



# 85TH STREET MARKETPLACE

## 85TH + VETERANS PARKWAY

### HIGH-PROFILE BUILD-TO-SUIT OPPORTUNITY

TBD West 85th Street | Sioux Falls, SD 57108



#### SIZE

6,550 sqft  
(subdividable)



#### PRICE

Contact Broker



#### LOCATION

Located near the signalized intersection of 85th Street and Minnesota Avenue.



#### TRAFFIC

Minnesota Avenue: 19,400 vpd  
85th Street: 12,200 vpd



#### AVAILABLE

Built-To-Suit  
Pre-Leasing



#### AREA TENANTS

Walmart, ALDI, Primrose Schools, Starbucks, Circle K, Scooter's Coffee, McDonald's, Burger King, Verizon, Subaru, T-Mobile, Nekter Juice Bar, Jersey Mike's Subs, Valvoline, Little Caesars, Pizza Hut

Information deemed reliable but not guaranteed.



**VBCLINK.COM**

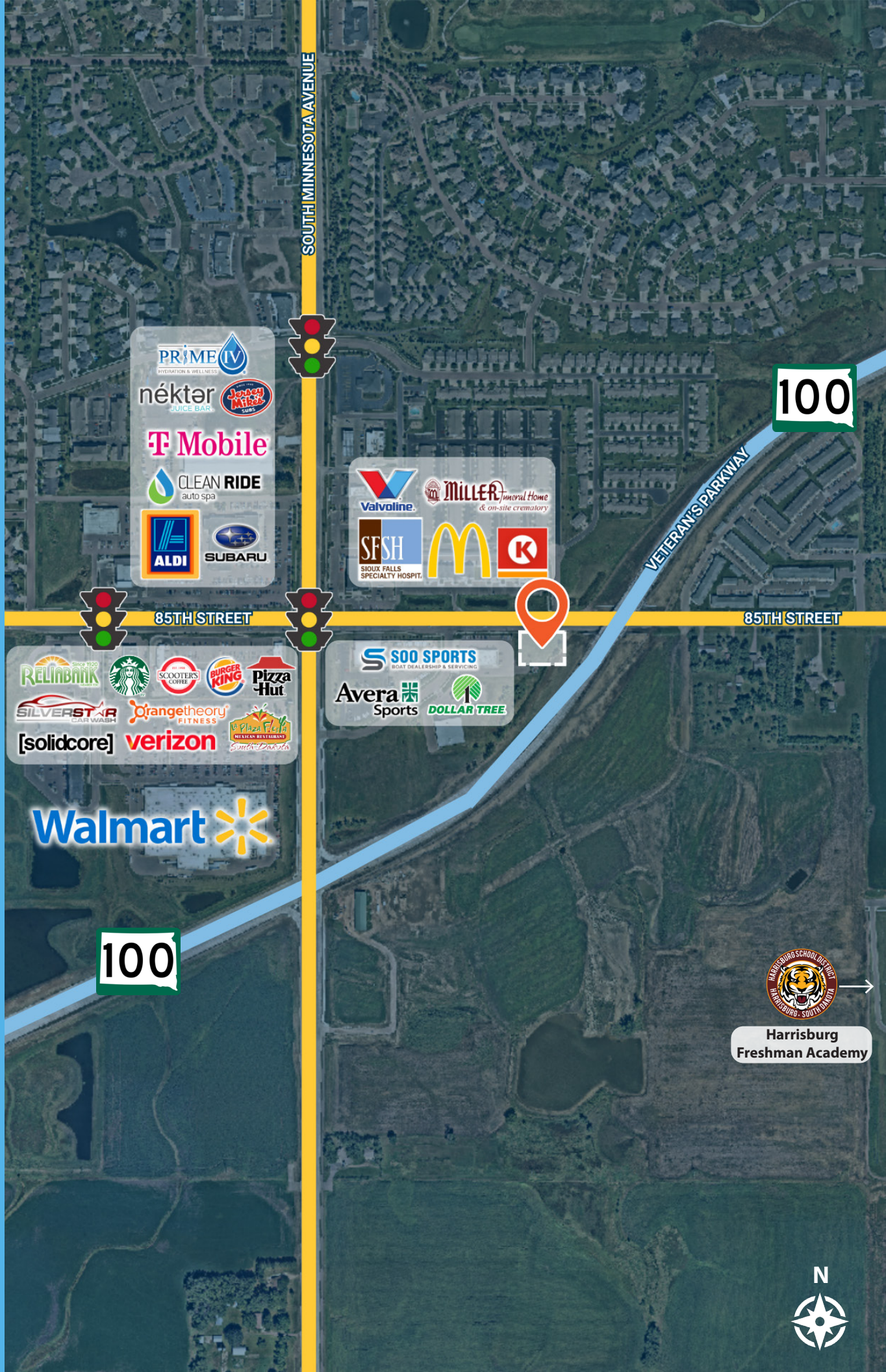
2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106

