

# FOR SALE

## Build-Ready Commercial Lot

57TH & SYCAMORE

4521 East 57th Street | Sioux Falls, SD 57110



### SIZE

0.81 Acres / 35,113 sqft



### PRICE

\$14.50 /sqft



### LOCATION

Visible to East 57th Street, this parcel of land is located near the corner of 57th & Sycamore Avenue in Southeast Sioux Falls.



### TRAFFIC

57th Street between Bahnson & Sycamore Avenue.  
19,500 vehicles/day.

\*Traffic has increased 27% over the last 5 years.



### ZONED

C-3

Suitable for medical, office, retail, and professional office users.



### AREA NEIGHBORS

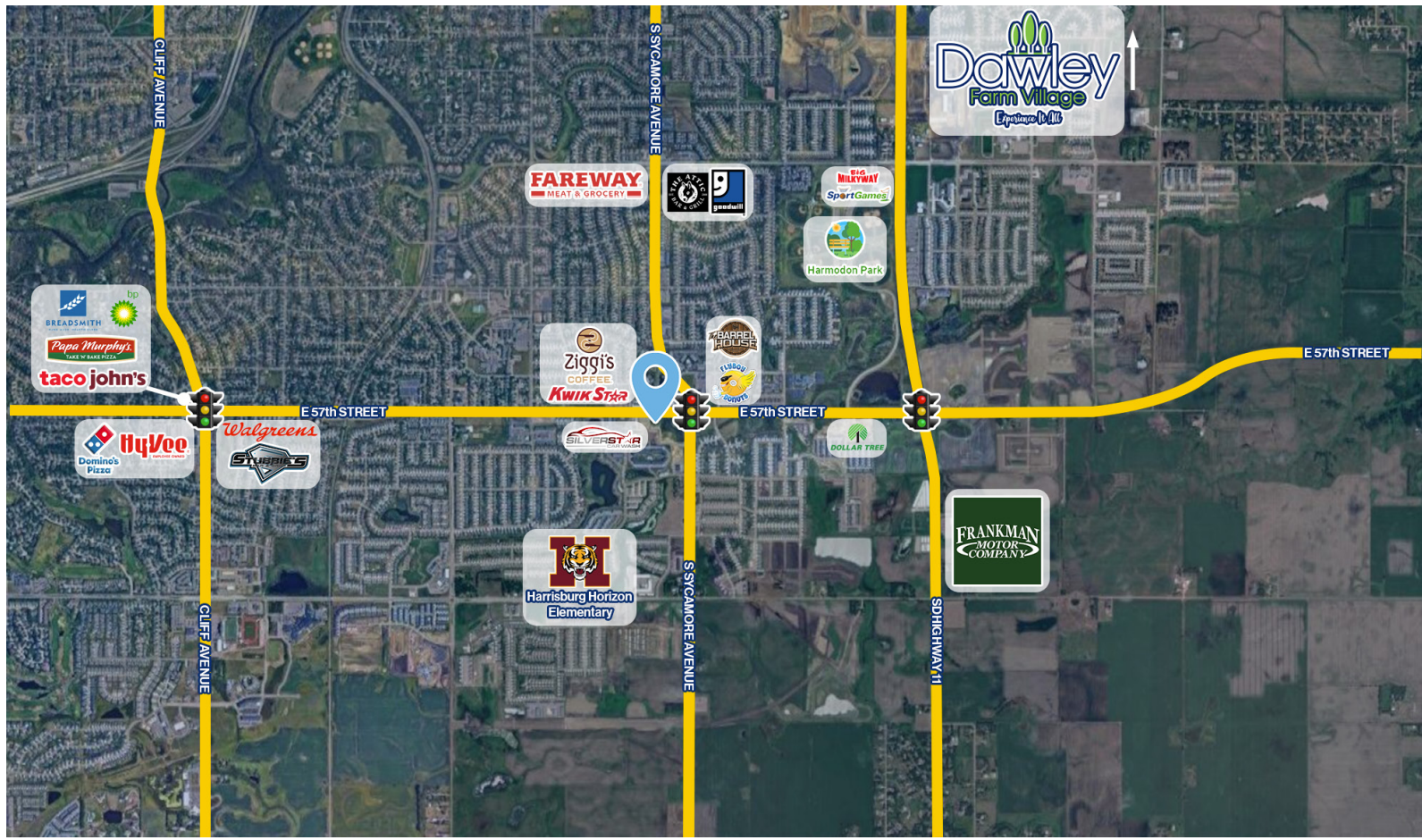
The Barrel House, Plains Commerce Bank, Fly Boy Donuts, Get N' Go, Silverstar Car Wash, Kwik Star, First State Bank Southwest, Ziggy's Coffee, The Nail Boutique, Krave Gym, Graystone Heights, Graystone Office Development, and a growing landscape of single-family homes.

