

# RIVER PLAZA

## RETAIL SPACE FOR LEASE

2425 South Shirley Avenue, Suite 106 | Sioux Falls, SD 57106



### SIZE

1,850 sqft



### PRICE

\$15.00 psf (NNN)  
Estimated NNN: \$6.32 psf



### LOCATION

Convenient theater-anchored westside location, surrounded by numerous restaurants and national retailers, with close proximity to Louise Avenue and Interstate 29.



### TRAFFIC

Louise Avenue: 31,300 vpd  
Shirley Avenue: 7,000 vpd  
Interstate 29: 50,890 vpd



### LAYOUT

Flexible floor plan with private in-suite restroom, storage room, and back door access to the common area hallway that leads to the exterior of the building.



### AREA TENANTS

Cinemark, Cracker Barrel, Ruby Tuesday, Cold Stone Creamery, Nail Studio, Gimme A Break Daycare, Ambiance Salon, Jacqueline Joyce Quilt Shop, Slumberland, Carnival Brazilian Grill, and Outback Steakhouse

Information deemed reliable but not guaranteed.

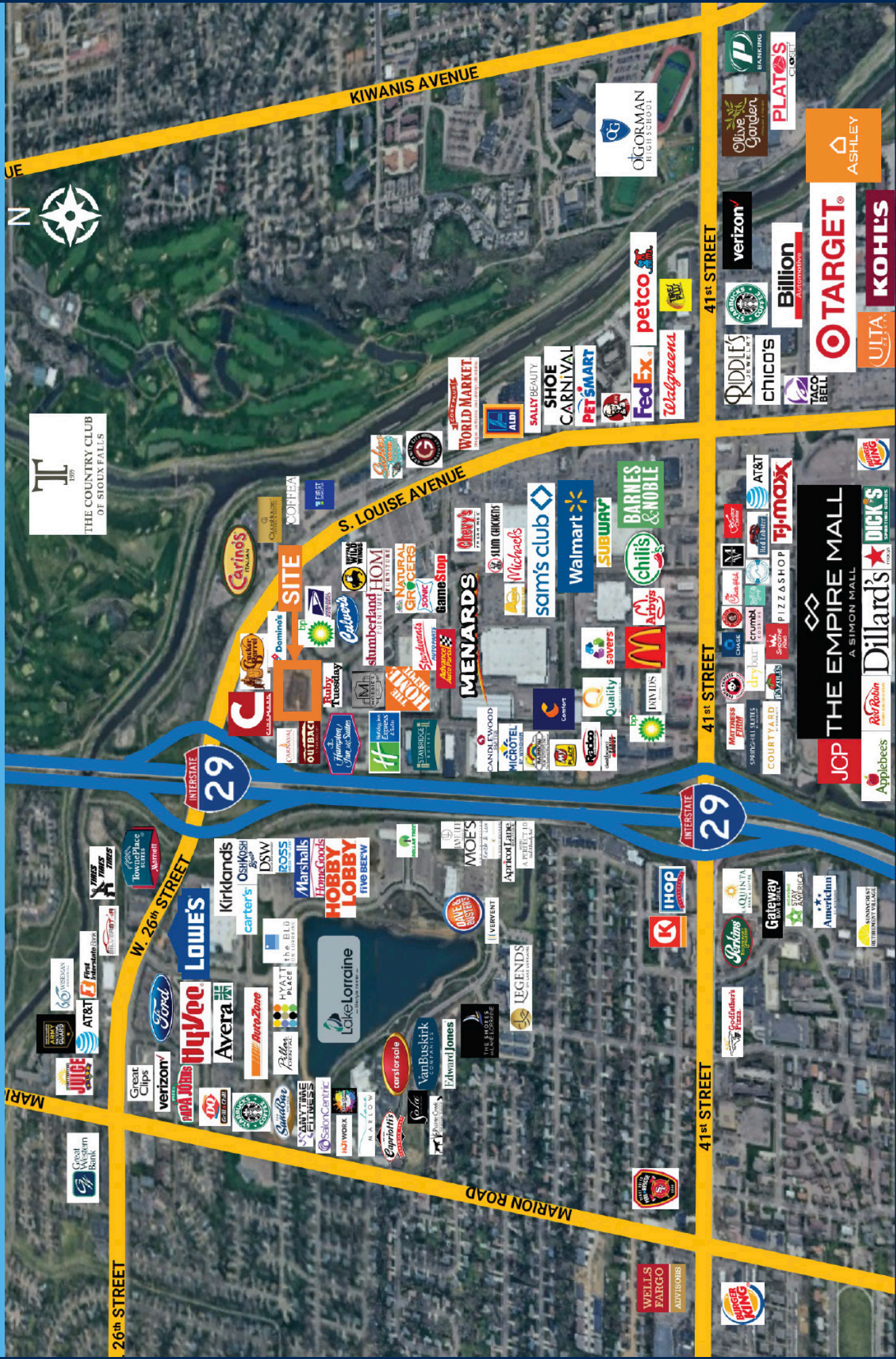


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Sioux Falls, South Dakota 57108



