

**FOR
LEASE**

WEST RUSSELL STREET RETAIL SITE

RETAIL STRIP CENTER

AVAILABLE
0.71 ACRES

RUSSELL STREET

NORTH KIWANIS AVENUE

2409 West Russell Street
Sioux Falls, SD 57107



SIZE

0.71 acres
31,080 sqft



PRICE

Build-To-Suit:
Contact Broker



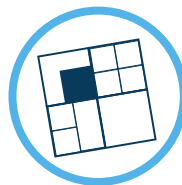
LOCATION

Located on Russell Street in northwest Sioux Falls. Well-positioned site with convenient access to I-29 & I-90, offering strong connectivity across the area.



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

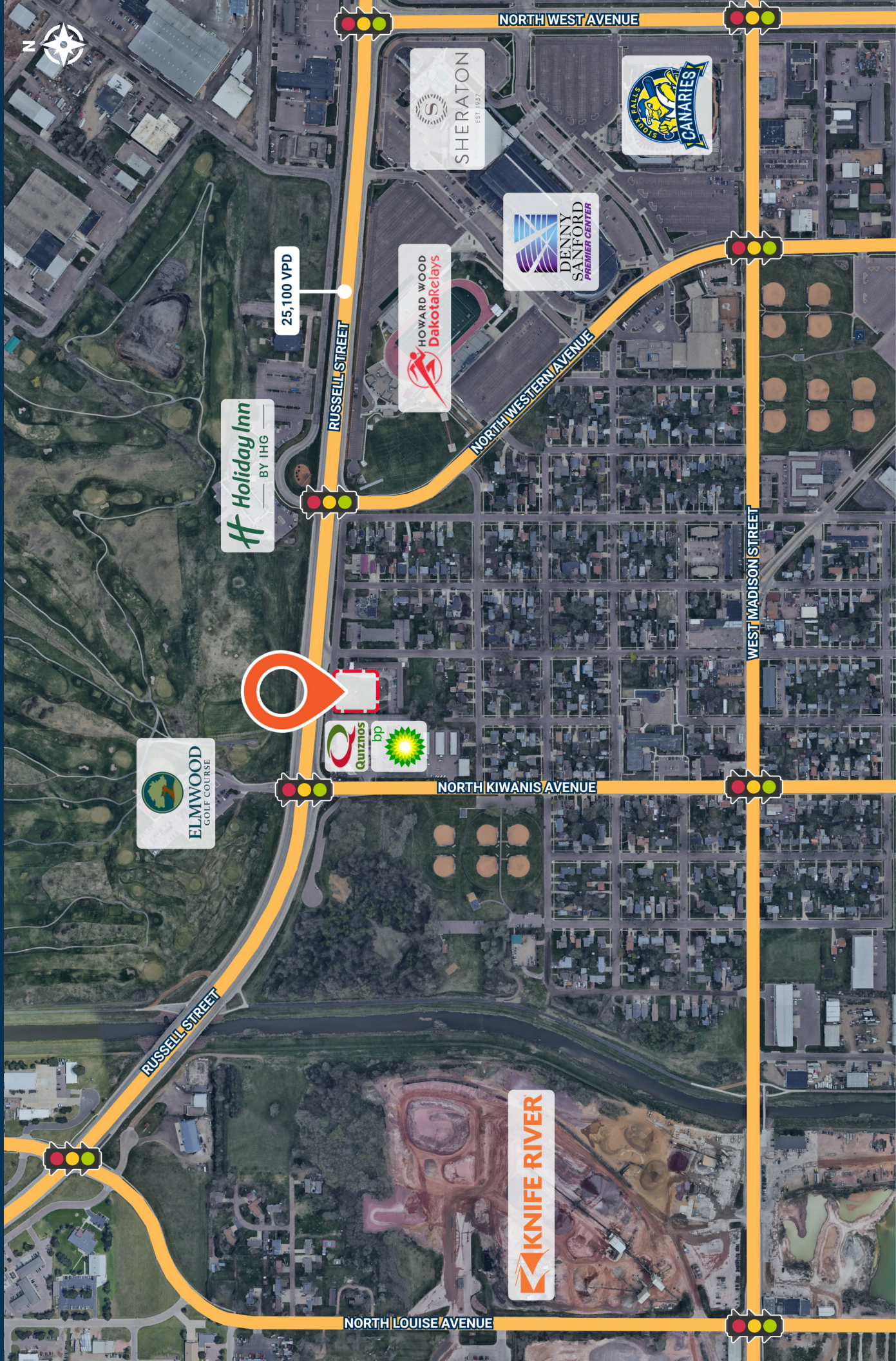


7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com



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AREA MAP



25,100 VPD

Holiday Inn
BY IHG

ELMWOOD
GOLF COURSE

Quinzos
bp

SHERATON
EST. 1937

DENNY SANFORD
PREMIER CENTER

HOWARD WOOD
Dakotarelays

FALLS
CANARIES

RUSSELL STREET

RUSSELL STREET

NORTH WESTERN AVENUE

NORTH KIWANIS AVENUE

KNIFE RIVER

NORTH LOUISE AVENUE

WEST MADISON STREET

NORTH WEST AVENUE

PARCEL MAP



WEST RUSSELL STREET
25,100 VPD

AVAILABLE
0.71 ACRES



CONCEPTUAL SITE PLAN



DRIVE-THRU CAPABLE

SUITE 1
AVAILABLE

SUITE 2
AVAILABLE

SUITE 3
AVAILABLE

DRIVE-THRU CAPABLE

12

6

12

12