



AKERSON CROSSING

85TH + MINNESOTA

HIGH-PROFILE OFFICE PARK ON VETERANS PARKWAY

Corner of 85th Street + South Minnesota Avenue | Sioux Falls, SD 57108



SIZE

Contact broker.
Flexible parcel sizes.



PRICE

\$6.50 - \$17.50 PSF

See page 4 for details.



LOCATION

New development on
South Minnesota Avenue and
85th Street.



TRAFFIC

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



DELIVERY

Entitlement work completed.

Development plans in hand. Can
deliver in 6 months.



AREA TENANTS

Walmart, ALDI, 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

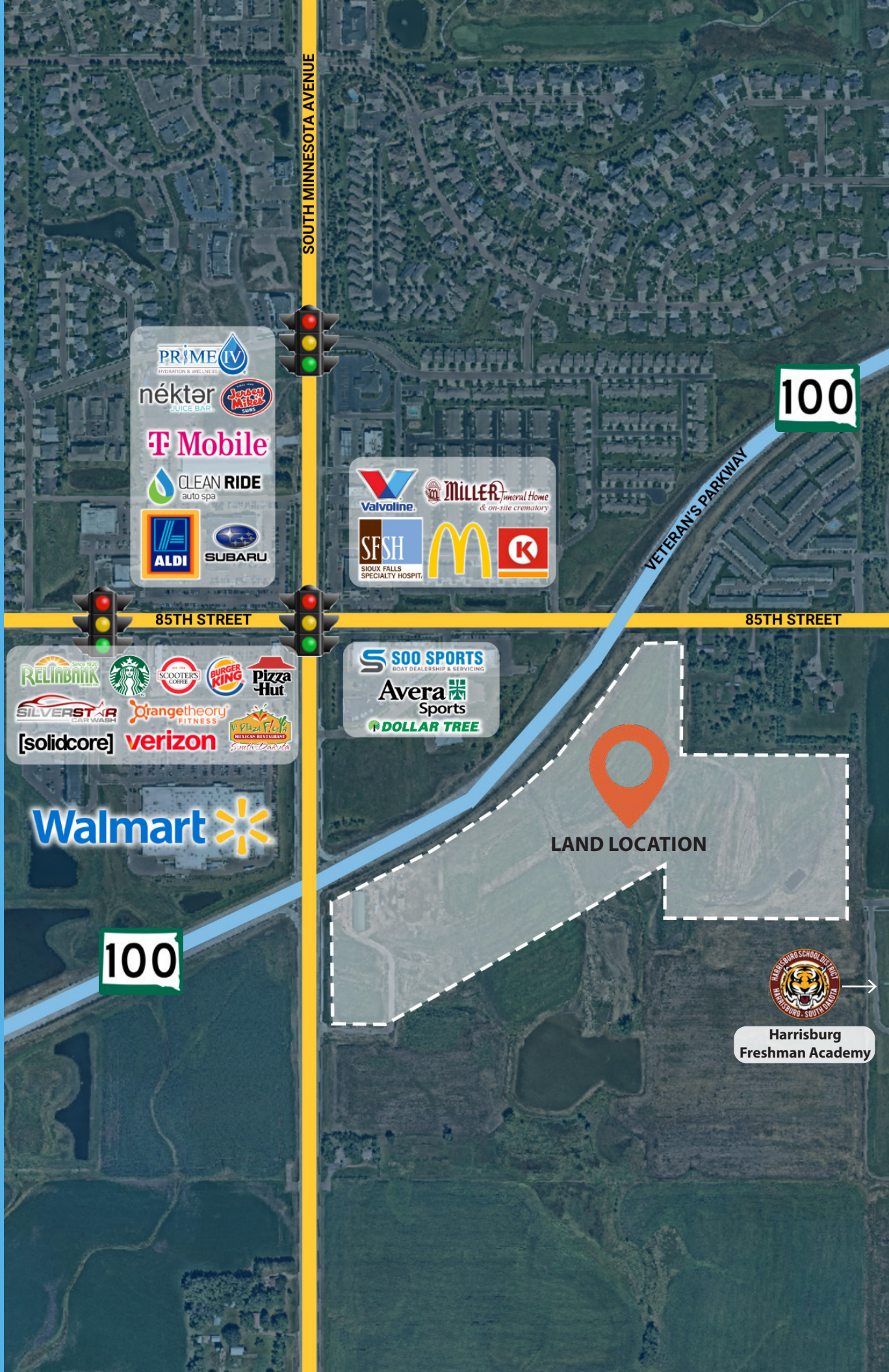
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106

