



300 RETAIL SYCAMORE + 10TH

EASTSIDE RETAIL OPPORTUNITY

300 South Sycamore Avenue , Suite 101 | Sioux Falls, SD 57110



SIZE

2,442 sqft



PRICE

\$12.00 PSF (NNN)
Estimated NNN: \$3.74 PSF



LOCATION

Located at the corner of East 10th Street
and Sycamore Avenue.



LAYOUT

Large showroom, office,
breakroom and two in-suite
restrooms.



TRAFFIC

20,400 VPD



AREA TENANTS

Sycamore Commerce Center, Boys & Girls
Club of the Sioux Empire, SF Fire Rescue,
O'Reilly Auto Parts, Dairy Queen, Juice Stop,
Vern Eide, Ace Hardware

Information deemed reliable but not guaranteed.

A member of the ownership group is a licensed real estate broker with the State of South Dakota.



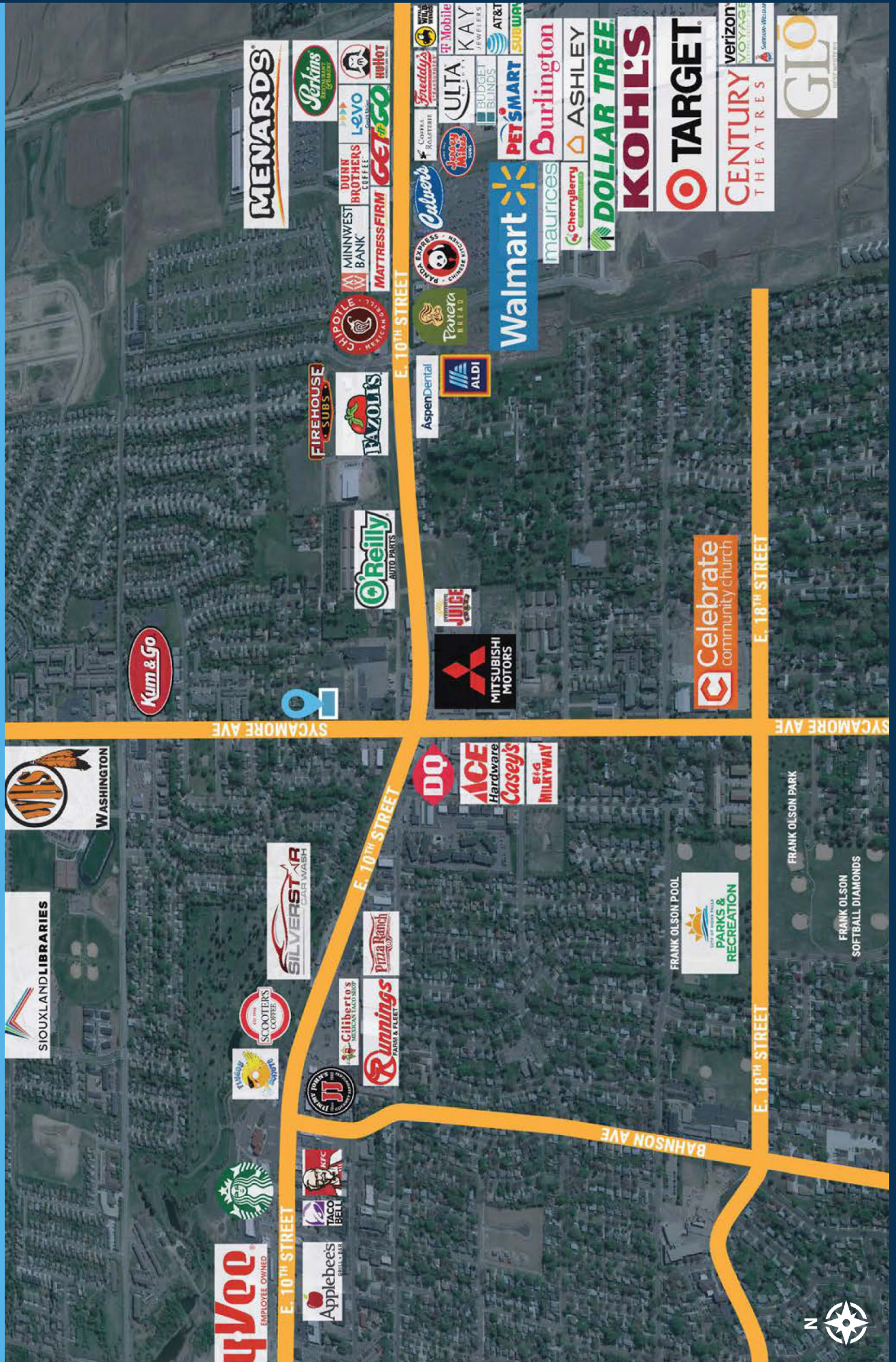
TYSDAL
COMMERCIAL

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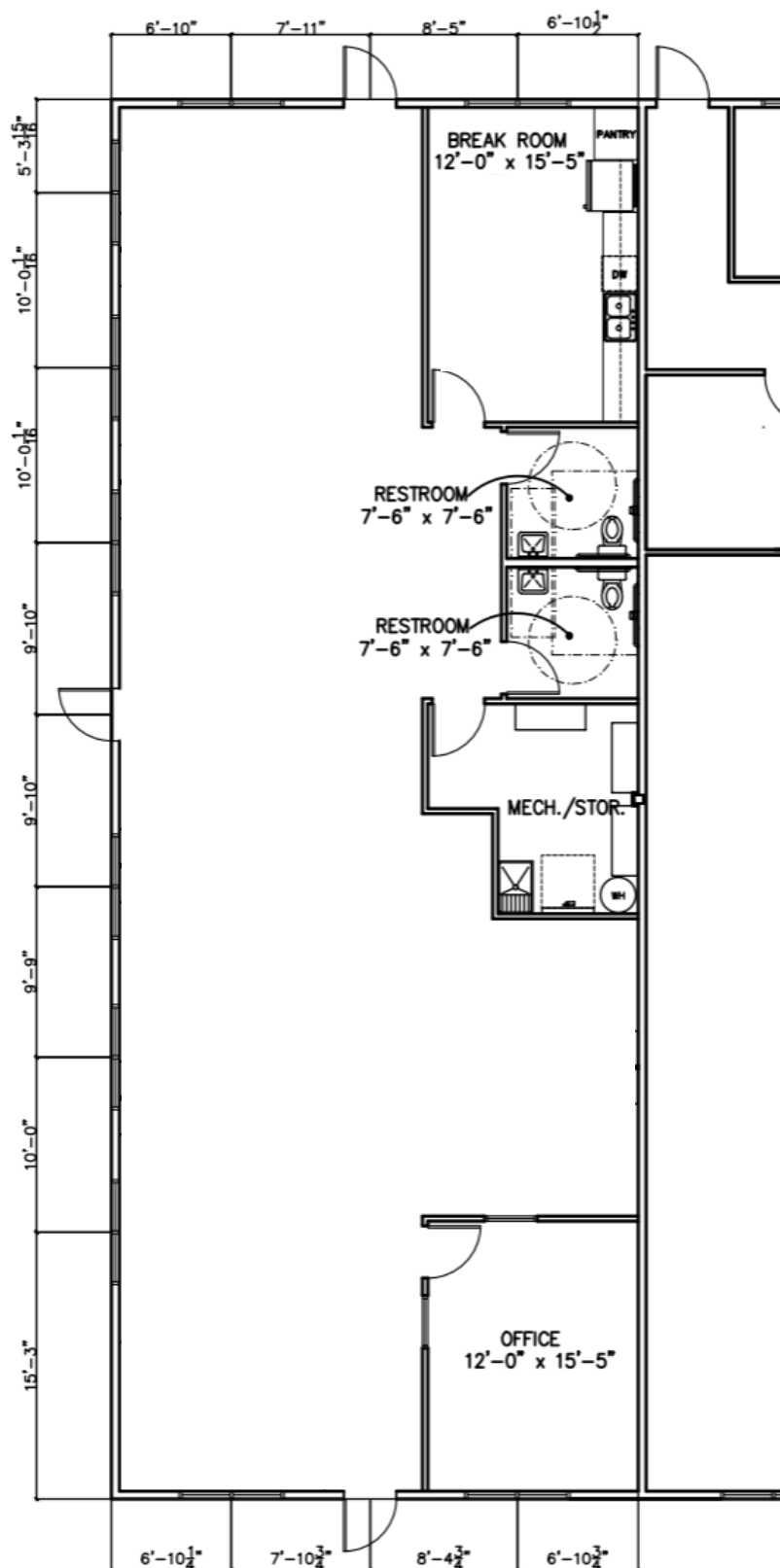
AREA MAP



PARCEL MAP



FLOOR PLAN



$$\frac{3}{32}'' = 1'-0''$$

PHOTOS

