

**FOR
LEASE**

ELLIS ROAD RETAIL SITE

NEW RETAIL STRIP CENTER



**AVAILABLE
1.39 ACRES**

SOUTH ELLIS ROAD

**2800 South Ellis Road
Sioux Falls, SD 57106**



SIZE

1.39 acres
60,713 sqft



PRICE

Build-To-Suit:
Contact Broker



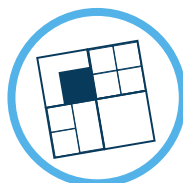
LOCATION

Property is located on Ellis Road,
one block off 41st Street on the
southwest side of Sioux Falls.



TRAFFIC

South Ellis Road:
14,800 VPD



ZONING

C-3 Commercial



AREA TENANTS

High Roller Casino, GET-N-LIT,
Valentino's, Sanford Health,
Lewis Drug, Fareway, Dollar Tree,
Starbucks, Sport Clips, Circle K,
Kwik Star

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

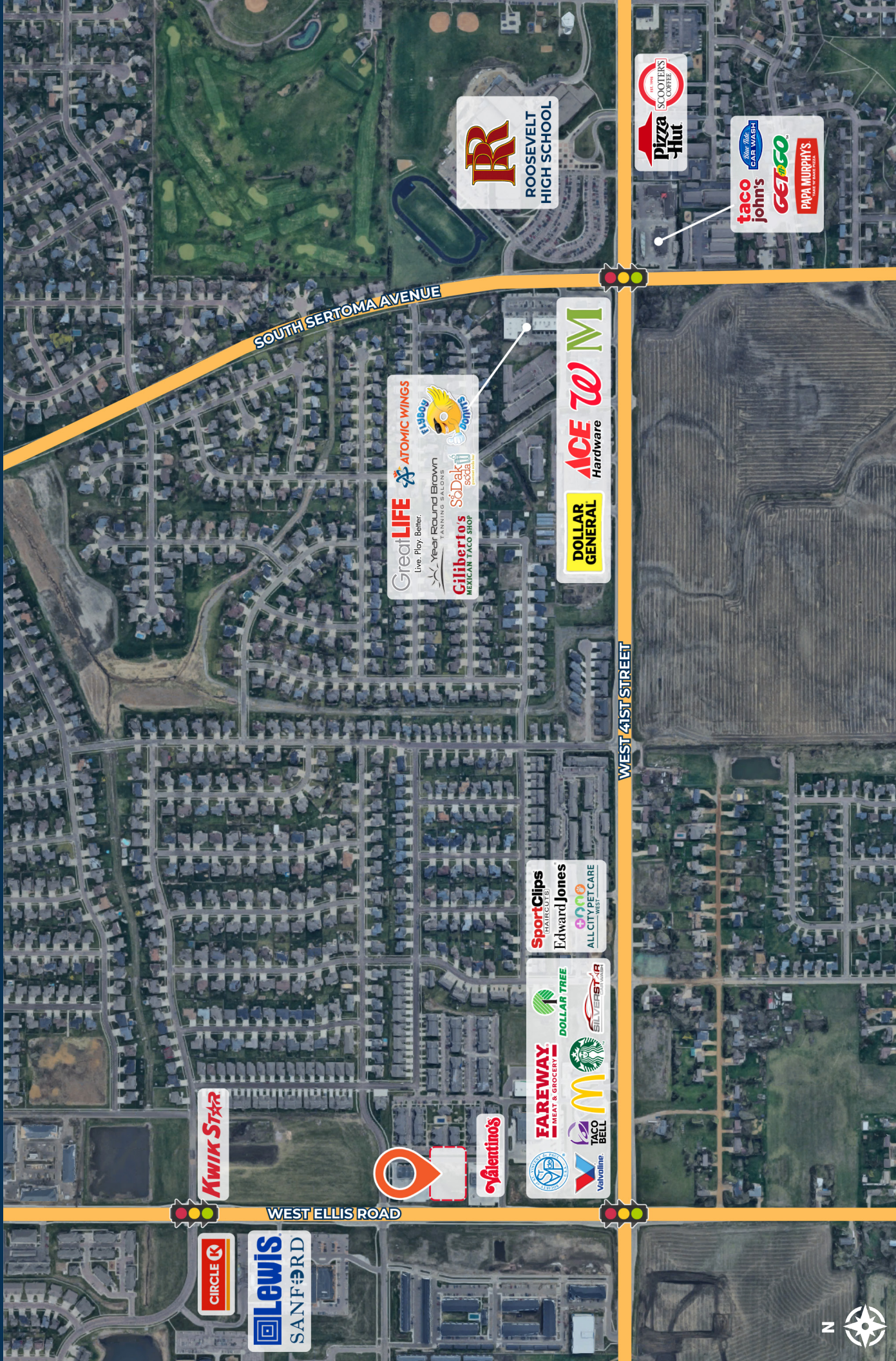


7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com



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AREA MAP



WEST ELLIS ROAD



WEST 41ST STREET

Great LIFE
Live. Play. Better.

