



**715 S. Minnesota Avenue**  
Sioux Falls, SD 57104

### PROPERTY HIGHLIGHTS

- Versatile retail space for lease
- Two (2) windowed offices
- Storage area
- Retail space with shelves
- Reception area
- Two in-suite restrooms

### LOCATION DESCRIPTION

Located on Minnesota Avenue just minutes from Downtown Sioux Falls

Minnesota Avenue Traffic Counts: 32,600 Vehicles Per Day  
Area neighbors include Papa John's, Giliberto's, Showplace Cabinetry Design Center, Taco Bell, Subway, Azteca Mexican Restaurant

|              |                       |
|--------------|-----------------------|
| Lease Rate   | <b>\$16.99/SF NNN</b> |
| NNN Expenses | <b>\$6.41/SF</b>      |
| Suite Size   | <b>2,366 SF</b>       |



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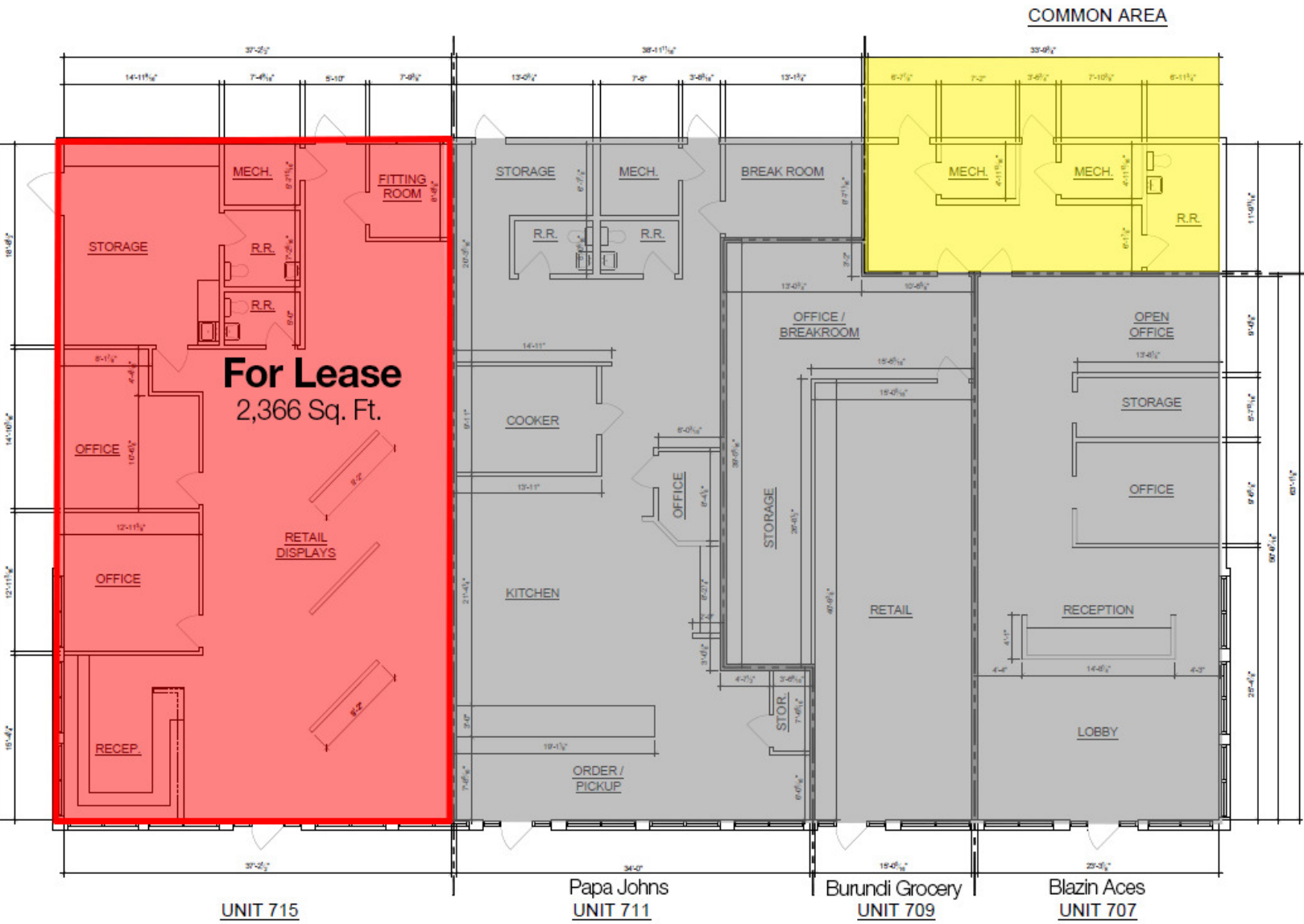
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# FLOOR PLAN

715 S. MINNESOTA AVENUE  
Sioux Falls, SD 57104

FOR LEASE

Retail Space





# PHOTOS

715 S. MINNESOTA AVENUE  
Sioux Falls, SD 57104

# FOR LEASE

Retail Space





# PARCEL MAP

715 S. MINNESOTA AVENUE  
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## FOR LEASE

Retail Space





# LOCATION MAP

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