

**FOR
LEASE**

NORTH LOUISE AVENUE RETAIL SITE

RETAIL / C-STORE



**AVAILABLE
1.96 ACRES**

1720 North Louise Avenue
Sioux Falls, SD 57107

SIZE

1.96 acres
85,517 sqft

PRICE

Build-To-Suit:
Contact Broker

LOCATION

Located in northwest Sioux Falls. Site offers strong visibility just north of the I-90 interchange with direct access to North Louise Avenue.

TRAFFIC

West Russell Street:
25,100 VPD

ZONING

C-2 Commercial

AREA TENANTS

Elmwood Golf Course, Denny Sanford PREMIER Center, Sioux Falls Arena, Howard Wood Field, Holiday Inn & Suites, Sheraton Hotel and Ramada Resort Hotel

Information deemed reliable, but not guaranteed.

A member of the ownership group is a license real estate broker in the state of South Dakota.



Vick Patel

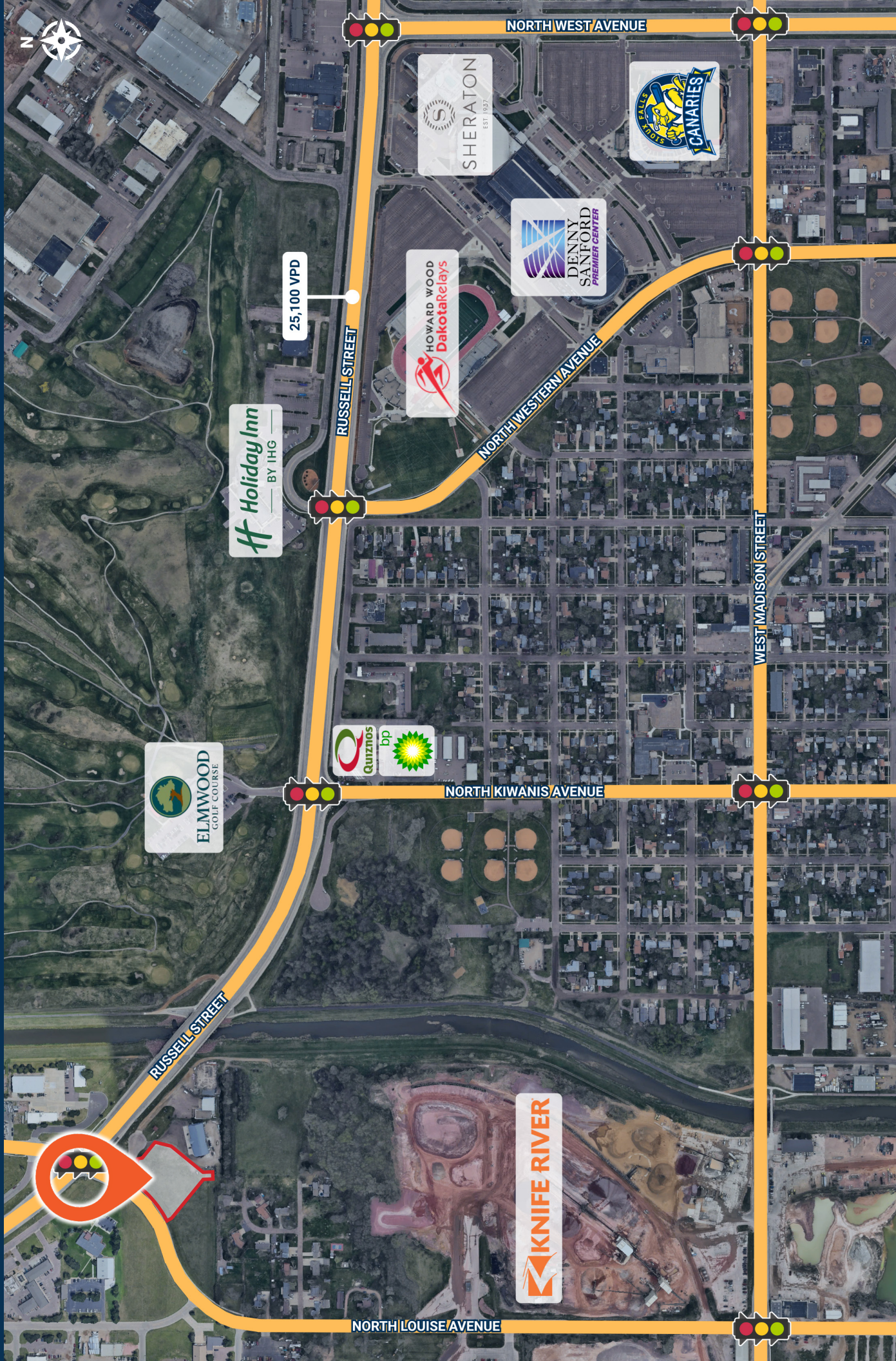


7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com

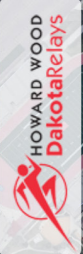


310-4509
mike@tysdalcommercial.com

AREA MAP



25,100 VPD



RUSSELL STREET

NORTH WEST AVENUE

RUSSELL STREET

NORTH WESTERN AVENUE

WEST MADISON STREET

NORTH KIWANIS AVENUE

NORTH LOUISE AVENUE

PARCEL MAP



NORTH LOUISE AVENUE

RUSSELL STREET
25,100 VPD

AVAILABLE
1.96 ACRES



CONCEPTUAL SITE PLAN

