

FOR SALE

Akerson Crossing

HIGH-PROFILE DEVELOPMENT ON VETERANS PARKWAY

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



SIZE

Contact Broker
Flexible Parcel Sizes



PRICE

\$6.50 - \$17.50 psf

See page 3 for details.



LOCATION

New development on South
Minnesota Avenue and 85th
Street.



TRAFFIC

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



DELIVERY

Entitlement work completed.

Development plans in hand.
Can deliver in 6 months.



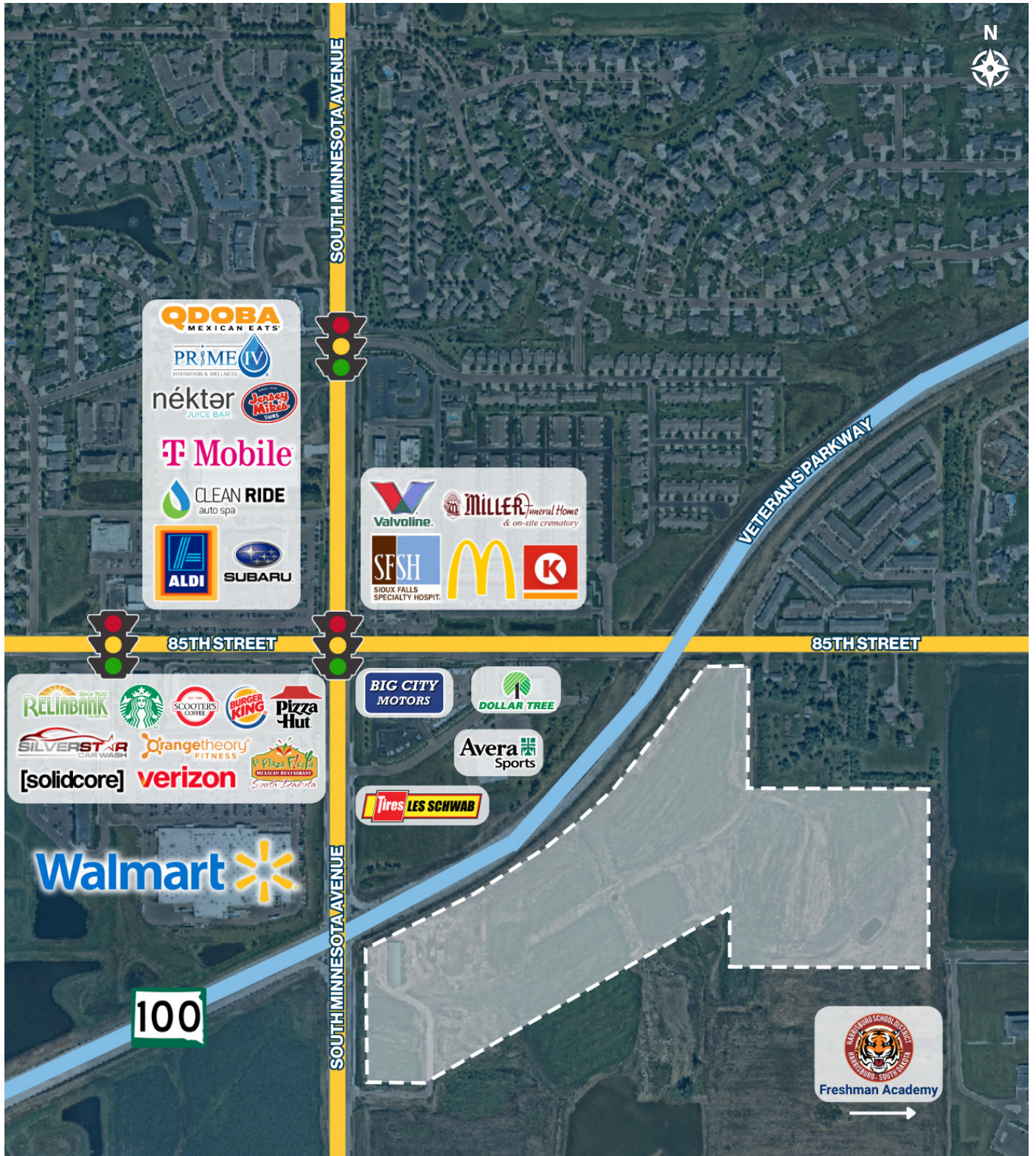
AREA TENANTS

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

Information deemed reliable, but not guaranteed.

