

85TH STREET MARKETPLACE BUILD-TO-SUIT

TBD West 85th Street & Minnesota Avenue Sioux Falls SD 57108

FOR LEASE



SIoux FALLS
URGENT CARE

SOO
SPORTS

W 85th Street



Avera

Build-To-Suit In This Growing Southwest Development



SIZE

6,550 SF
(Subdividable)



PRICE

Contact Broker



LOCATION

Near the signalized intersection of 85th St & Minnesota Ave. Development area adjacent to the future SD Hwy 100. Minnesota Ave is the primary arterial street between Harrisburg & Sioux Falls.



NEIGHBORS

Walmart, Burger King, Soo Sports, Sioux Falls Urgent Care, Schulte Subaru, Aldi Grocery, Scooters Coffee & more.



AVAILABLE

Build-To-Suit
Pre-leasing



TRAFFIC

Current traffic count is 10,000 vehicles per day, with an estimated 22,000 vehicles by 2045.

Information deemed reliable but not guaranteed.

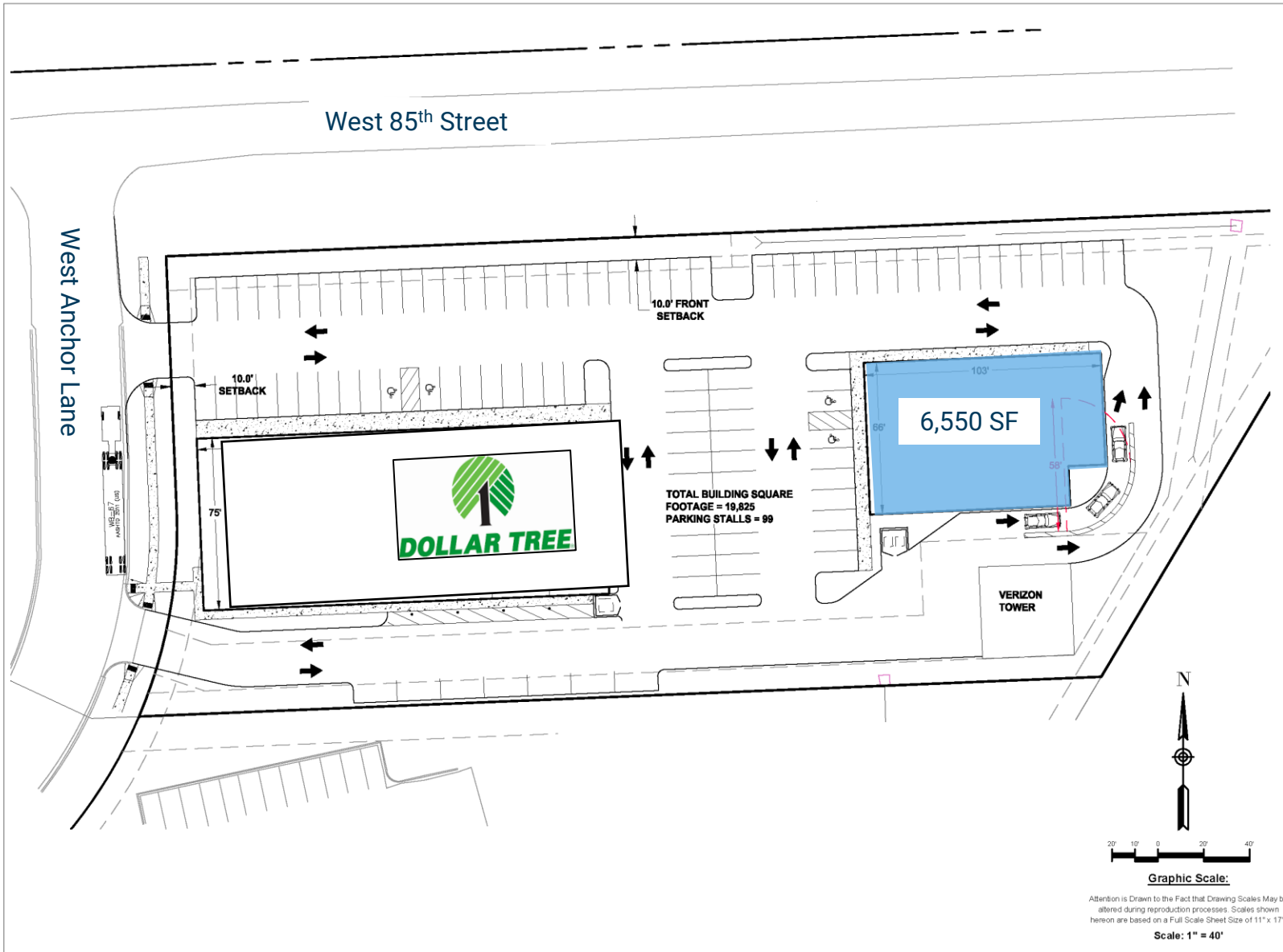


605.361.8211 | VBCcommercial.com

2571 S Westlake Dr #100 Sioux Falls SD 57106

MIKE
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605.366.0936
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SITE PLAN