Information deemed reliable, but not guaranteed.

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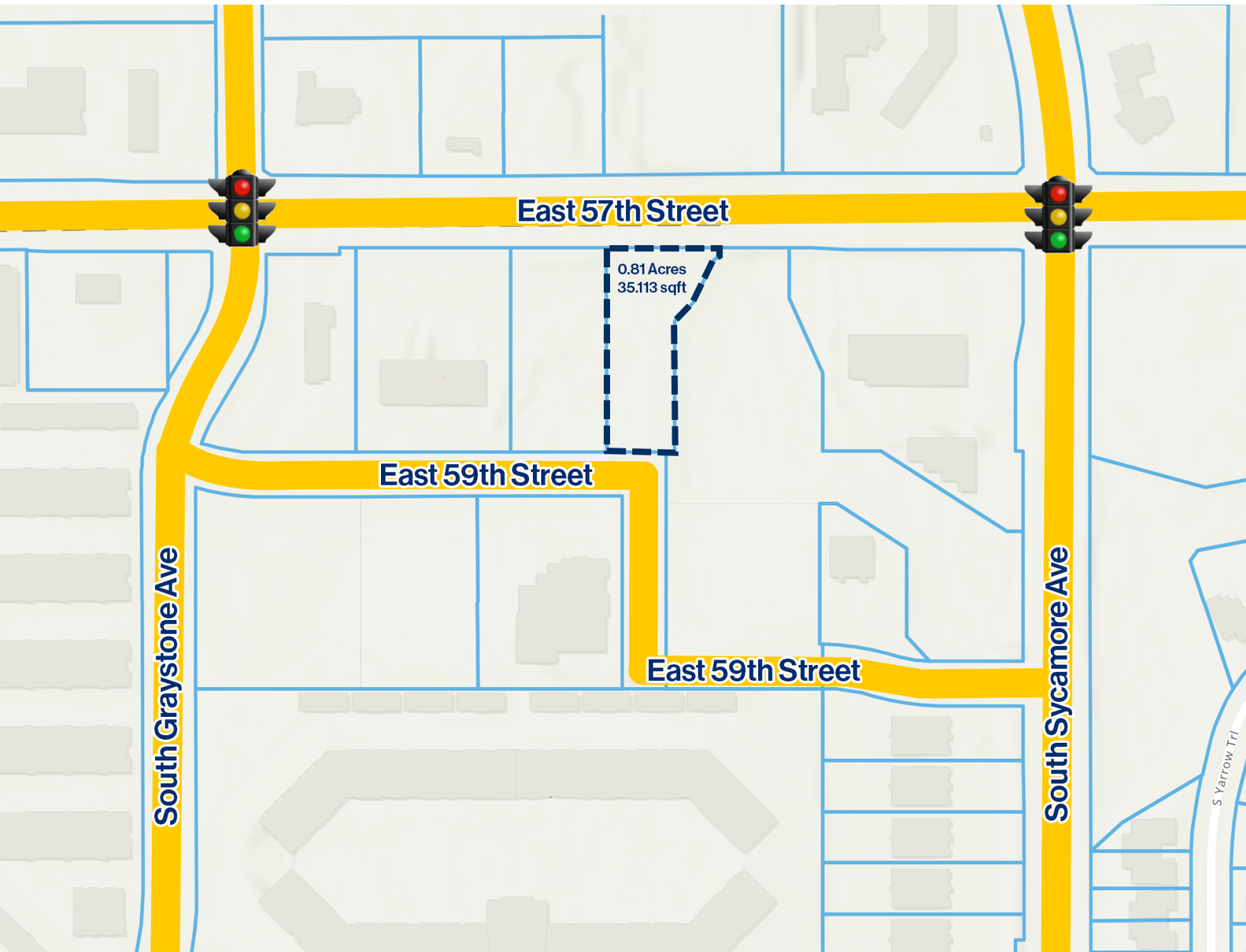
# Area Map

