

**FOR
LEASE**

5001 RETAIL CENTER

WALMART ANCHORED RETAIL CENTER IN NORTHWEST SIOUX FALLS



5001 NORTH ANNIKA AVENUE, SUITES 2, 3 & 4
SIOUX FALLS, SD 57107



SIZE

Suite 2: 1,260 sq ft,
inline suite

Suite 3: 1,728 sq ft,
inline suite

Suite 4: 1,728 sq ft,
inline suite

(can combine two or more suites)



PRICE

Suite 2: \$23 PSF (NNN)

Suite 3: \$23 PSF (NNN)

Suite 4: \$23 PSF (NNN)

Estimated NNN is \$6.50 PSF



LOCATION

Property is located in
a Walmart outlot in
northwestern Sioux Falls.



TENANT IMPROVEMENT ALLOWANCE

Landlord is offering
\$25 PSF in TIA and is
also responsible for
concrete floor.



TRAFFIC

11,400 vehicles per day
on 60th Street North.



COTENANCY

BP Express Gas Station,
Jimmy John's, Walmart,
Starbucks, Tinner's North,
Aldi and the University of
South Dakota - Sioux Falls.

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



Vick Patel



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RETAIL AERIAL MAP



SITE PLAN



SITE PLAN

PHOTOS

