

RIVER PLAZA

RETAIL / OFFICE 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. Conceptual floor plan includes four private offices, one conference room, open area for workstations or other, a breakroom, and a restroom (existing).



AREA TENANTS

Cinemark, Cracker Barrel, Ruby Tuesday, Cold Stone Creamery, Nail Studio, Yami Sushi, Future Stars Childcare Center, Ambiance Salon, Jacqueline Joyce Quilt Shop, Slumberland, Carnaval Brazilian Grill, Outback Steakhouse, Hampton Inn, Staybridge Suites, Candlewood Suites, and Comfort Suites

Information deemed reliable but not guaranteed.



TYSDAL
COMMERCIAL

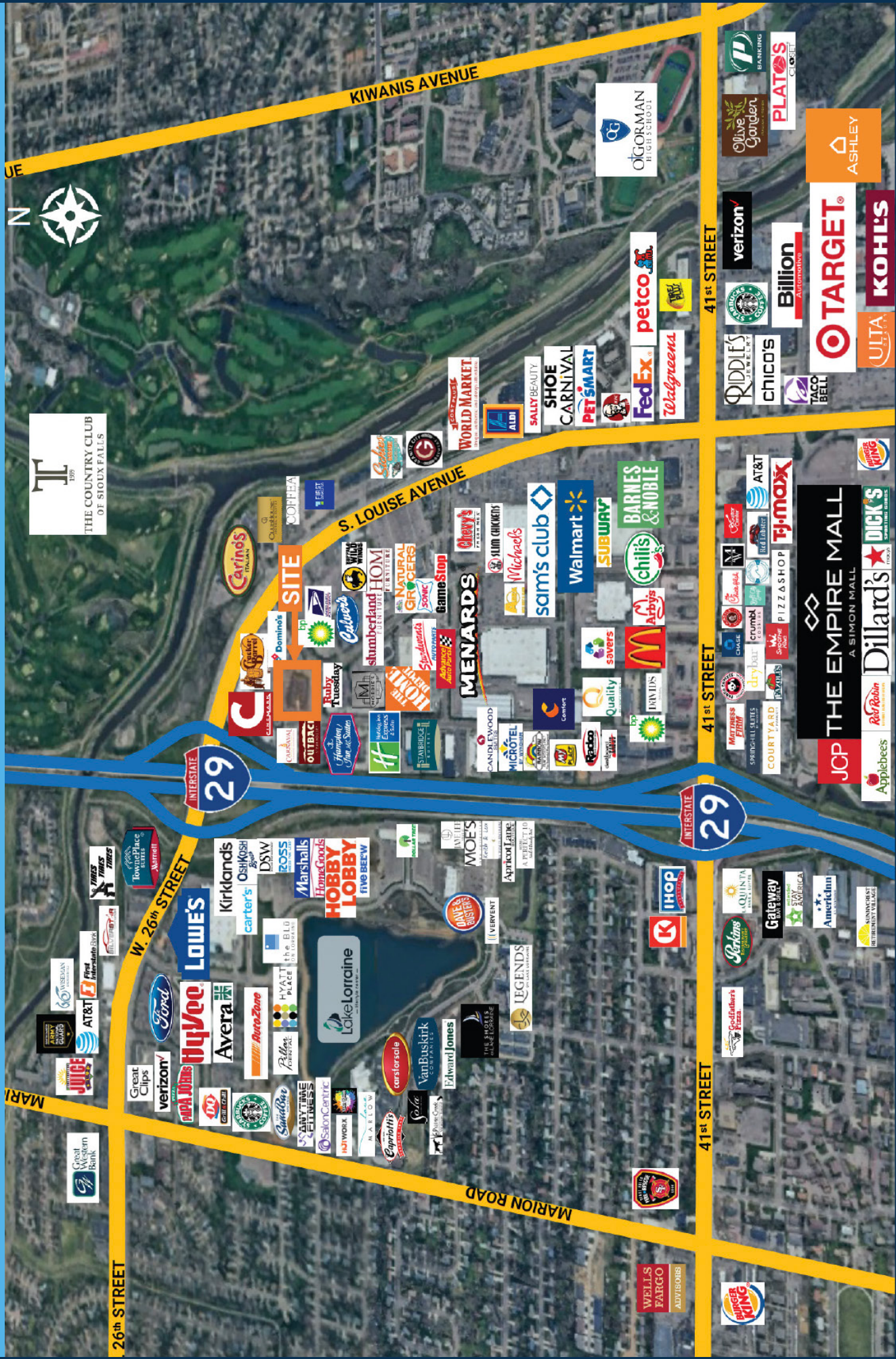
7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com



376-0127
ryan@tysdalcommercial.com

This map provides a comprehensive overview of the Stouffville commercial landscape. Key features include:

