

**FOR
LEASE**

ROLLING HILLS RETAIL

NEAR WEST 57TH STREET & LOUISE AVE



4101 WEST 57TH STREET, SUITES 1 & 2
SIOUX FALLS, SD 57108



SIZE

Suite 1: 1,630 sq ft,
end cap with a drive-thru
option available

Suite 2: 1,496 sq ft,
inline suite

(can combine both suites)



PRICE

Suite 1: \$25 PSF (NNN)
Suite 2: \$23 PSF (NNN)

Estimated NNN is \$6.50 PSF



LOCATION

Property is located on
West 57th Street, one
block from Louise Avenue
near one of the busiest
intersections in Sioux Falls.



TENANT IMPROVEMENT ALLOWANCE

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



TRAFFIC

21,300 vehicles per day
on West 57th Street.



COTENANCY

High Roller Casino,
GET-N-LIT, WorkCaves,
Casey's, Papa Murphy's,
Noodles and Company,
Qdoba, Jimmy John's,
Great Clips, Juice Stop
and Panera Bread.

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



Vick Patel



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Sioux Falls, South Dakota 57108
TysdalCommercial.com



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S. SOLBERG AVENUE

W. 57TH STREET

LOUISE AVENUE

INTERSTATE 29

INTERSTATE 229

SILVERSTAR CAR WASH

WINDSOR MORTGAGE

Good Samaritan SANFORD HEALTH

SKY ZONE TRAMPOLINE PARK

JOURNEY GROUP

Papa Murphy's TAKE 'N' BAKE PIZZA

DAKOTA Spirit

Hilton Garden Inn

Casey's

McDonald's

Panera BREAD

noodles & COMPANY

QDOBA MEXICAN EATS

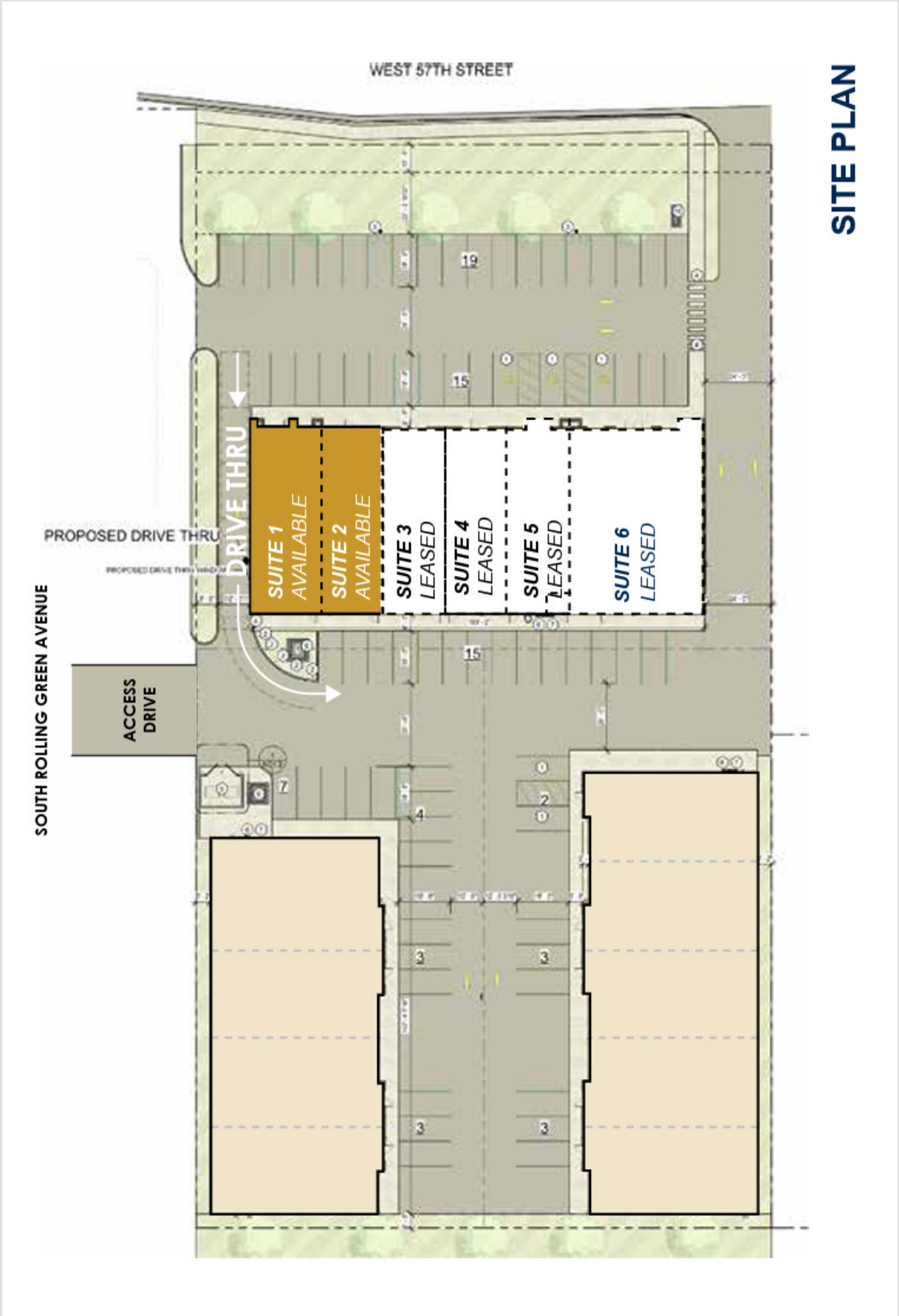
Vern Eide

taco john's

WING STOP



SITE PLAN



SITE PLAN

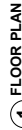
GENERAL NOTES - FLOOR PLANS

- ## KEYNOTES - FLOOR PLANS

1. GAS METER (SEE MEC-4)
2. ELEC METER (SEE ELEC)
3. ALL TANKS TO BE REMOVED (SEE B.L.C.)
4. ALL TENANT SHELL AREAS NOT FINISHED IN THIS CONTRACT SHALL HAVE A GRAVEL FLOOR FINISH FOR FUTURE TENANT BUILD-OUT (N.I.C.)
5. TENANT VESSEL STORERENT SYSTEMS IN SEPARATE BUILD-OUT CONTRACTS. TENANT VESSELBLES SHOWN SCHEMATICALLY FOR REFERENCE ONLY.
6. FUTURE BUILDING WALL / FUTURE BUILD. FINAL LOCATION TBD.

INDICATES ACCESSIBLE ROOM	WALL TYPE: SEE SHEET T11.3.	WINDOW / STOREFRONT TYPE: SEE SHEET T1.1.	DOOR W. SEE SHEET T2.1.	DOOR APPROACH: FOR ADA COMPLIANCE	SHAW WALL: SEE STRUCT.	FLOOR DRAIN: SEE MECH.	FLOOR FINISH: SEE MECH.	DOWNSPOUT

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.

 $1/8" = 1' - 0"$

PHOTOS



PHOTOS

