

RIVER PLAZA

RETAIL / RESTAURANT SPACE FOR LEASE

2425 South Shirley Avenue, Suite 112 | Sioux Falls, SD 57106



SIZE

2,775 sqft



PRICE

\$18.00 psf (NNN)
Estimated NNN: \$6.32 psf



LAYOUT

Open floorplan concept with office and in-suite restroom. Contact broker for information on existing taproom infrastructure.



TRAFFIC

Louise Avenue: 31,300 vpd
Shirley Avenue: 7,000 vpd
Interstate 29: 50,890 vpd



LOCATION

Convenient theater-anchored westside location, surrounded by numerous restaurants and national retailers, with close proximity to Louise Avenue and Interstate 29.



AREA TENANTS

Cinemark, Cracker Barrel, Ruby Tuesday, Cold Stone Creamery, Gimme A Break Daycare, Jacqueline Joyce Quilt Shop, Ambiance Salon, Nail Studio, Slumberland, Carnaval Brazilian Grill, Outback Steakhouse.

Information deemed reliable but not guaranteed.



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The map displays a comprehensive view of the Sioux Falls, SD commercial district. Key features include:

- Major Intersecting Roads:** Interstate 29 (I-29) runs vertically through the center, intersecting with S. Louise Avenue (running horizontally) and S. D. Avenue (running diagonally from the top left to the bottom right).
- Commercial Hubs:**
 - Target:** Located near the intersection of I-29 and S. Louise Avenue.
 - Kohl's:** Situated to the east of Target.
 - The Empire Mall:** A large shopping center located to the east of the main commercial district.
 - Walmart:** Located to the west of the main commercial district.
- Other Notable Businesses:**
 - Restaurants:** Numerous logos for various dining establishments are visible, including McDonald's, Burger King, and others.
 - Retailers:** Stores like Home Depot, Lowe's, and various clothing and electronics retailers are scattered throughout the area.
 - Service Centers:** Logos for car washes, oil change services, and other automotive-related businesses are present.
- Geographical Features:** A compass rose in the top left corner shows North pointing towards the top left. The map also shows green spaces and residential areas surrounding the commercial district.

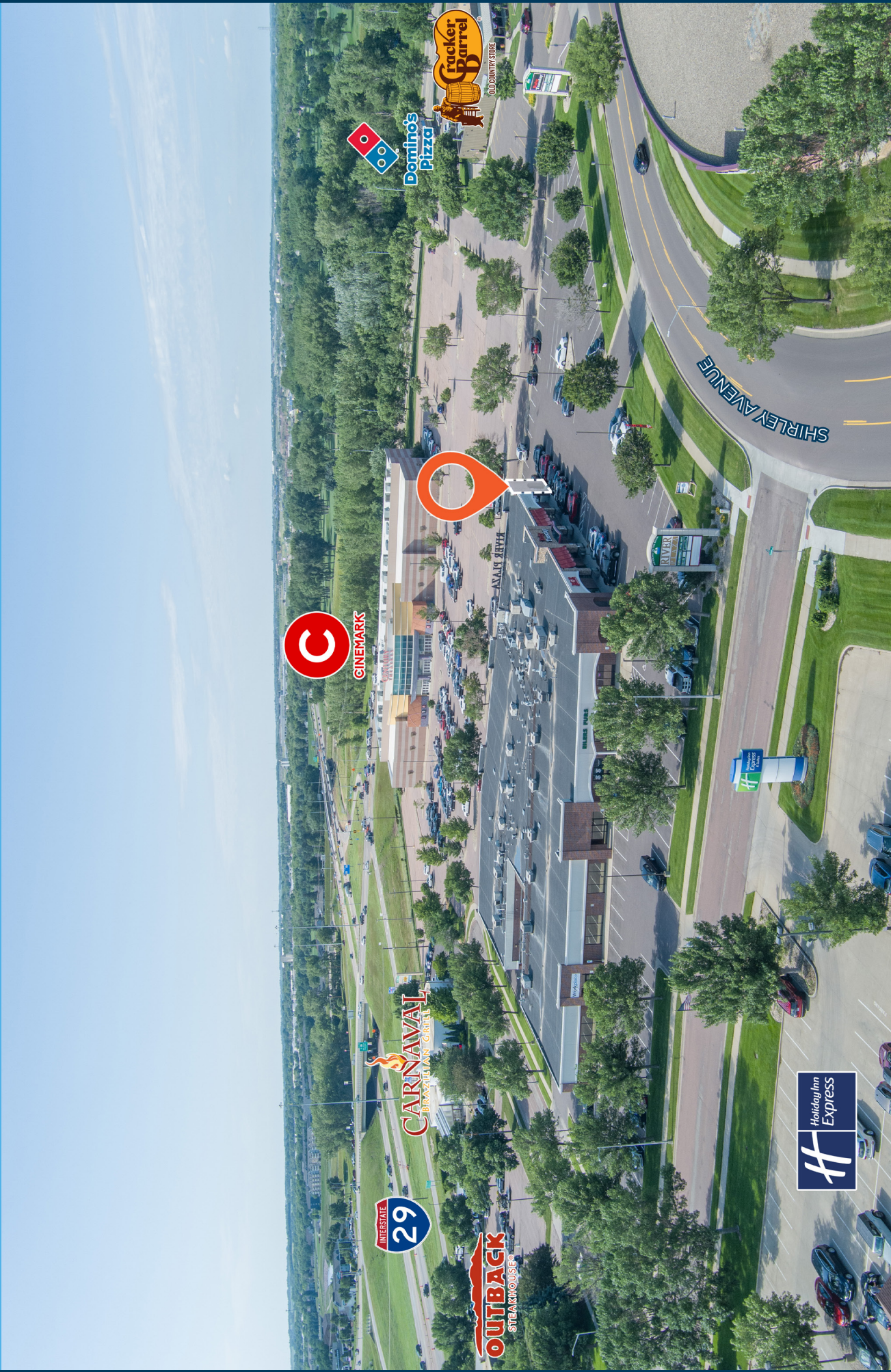
SITE PARCEL



BUILDING PLAN



SITE OVERVIEW



PHOTOS

