

FOR LEASE

PRAIRIE HILLS OFFICE LEASE

7601 SOUTH KENTON LANE SIOUX FALLS SD 57108



Land For Sale or Build-To-Suit Lease



SIZE

LAND SALE:

1.25 Acres (54,531 SF)
Buy both for larger size

LEASE:

Building #1: 6,000 +/- SF
Building #2: 4,400 +/- SF



PRICE

LAND SALE:

\$9.00 PSF Cash

LEASE:

\$17.00 PSF NNN



ZONING

Live/Work



LOCATION

Close to S Western Ave off 85th St with access from S Kenton Ln. Located near a growing professional neighborhood among high-end residential homes. Also close to Tea & Harrisburg, bedroom communities south of Sioux Falls.



AVAILABLE

LAND SALE:

Immediate

BUILD-TO-SUIT:

When 60% Leased



NEIGHBORS

Three Fountains One, Top Fitness, The Village at Three Fountains, Baan Dek Montessori, Faini Designs Jewelry Studio, McNally's Irish Pub, Tavern 180, Form Fitness, Avera Hospital, Burn Boot Camp, Subway & more.

Information deemed reliable but not guaranteed.



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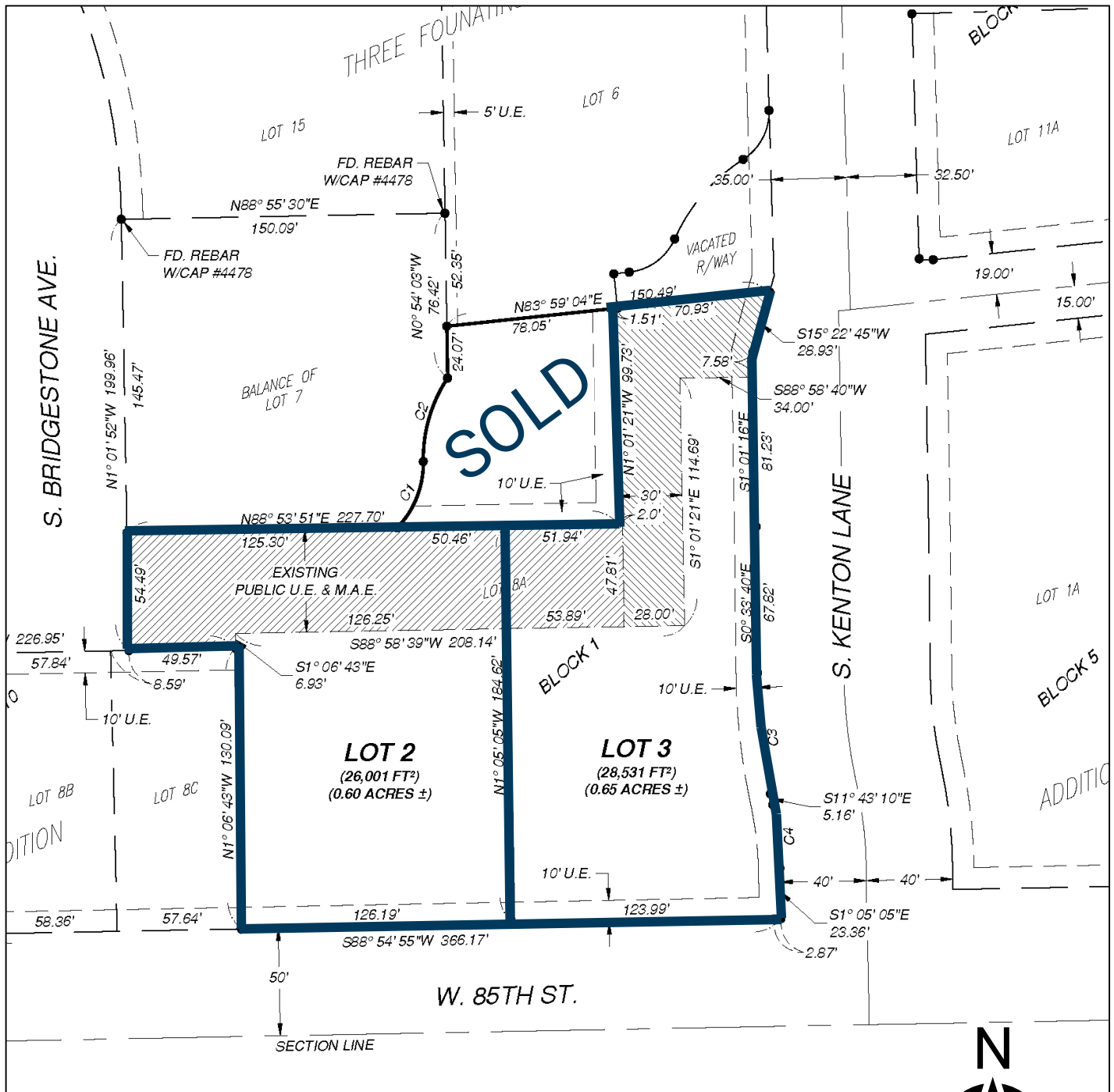
2571 S Westlake Dr #100 Sioux Falls SD 57106

