



# FOSS RETAIL

## 10TH STREET + FOSS AVENUE

### WALMART ANCHORED RETAIL SPACE

508 South Foss Avenue | Sioux Falls, SD 57110



#### SIZE

2,000 sqft



#### PRICE

\$23.00 psf (NNN)  
Estimated NNN: \$7.95 psf



#### LOCATION

High-profile hard-corner location at the signalized intersection of East Arrowhead Parkway and South Foss Avenue. Site is anchored by Walmart.



#### LAYOUT

Open retail floor, office / breakroom and private restroom.



#### TRAFFIC

Arrowhead Parkway: 29,400 vpd



#### AREA TENANTS

Walmart, Target, Menards, Dawley Farm Village, ALDI, Buffalo Wild Wings, Panera Bread, Panda Express, Culver's, Chipotle, Firehouse Subs, Chick-fil-a, Circle K

Information deemed reliable but not guaranteed.



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# SITE PLAN

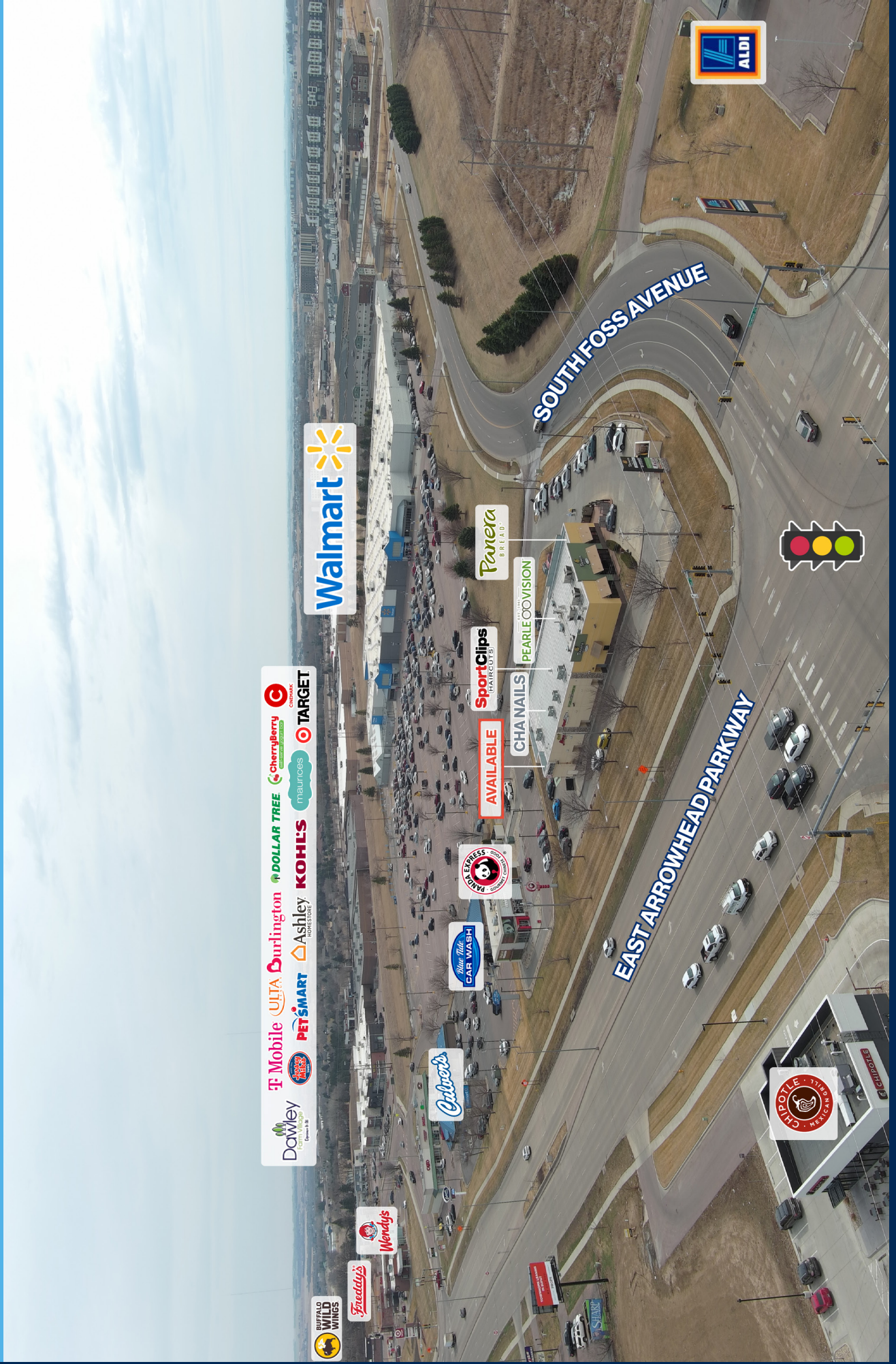


EAST ARROWHEAD PARKWAY

SOUTH FOSS AVENUE



# DEVELOPMENT OVERVIEW



# PHOTOS

