

69TH & LOUISE COMMERCIAL

RETAIL LAND FOR SALE OR LEASE



6325 S. Louise Avenue
Sioux Falls, SD 57108

FOR SALE OR LEASE

SIZE

- Lot Size: 38,786 SF
- For Lease: Potential for up to 9,000 SF

PRICE

- For Sale: \$25 PSF
- For Lease Build-to-Suit: \$20 PSF NNN with \$25 PSF TIA

LOCATION

- Fantastic commercial land or build-to-suit lease opportunity available near the highly visible and rapidly growing area of 69th & Louise, and in close proximity to both I-29 and I-229.

DESCRIPTION

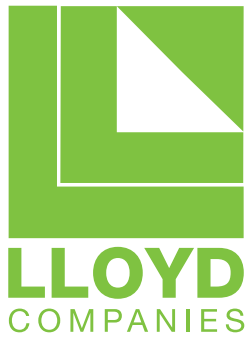
- The site is located across the street from the new Avera Health Campus. Additional new developments include Sioux Falls Lutheran School and Encompass Health, both located nearby.
- Desirable area with tons of potential!
- The lot has approximately 115' of frontage and is 337' long (to be confirmed with final plat).
- The site is zoned C-3 Commercial
- Proposed future 85th & I-29 interchange will further enhance access and traffic to the site.
- Conveniently located in the heart of growing residential, retail and medical area with traffic counts in front of the land estimated at 22,300 vehicles per day and growing!
- Prominent neighbors include Culver's, Silverstar Car Wash, Holiday Stationstores, Krav'n Bar & Grill, Cody's Smokehouse, Avera Health Campus, Cornerstone Bank, WilLiquors, Avera Heart Hospital, Lewis Drug, Sanford Residency Clinic, and multiple hotels.
- Contact broker for additional information and build-to-suit/tenant information.

