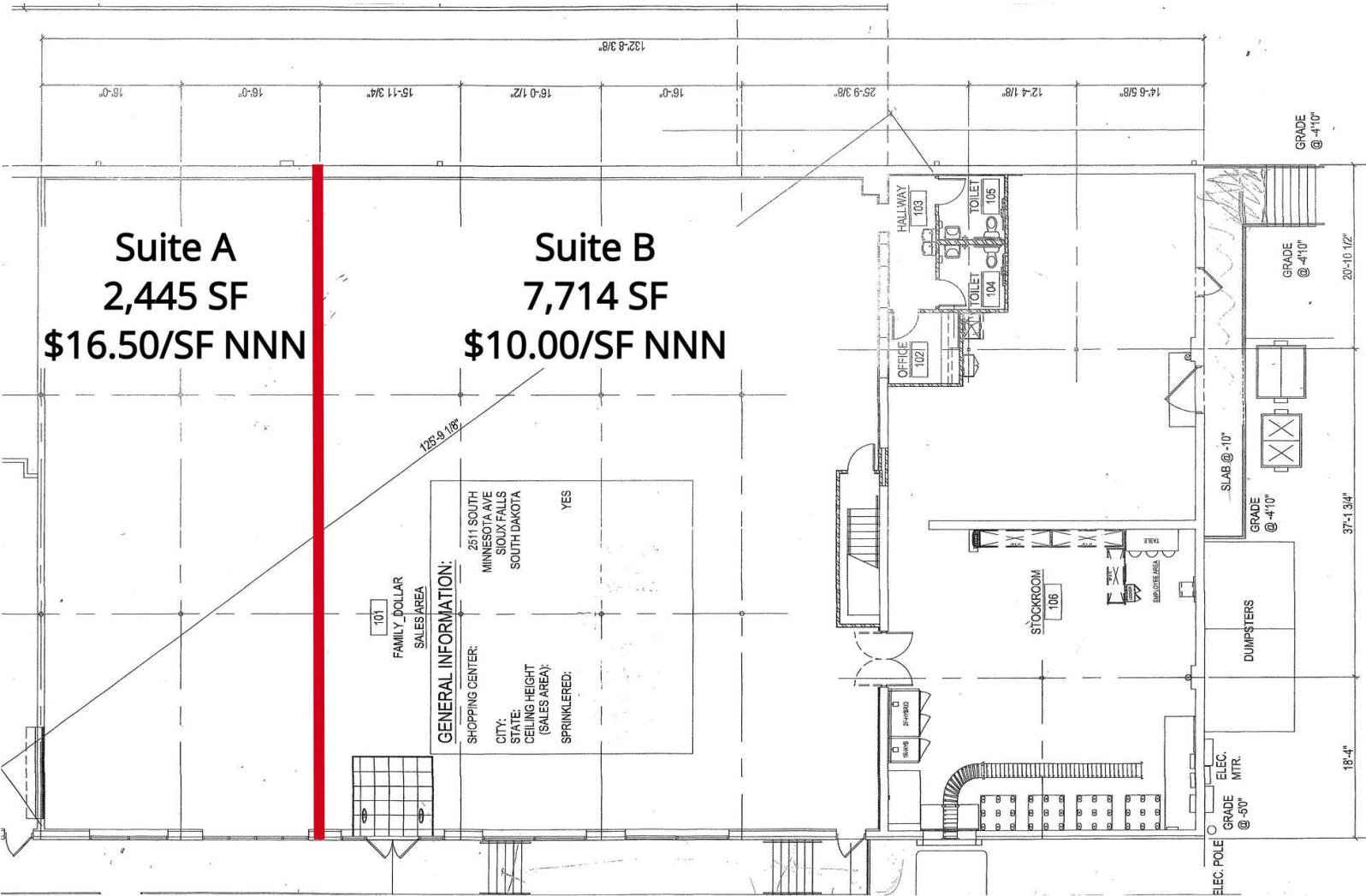
- 7,309 SF floor space + 2,850 stockroom with 2 loading docks
- Monument and building signage
- 600 amp, 3 phase power
- 2 loading docks (6' x 8' door + 5' x 7' door)
- Finished ceiling height = 9.60 ft
- Slab to slab height = average 13 ft
- Store room ceiling height = 10.5 ft
- 5 roof top units installed in 2019
- 2 x 4 ceiling grid and LED lights installed in 2019
- Fully sprinklered
- Polished concrete flooring
- Bonus basement area of 1,125 SF
- 2 restrooms + 1 office
- Formerly occupied by Sunshine Grocery, Lamps & Shades, and Family Dollar



SPLIT FLOOR PLAN

2511 S. MINNESOTA AVENUE
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FOR LEASE
Retail Property



AERIAL

2511 S. MINNESOTA AVENUE
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FOR LEASE

Retail Property



Google

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