## Build-Ready Commercial Lot



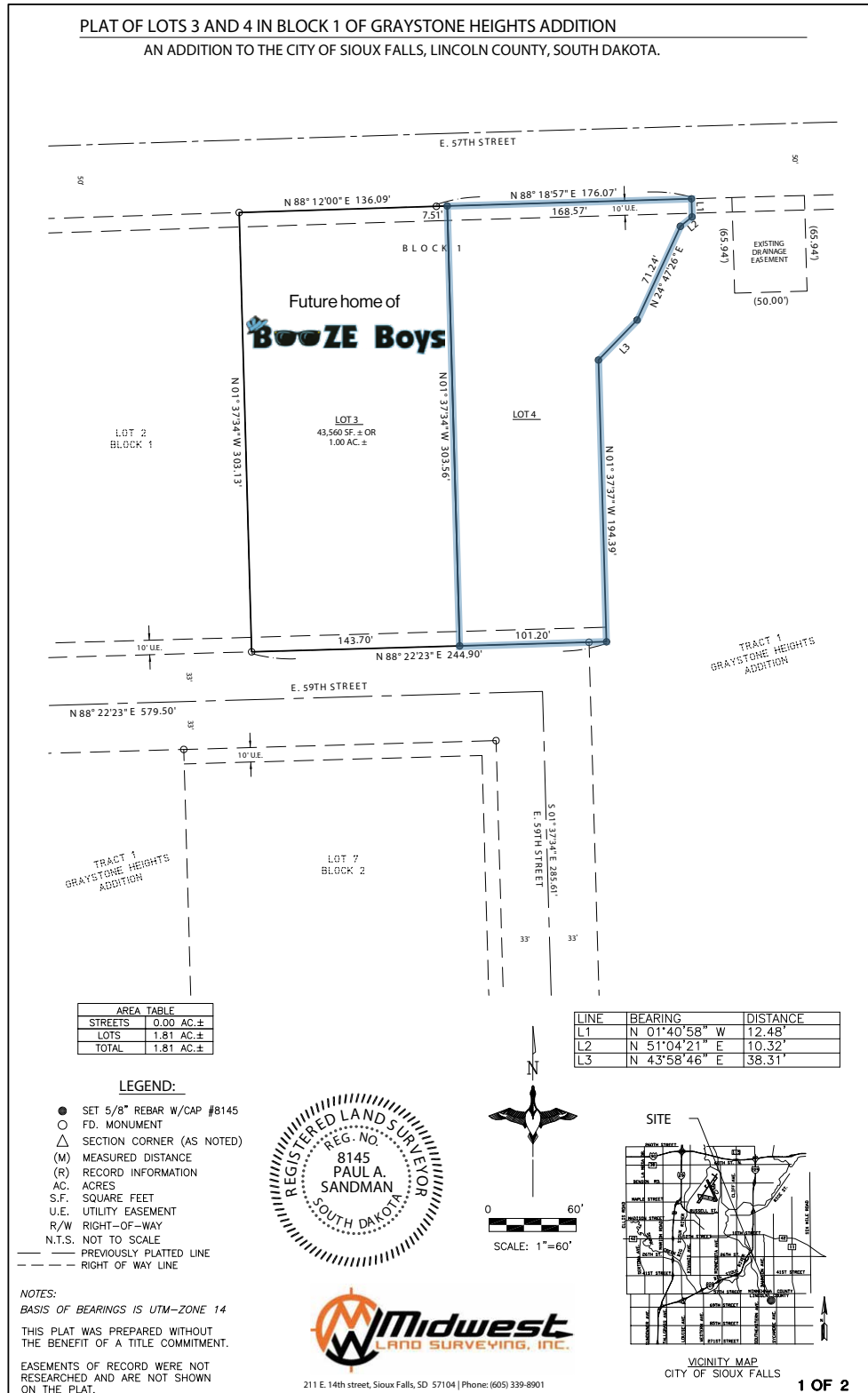
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*Site Overview*  
**Build-Ready Commercial Lot**



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# Plat Build-Ready Commercial Lot



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*Aerial Photos*  
**Build-Ready Commercial Lot**