Year Round Brown
ONION
S&D
social
MEXICAN TACO SHOP

ATOMIC WINGS
Elaborate
Doritos



taco john's

GET GO
CAR WASH

PAPA MURPHY'S
HAND-ROLLED PIZZAS

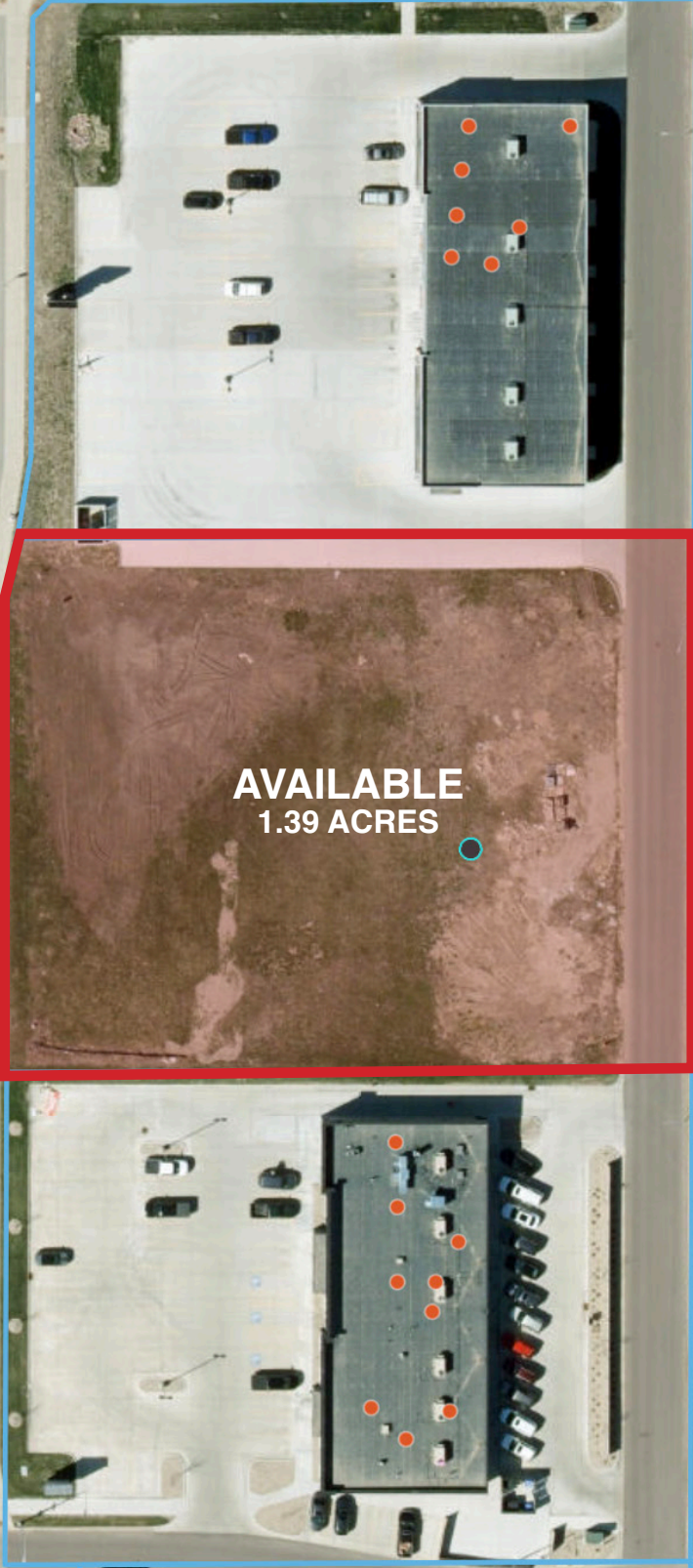


PARCEL MAP

SOUTH ELLIS ROAD
14,800 VPD



WEST LANCASTER STREET



AVAILABLE
1.39 ACRES

WEST 41ST STREET

SIMILAR TO



SIMILAR TO



SIMILAR TO



PHOTOS