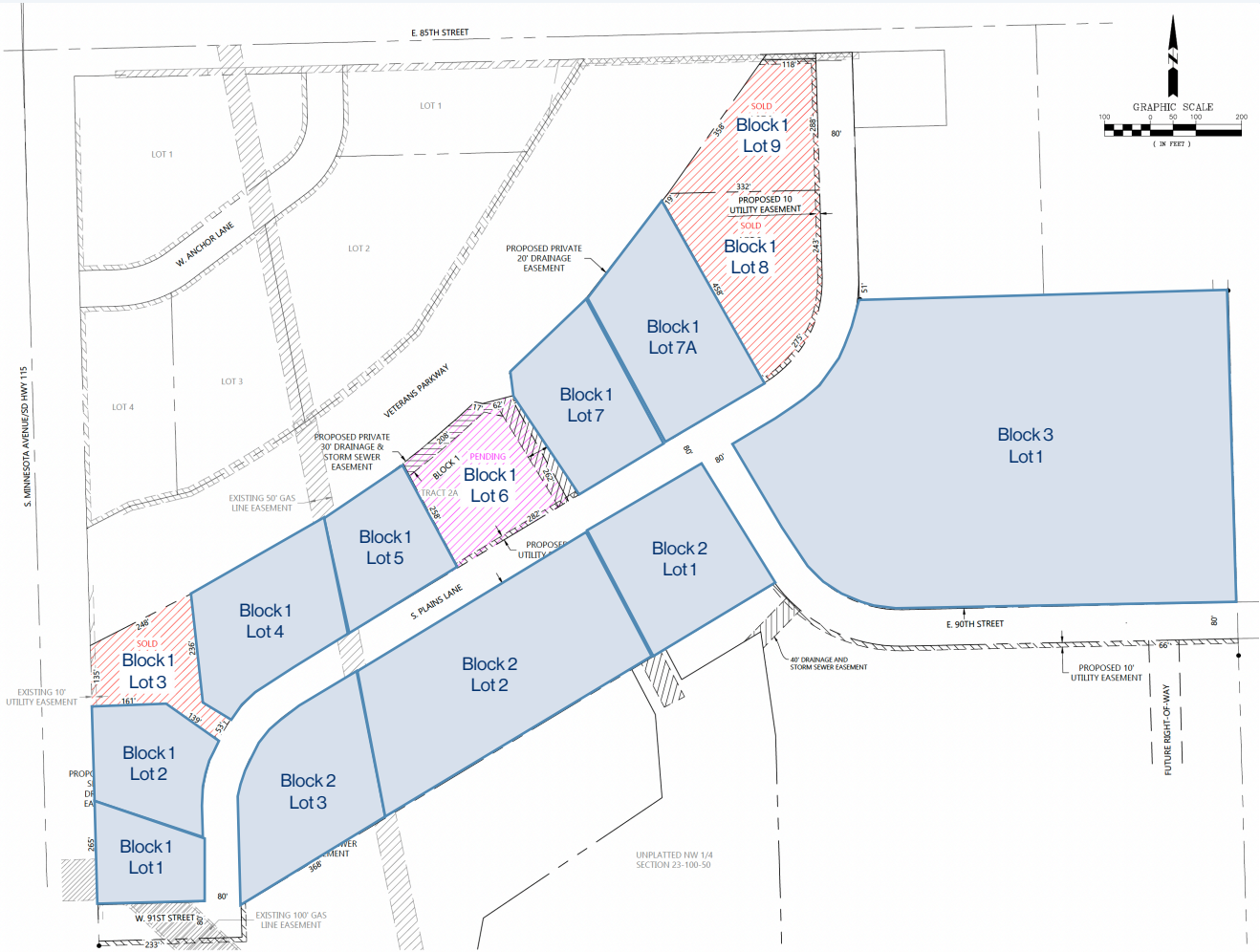
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Area Map
Akerson Crossing



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Site Plan + Pricing Akerson Crossing



Block 1				
LOT	Price (PSF)	Acres	Square Feet	Zoning
Lot 1	\$17.50	1.27	55,220	C-4 Commercial
Lot 2	\$16.50	1.07	49,751	C-4 Commercial
Lot 3			SOLD	
Lot 4	\$12.00	2.02	88,043	C-4 Commercial
Lot 5 (pending)	\$10.00	1.4	60,858	C-4 Commercial
Lot 6 (pending)	\$10.00	1.75	76,440	C-4 Commercial
Lot 7	\$10.00	1.87	81,326	C-4 Commercial
Lot 7A	\$10.00	2.35	102,310	C-4 Commercial
Lot 8			SOLD	
Lot 9			SOLD	
Block 2				
LOT	Price (PSF)	Acres	Square Feet	Zoning
Lot 1	\$10.00	2.16	94,257	C-4 Commercial
Lot 2	\$10.00	4.49	195,459	C-4 Commercial
Lot 3	\$11.00	2.29	99,824	C-4 Commercial
Block 3				
LOT	Price (PSF)	Acres	Square Feet	Zoning
Lot 1	\$6.50	14.17	617,029	RA-3



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Site Overview Akerson Crossing



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Views
Akerson Crossing

EAST



WEST

