

# 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.



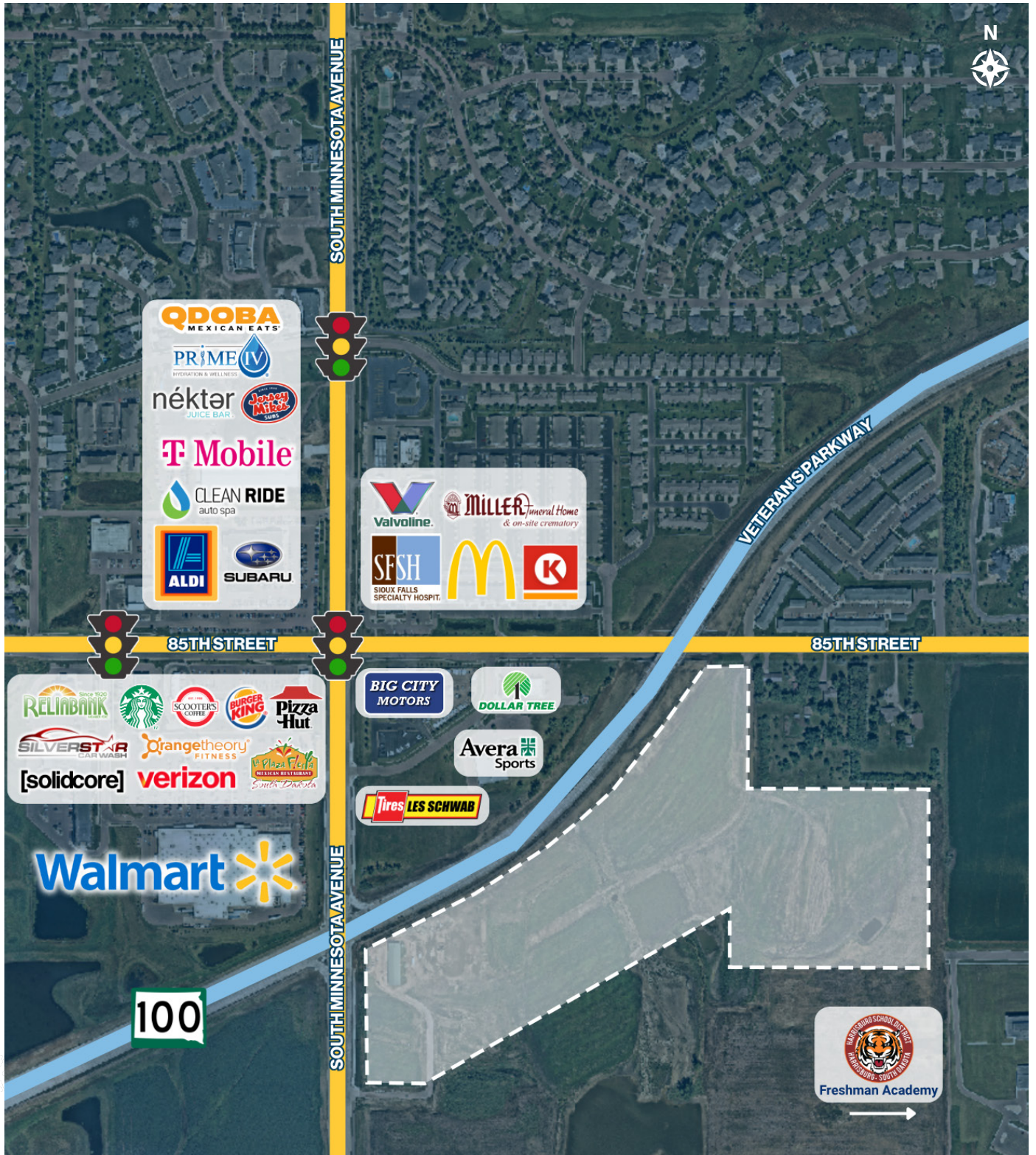
#### AREA TENANTS

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.