STEVE VAN BUSKIRK

605.366.0939

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PLATTED SEPARATE/CAN BE COMBINED



Buy one lot or combine lots 2 and 3 for a larger purchase

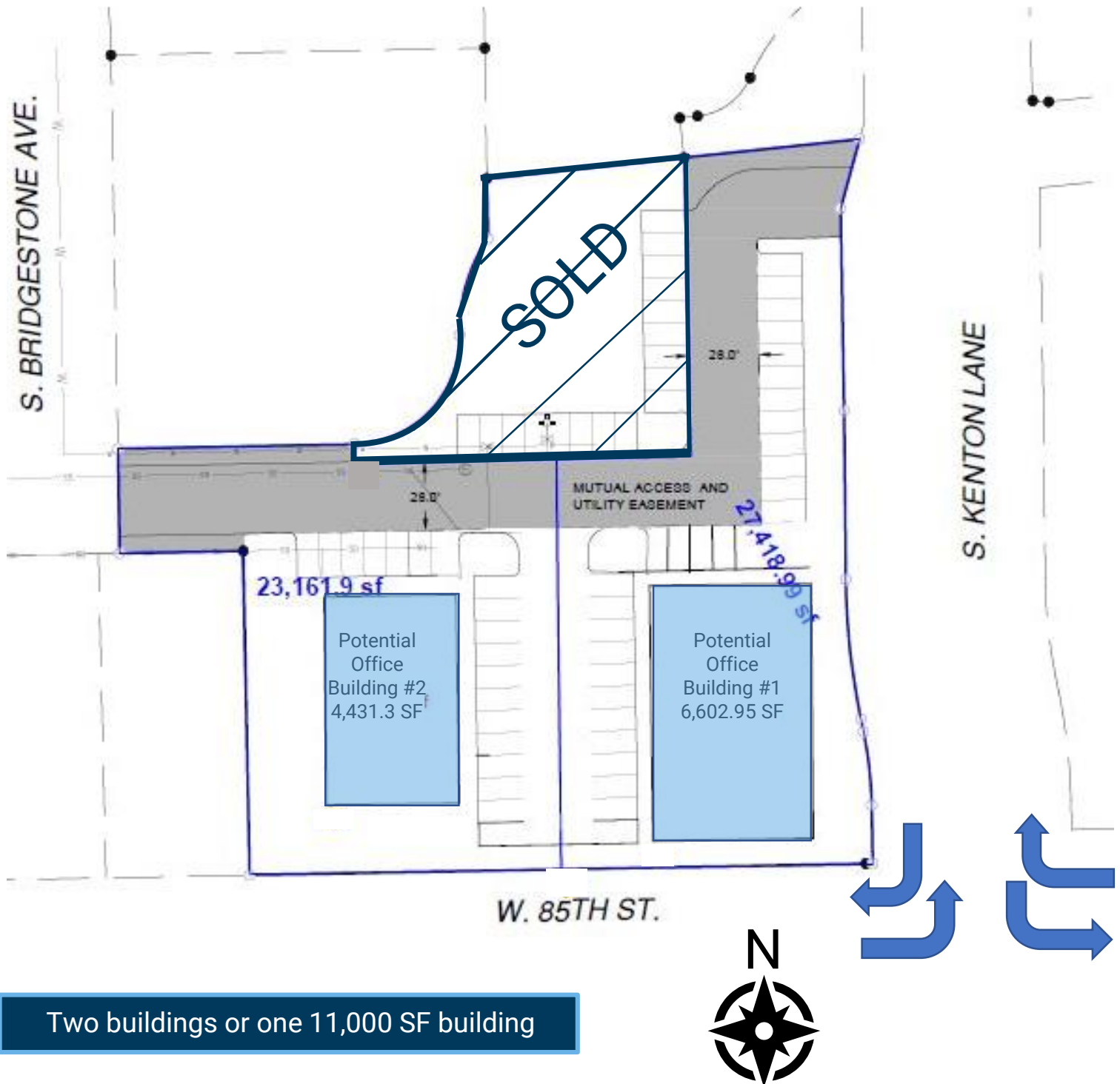


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POTENTIAL BUILDING PLANS



Two buildings or one 11,000 SF building



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NEIGHBORHOOD PHOTOS

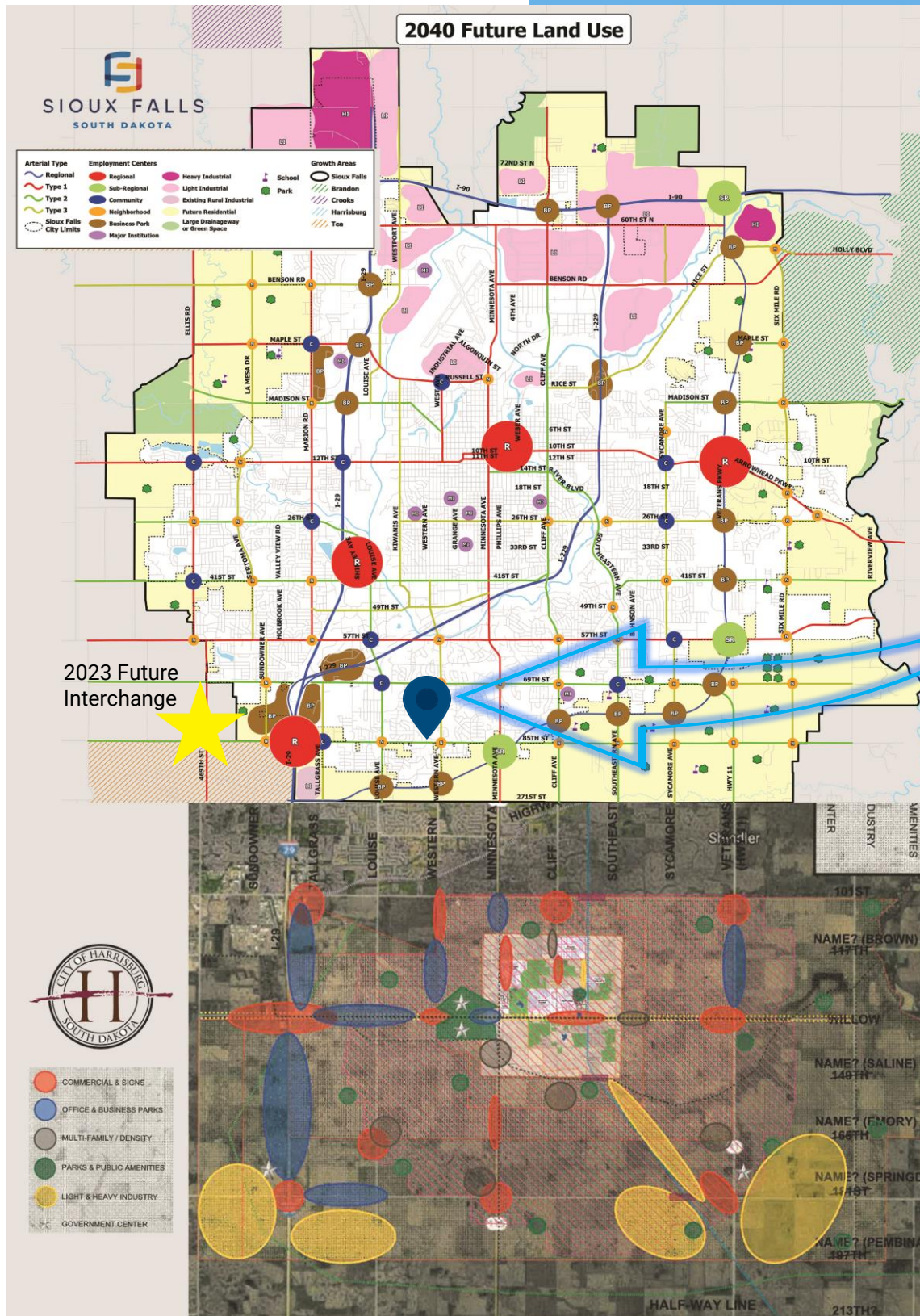


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FUTURE LAND USE



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AREA MAP



- Perfect location for a professional office close to home.
- Located in the thriving and dynamic South Western Avenue office and retail corridor.
- 85th Street interchange with I-29 scheduled for 2023 which will increase the traffic and improve the location.
- Buy either one parcel or both parcels for a large building.
- Hard to find a small office site in a desirable neighborhood.
- Population within 1 mile is 7,346 with an average income of \$127,459.
- Being close to Walmart, Avera Clinic, exciting restaurants and health clubs make this a great location for employee satisfaction.
- Current traffic count is 7,300 VPD.
- Available for build to suit.
- Partial paving, water and sewer already installed!



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