

RIVER PLAZA

RETAIL SPACE FOR LEASE

2425 South Shirley Avenue, Suite 106 | Sioux Falls, SD 57106



SIZE

1,850 sqft



PRICE

\$15.00 psf (NNN)
Estimated NNN: \$6.32 psf



LOCATION

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



TRAFFIC

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



LAYOUT

Flexible floor plan with private in-suite restroom, storage room, and back door access to the common area hallway that leads to the exterior of the building.



AREA TENANTS

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

Information deemed reliable but not guaranteed.



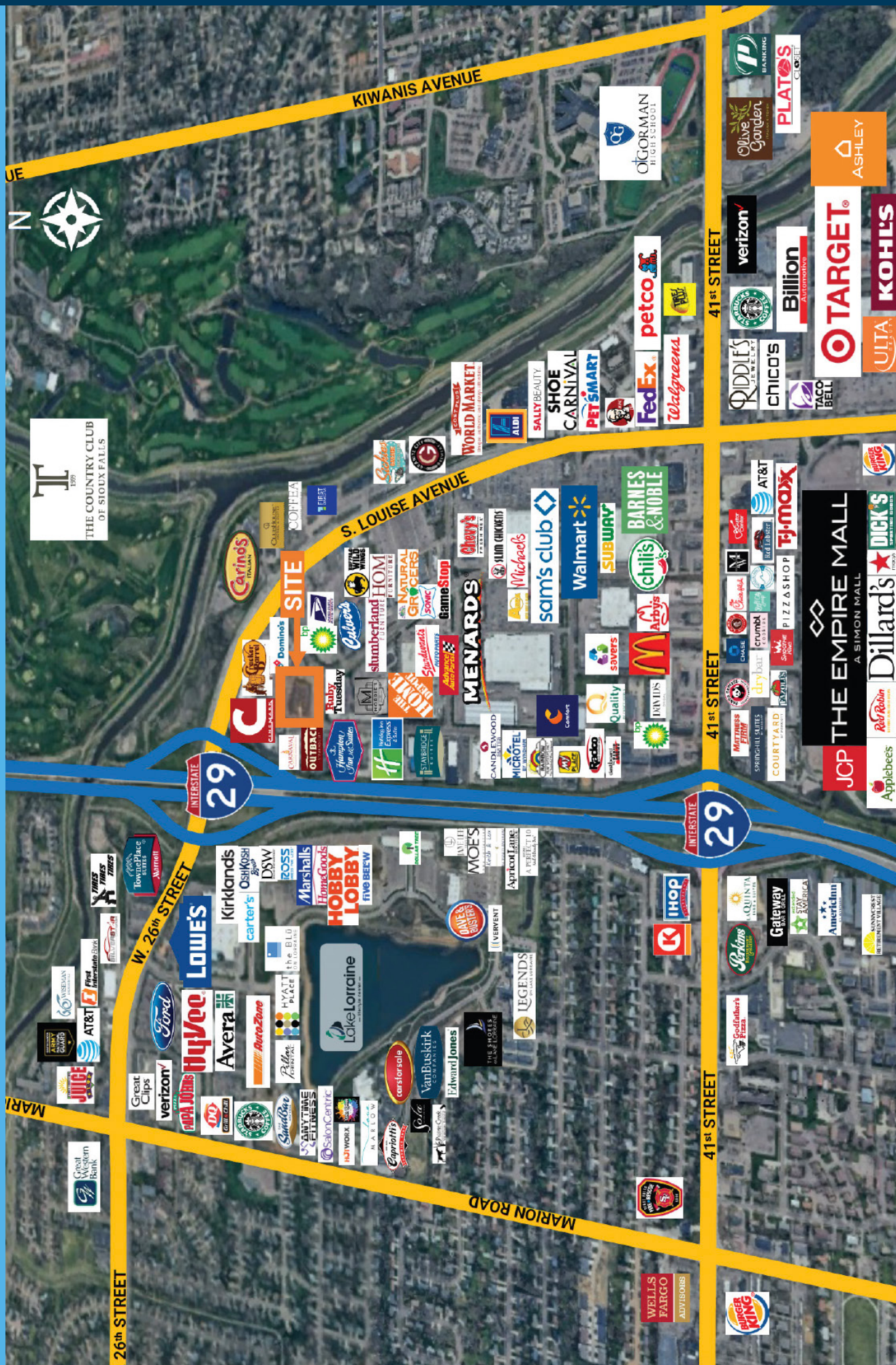
Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
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AREA MAP



