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## **RETAIL/OFFICE FOR LEASE 38TH STREET PLAZA**

**3201-3205 S Shirley Ave, Sioux Falls, SD 57106**

**LEASE PRICE:** \$8 per sq. ft., NNN  
**NNN EXPENSES:** Estimated at \$2.75 per square foot  
**BUILDING SQ. FT.:** 52,622  
**AVAILABLE SQ. FT.:** 8,142—20,142 sq. ft. (approximate)  
**OCCUPANCY:** Immediately  
**PARKING:** Ample on site, paved parking  
**ZONING:** C-4 Neighborhood Commercial

**OTHER:**

- Space is currently configured as two retail suites. Landlord will combine or divide suites with an acceptable lease.
- Former Dollar Discount is 8,142 usable sq. ft. of retail space with access to a loading dock, raised office area, warehouse/storage area and two single-stool restrooms.
- Former GCO Carpet space is 12,000 usable sq. ft. of retail space with two entrances, raised office area, two in-suite restrooms and a loading dock. (Electric heat.)
- Property is located on a lot of approximately 5.3 acres with ample parking to the south, east and north
- Pole signage on Shirley Avenue—12,000 sq. ft. space has an exclusive sign, 8,142 sq. ft. space has a shared sign with marquee.
- Located one block north of 41st Street, west of Sam's Club & Walmart and south of Menards.



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FORMER GCO CARPET  
RETAIL)

FORMER DOLLAR  
DISCOUNT (RETAIL)

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