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AREA MAP

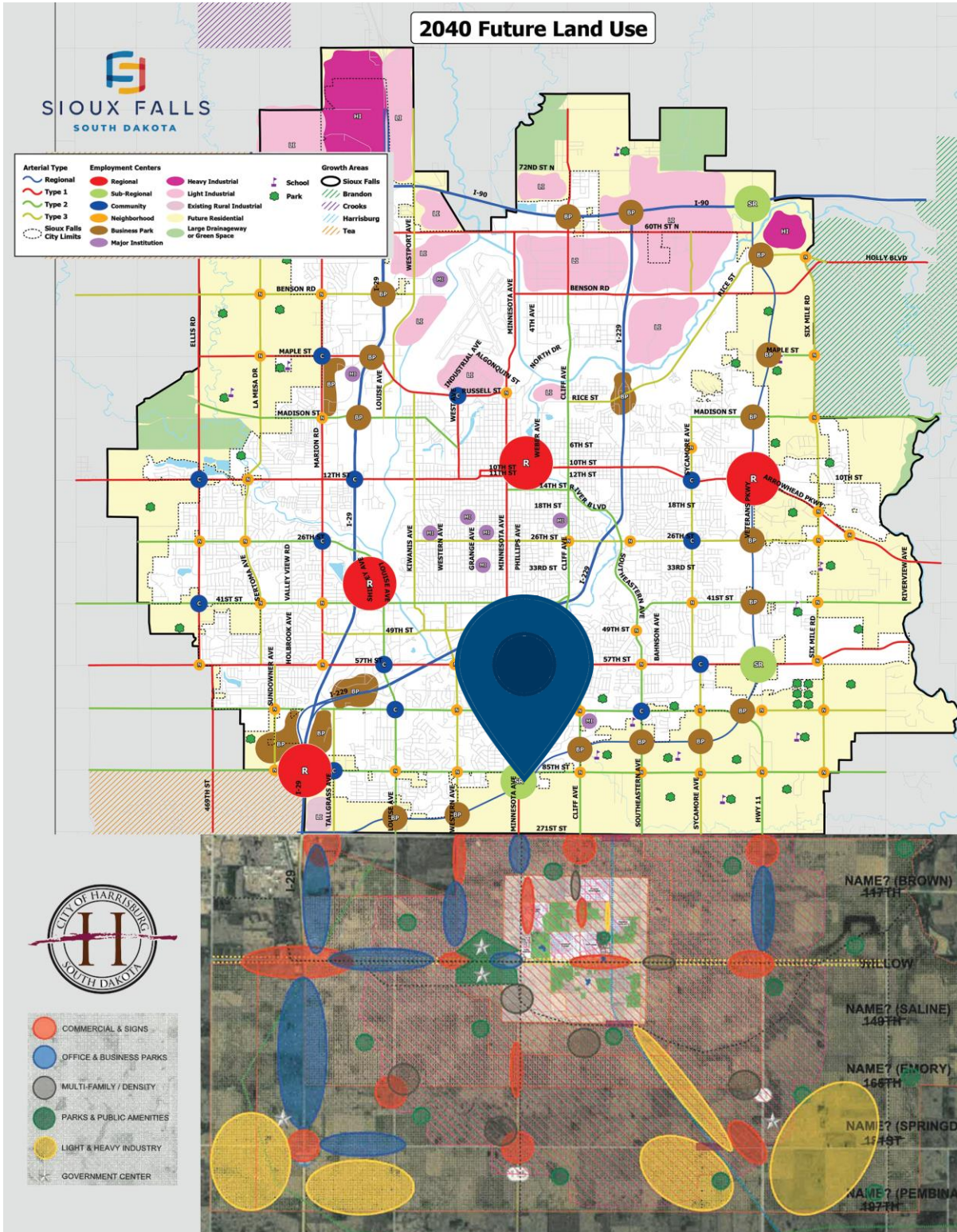


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FUTURE LAND USE



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