**MIKE**  
**VAN BUSKIRK**

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# AREA MAP



SOUTH MINNESOTA AVENUE

100

VETERAN'S PARKWAY

85TH STREET

85TH STREET

PRIME IV  
HYDRATION & WELLNESS

néktər  
JUICE BAR

T Mobile

CLEAN RIDE  
auto spa

ALDI SUBARU

Valvoline

MILLER  
Funeral Home  
& on-site crematory

SF&H  
SIOUX FALLS  
SPECIALTY HOSPITAL

McDonald's

K

RELIABANK

Starbucks

SCOOTERS COFFEE

BURGER KING

Pizza Hut

SILVERSTAR  
CAR WASH

Orangetheory  
FITNESS

[solidcore] verizon

Philly's  
MILKSHAKE RESTAURANT  
South Dakota

SOO SPORTS  
BOAT DEALERSHIP & SERVICE

Avera  
Sports

DOLLAR TREE

Walmart

100



Harrisburg  
Freshman Academy

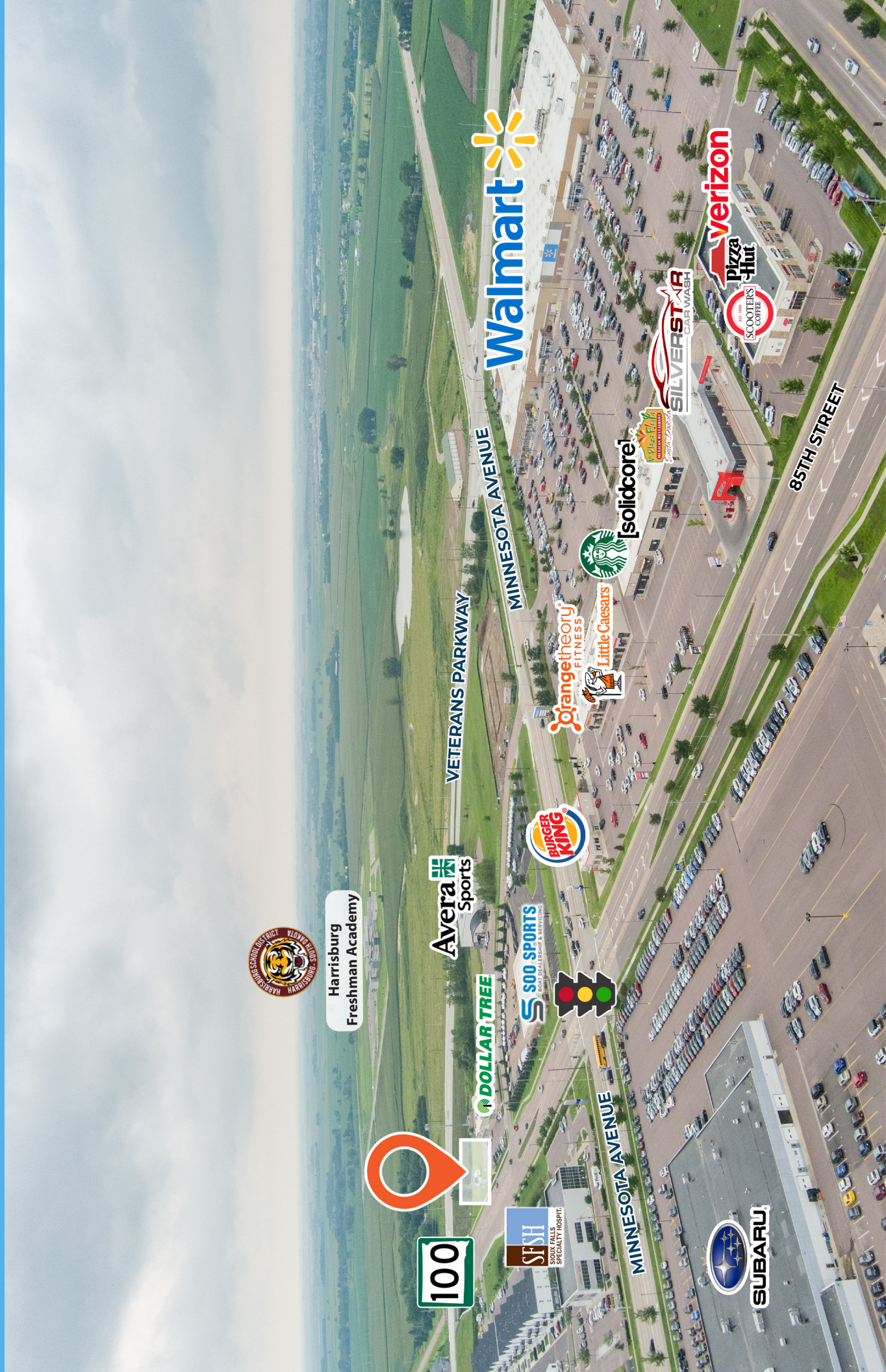


# PARCEL MAP

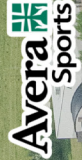




# SITE OVERVIEW



Harrisburg  
Freshman Academy



VETERANS PARKWAY

MINNESOTA AVENUE

MINNESOTA AVENUE

85TH STREET

# VIEW POINTS

**SOUTH**



**SOUTHWEST**



**SOUTHEAST**