STEVE VAN BUSKIRK

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AREA MAP



SOUTH MINNESOTA AVENUE

100

VETERAN'S PARKWAY

85TH STREET

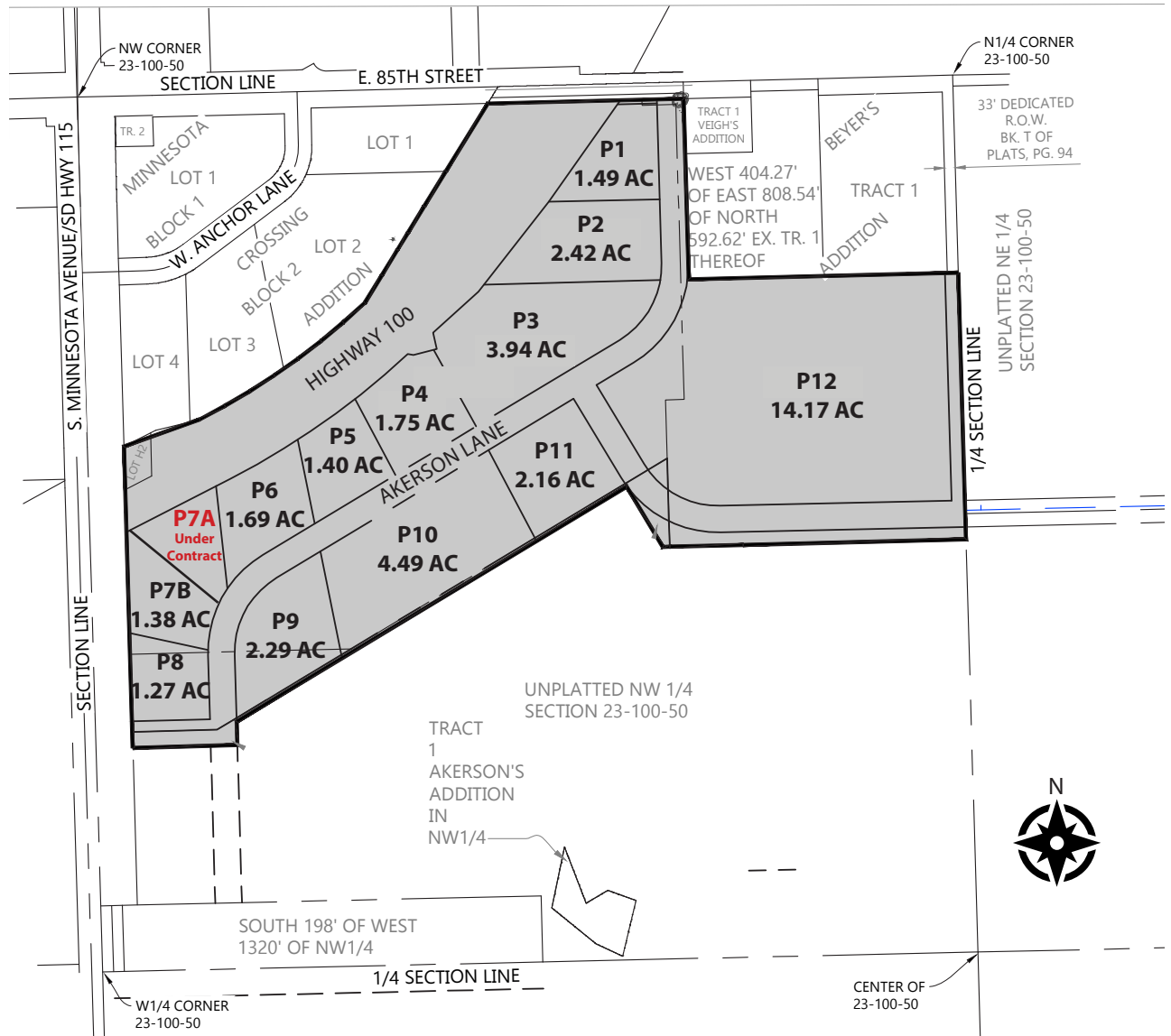
85TH STREET

LAND LOCATION



Harrisburg
Freshman Academy

SITE PLAN + PRICING



Parcel	Price (PSF)	Acres	Square Feet	Full Price	Zoning
P1	\$12.50	1.49	64,723	\$809,038	O-Office
P2	\$10.00	2.42	105,230	\$1,052,300	O-Office
P3	\$10.00	3.94	171,618	\$1,716,180	C-4 Commercial
P4	\$10.00	1.75	76,440	\$764,400	C-4 Commercial
P5	\$10.00	1.4	60,858	\$608,580	C-4 Commercial
P6	\$12.00	1.69	73,504	\$882,048	C-4 Commercial
P7A	Under Contract	1.40	60,861	Under Contract	C-4 Commercial
P7B	\$16.50	1.38	49,223	\$812,180	C-4 Commercial
P8	\$17.50	1.27	55,220	\$966,350	C-4 Commercial
P9	\$11.00	2.29	99,824	\$1,098,064	C-4 Commercial
P10	\$10.00	4.49	195,459	\$1,954,590	C-4 Commercial
P11	\$10.00	2.16	94,257	\$942,570	C-4 Commercial
P12	\$6.50	14.17	617,029	\$4,010,689	RA-3 Multi-Family

SITE OVERVIEW



Harrisburg
Freshman Academy



LAND

VETERANS PARKWAY

MINNESOTA AVENUE

MINNESOTA AVENUE

85TH STREET

VIEW POINTS

EAST



NORTH



WEST

