

**FOR
LEASE**

BROOKS CROSSING RETAIL

NEW RETAIL CENTER AT 57TH ST & SYCAMORE AVE



4700 SOUTH SYCAMORE AVENUE,
SUITES B, C, D, E & F • SIOUX FALLS, SD 57110



SIZE

Suite B: 1,792 sq ft, inline suite
Suite C: 1,792 sq ft, inline suite
Suite D: 1,792 sq ft, inline suite
Suite E: 1,792 sq ft, inline suite
Suite F: 1,943 sq ft, end cap with a drive-thru option available

(can combine two or more suites)



PRICE

Suite B: \$23 PSF (NNN)
Suite C: \$23 PSF (NNN)
Suite D: \$23 PSF (NNN)
Suite E: \$23 PSF (NNN)
Suite F: \$26 PSF (NNN)

Estimated NNN is \$6.75 PSF



LOCATION

Highly visible retail location at the intersection of 57th Street and Sycamore Avenue.



TENANT IMPROVEMENT ALLOWANCE

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



TRAFFIC

17,200 vehicles per day on 57th Street.

8,200 vehicles per day on Sycamore Avenue.



COTENANCY

Barrel House, Fareway, Scooter's Coffee, Holiday, Casey's General Stores, Get 'N' Go, Koko FitClub, Anytime Fitness, Stensland Family Farms and Marco's Pizza.

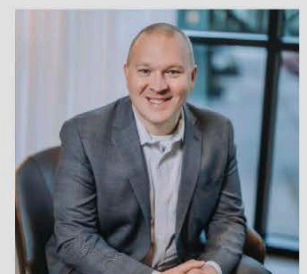
A member of the ownership group is a licensed real estate broker with the State of South Dakota.



Vick Patel



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



605 **310-4509**
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RETAIL AERIAL MAP



FLOOR PLAN

FLOOR PLAN LEGEND:

	RECESSED ACCESSIBLE COUNTER
	ACCESSIBLE PARKING SPACE
	WINDOW ELEVATION TYPE SEE SHEET F.1
	DOOR ELEVATION SEE SHEET F.1
	SIGNAGE FOR ADA CLEARANCES
	STRUCTURAL BREAK
	FLOOR DRAIN SEE MECH.
	FLOOR SINK SEE MECH.
	DOWNSPOUT

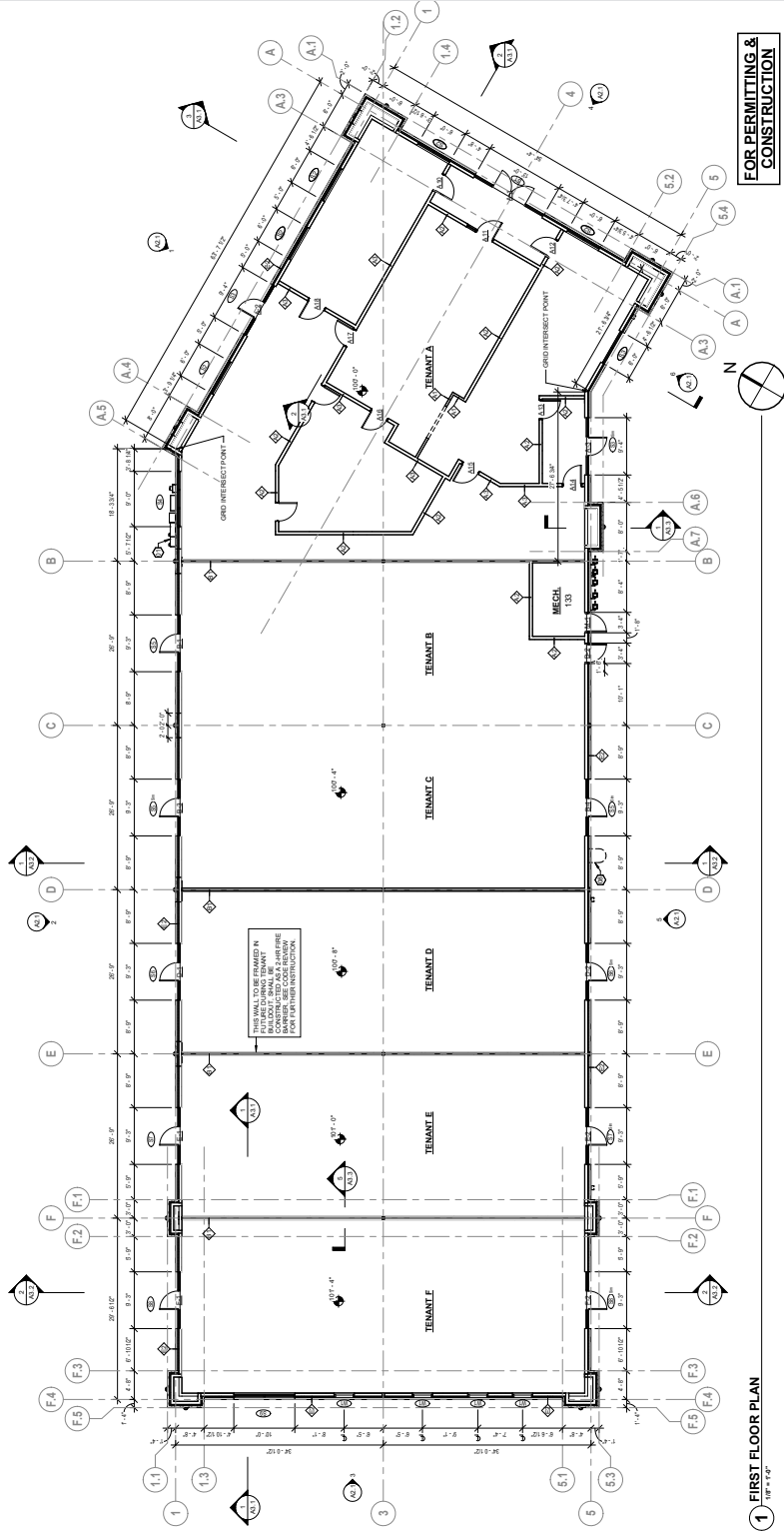
NOTE: REPAIR OR REINFORCE WALL PANEL.

KEYNOTE - FLOOR PLANS

- 01 ELECTRICAL PANEL MARKS (SEE ELEC.)
- 02 ELECTRICAL PANEL LOCATION (SEE ELEC.)
- 03 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 04 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 05 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 06 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 07 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 08 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 09 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 10 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 11 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 12 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 13 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 14 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)
- 15 RADIUM (SEE RADIUM REQUIREMENTS FOR MOUNTING HEIGHTS)

GENERAL NOTES - FLOOR PLANS

- A. ALL DIMENSIONS SHOWN ON THIS PLAN ARE UNLESS NOTED OTHERWISE.
- B. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
- C. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- D. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- E. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- F. ALL WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
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FOR PERMITTING & CONSTRUCTION

1 FIRST FLOOR PLAN
1/8" = 1'-0"