Find out more at lloydcompanies.com

RAQUEL BLOUNT, SIOR

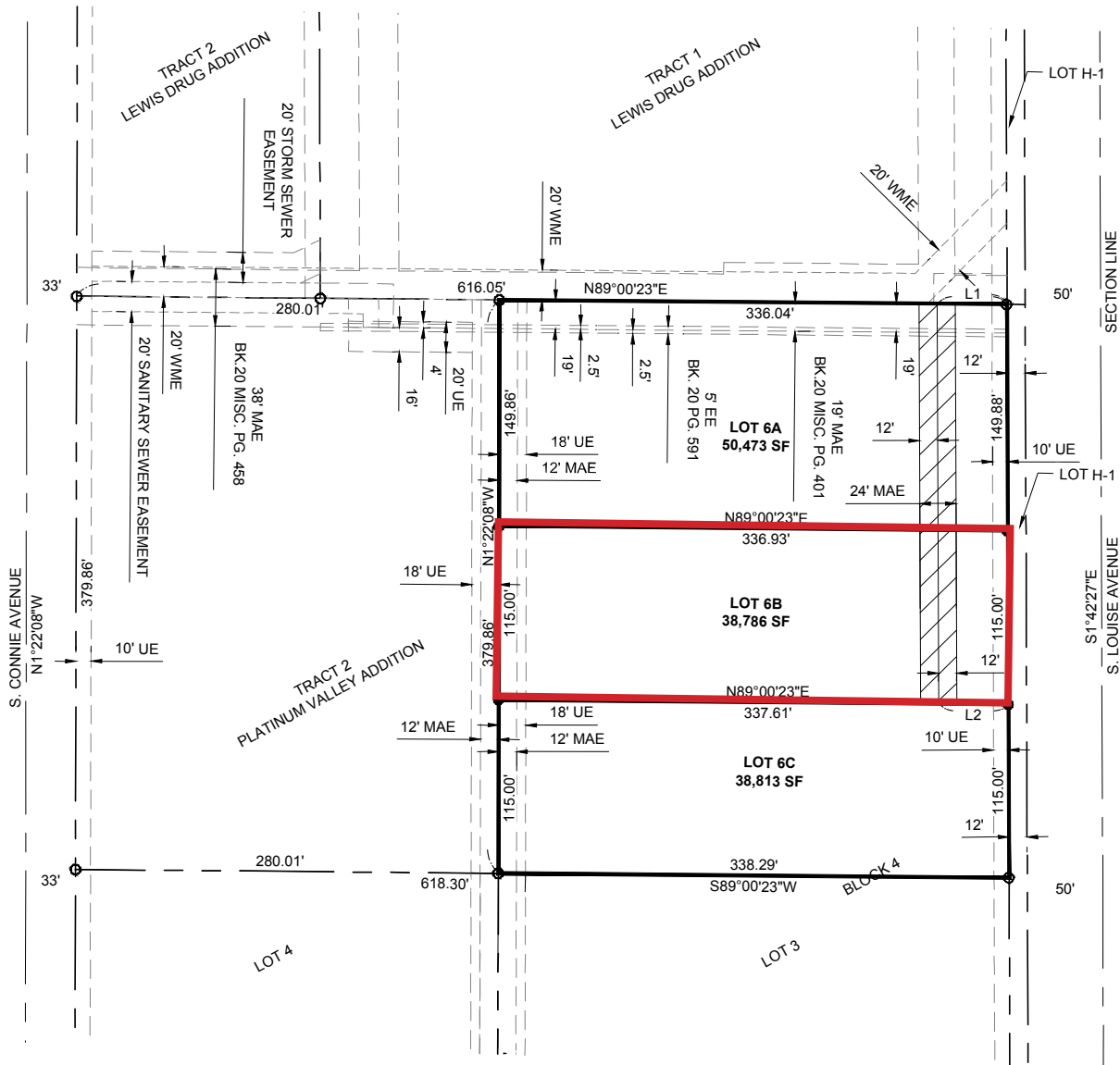
605 728-9092

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PLAT

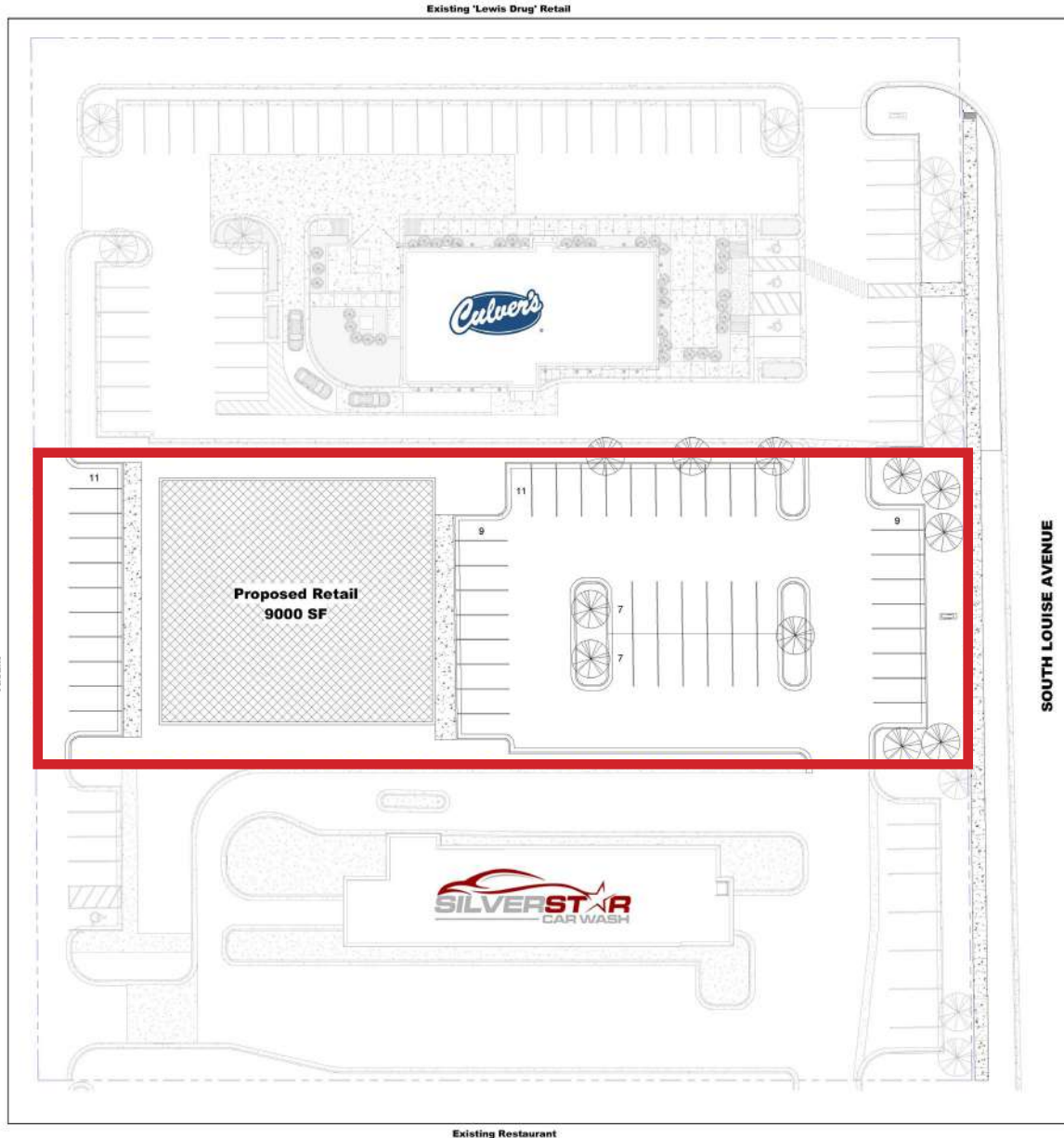
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Concept only;
Subject to change



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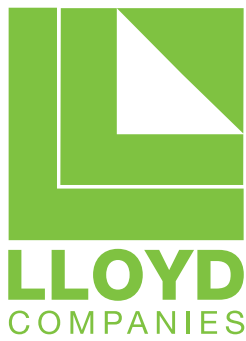
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CONCEPTUAL PLAN

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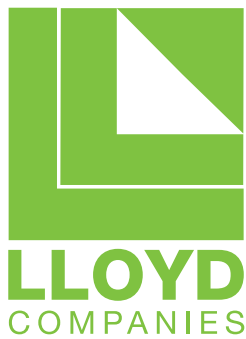


69TH & LOUISE COMMERCIAL RETAIL LAND FOR SALE OR LEASE



RAQUEL BLOUNT, SIOR
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AREA MAP



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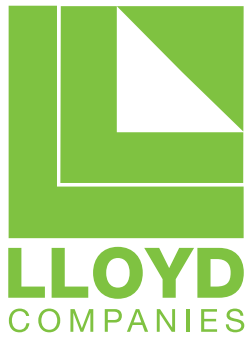


SITE AERIAL

RAQUEL BLOUNT, SIOR
605 728-9092
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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103 | 605.231.1738

Information deemed reliable, but not guaranteed.



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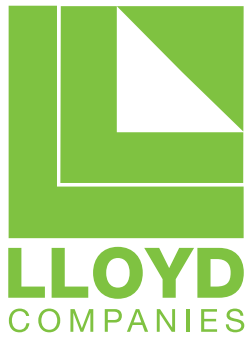


BIRDS EYE VIEW

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69TH & LOUISE MAP

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