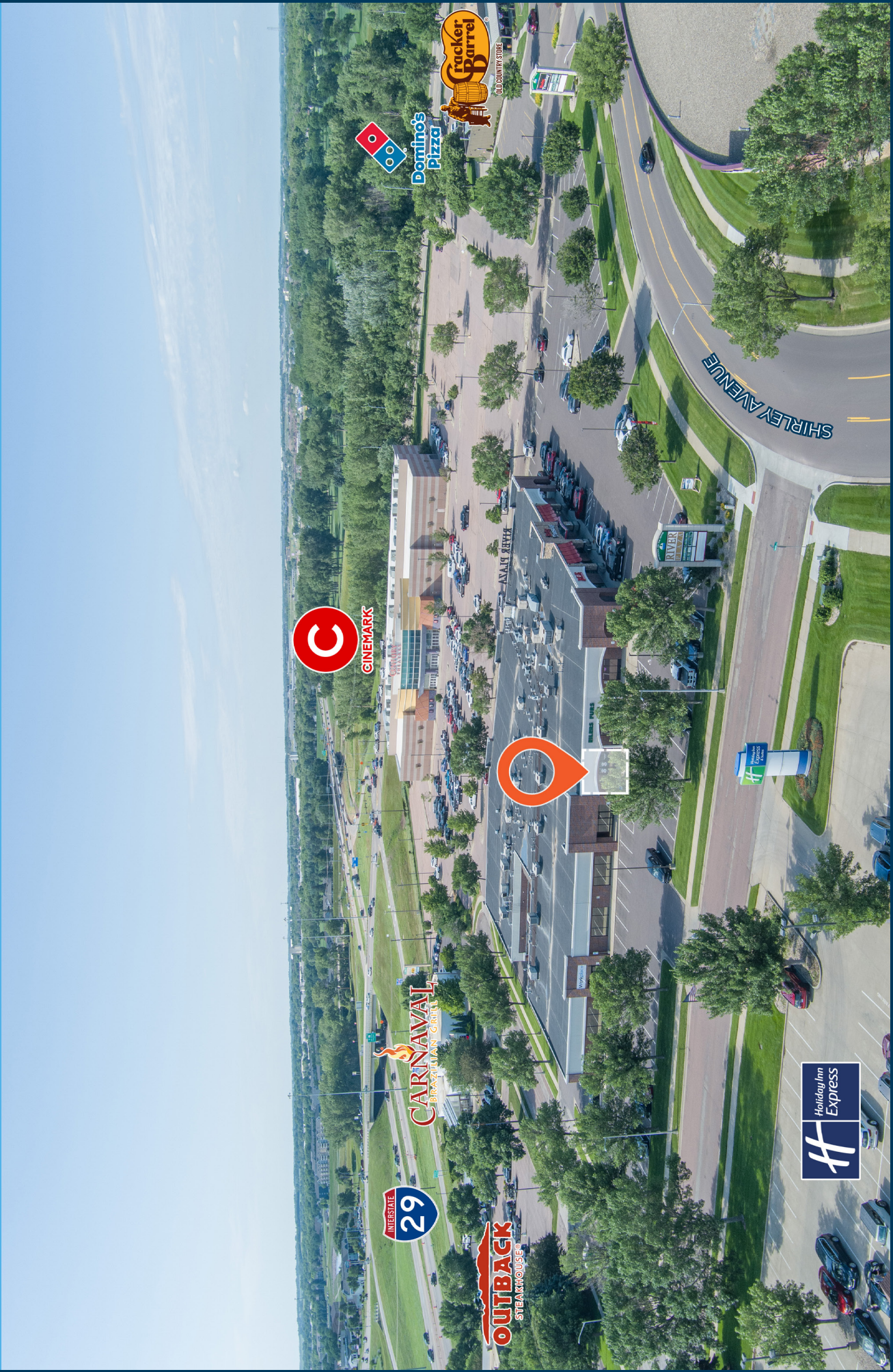
SITE PARCEL



BUILDING PLAN



SITE OVERVIEW



PHOTOS