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# AREA MAP

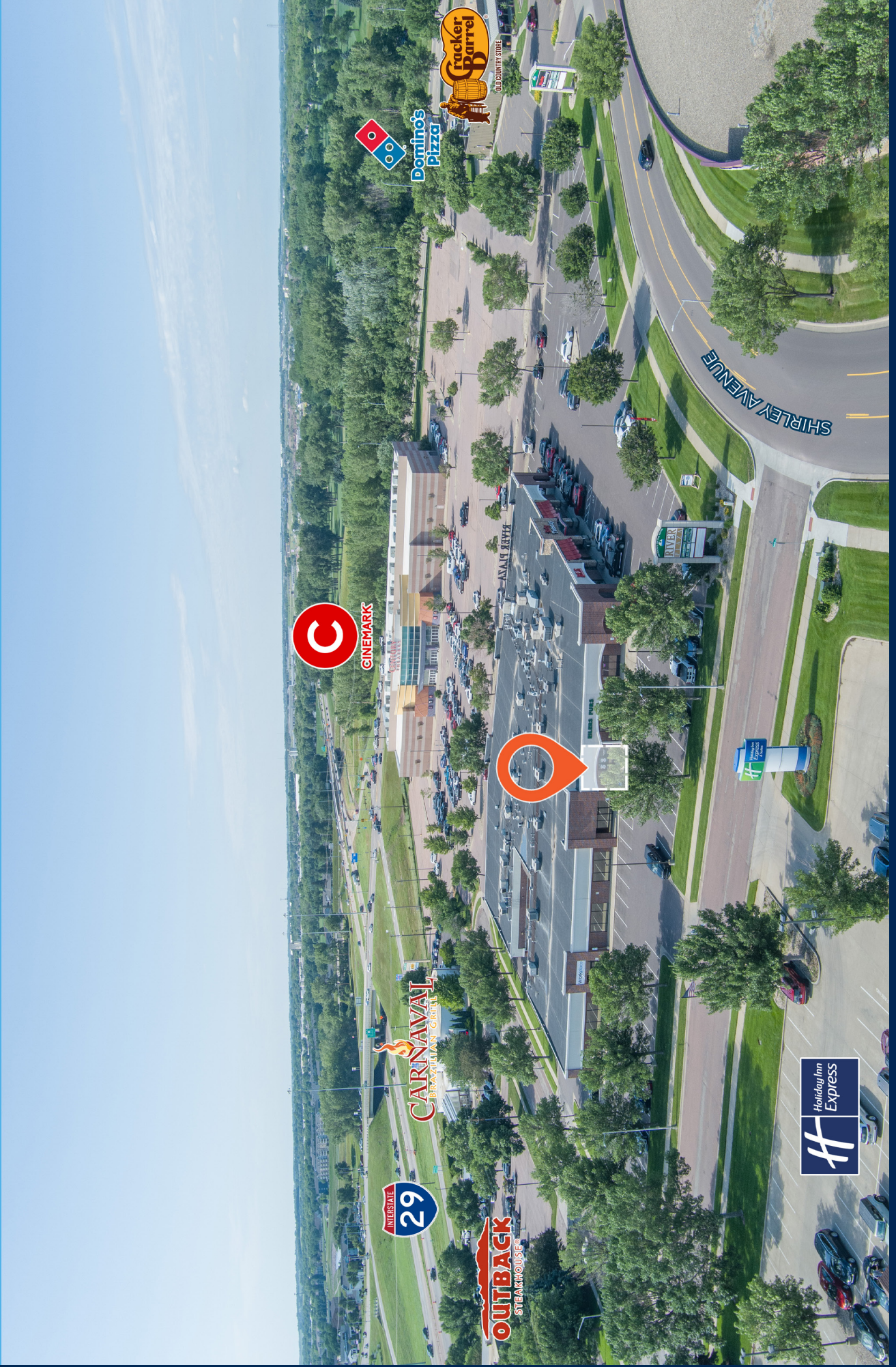


# SITE PARCEL





# SITE OVERVIEW



# PHOTOS