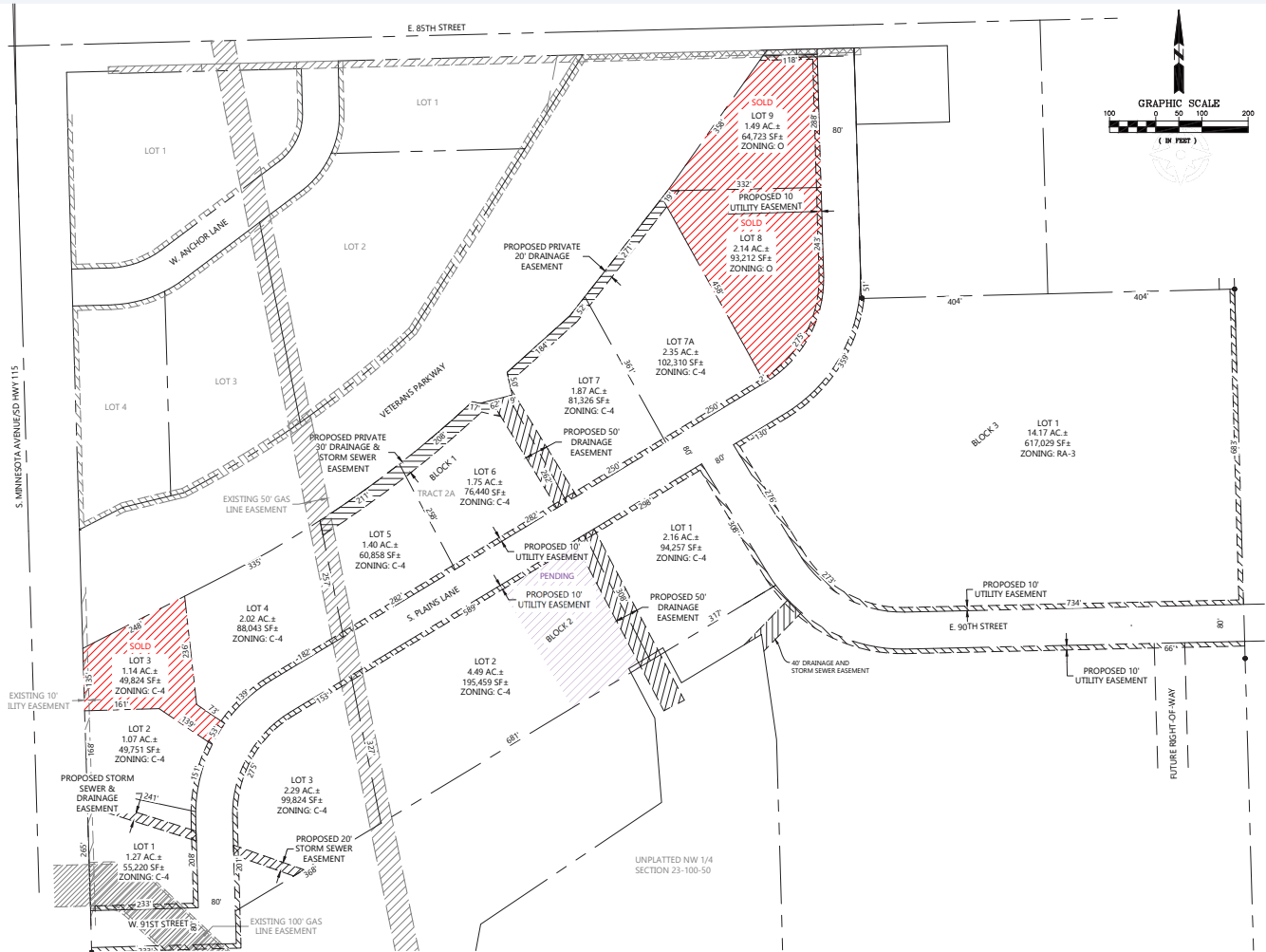
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Area Map  
Akerson Crossing



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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	\$10.00	1.4	60,858	C-4 Commercial
Lot 6	\$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



**FOR  
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*Views*  
**Akerson Crossing**

**EAST**



**WEST**