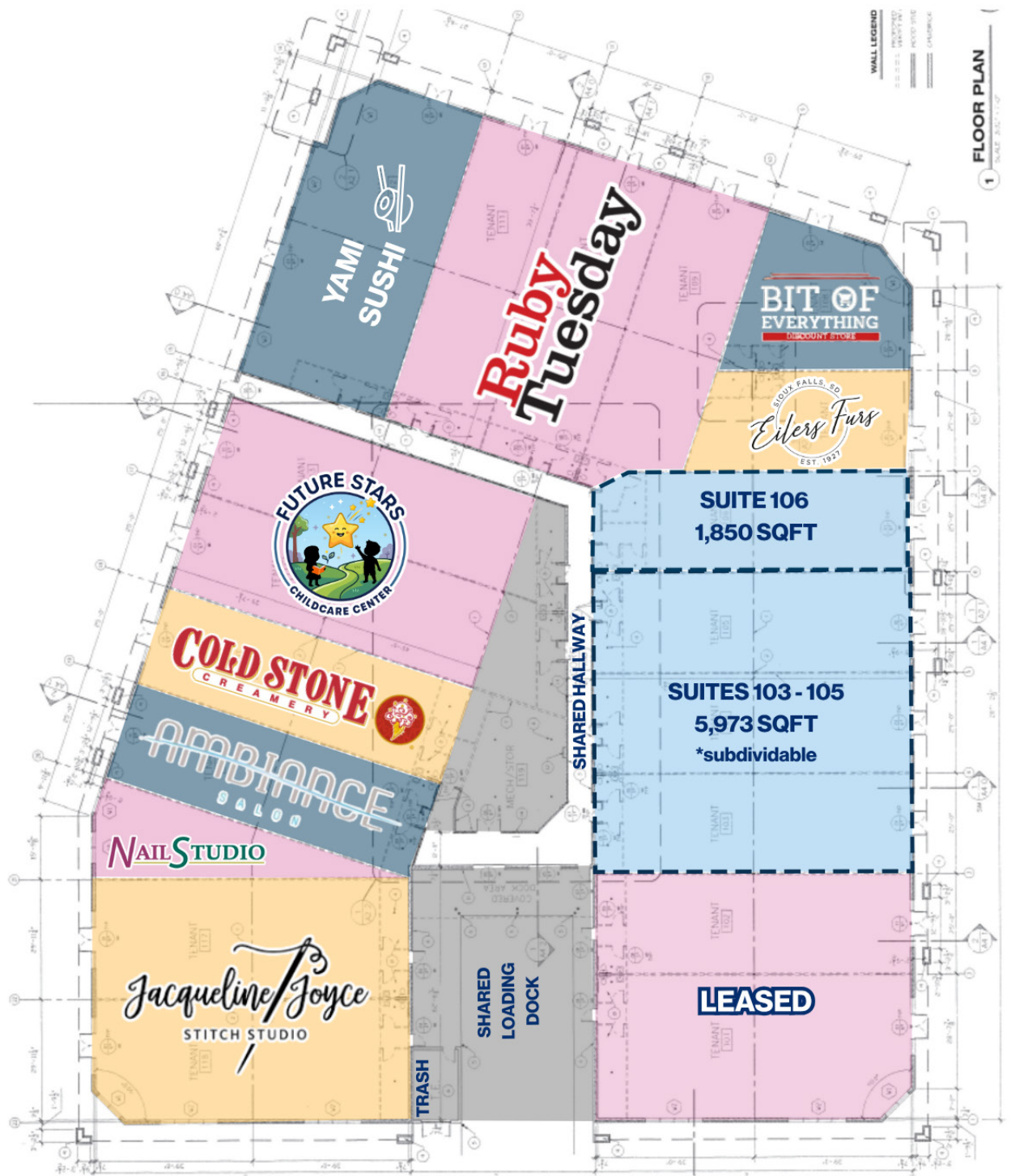
- Major Roads:** Highway 29 runs vertically through the center, with 41st Street and 26th Street intersecting it. Other roads shown include Kiwanis Avenue, S. Louise Avenue, and Marion Road.
- Business Density:** The central area, particularly around the intersection of Highway 29 and S. Louise Avenue, is densely packed with commercial establishments. Logos for major retailers like Target, Walmart, and Home Depot are prominent.
- Food and Beverage:** A wide variety of restaurants and cafes are marked, including McDonald's, Starbucks, and several local eateries.
- Services:** The map also identifies service-oriented businesses such as car washes, auto repair shops, and fitness centers.
- Geographical Context:** The map includes a compass rose in the top left corner and a small inset map in the bottom right corner showing the location of Stouffville within the greater Toronto area.



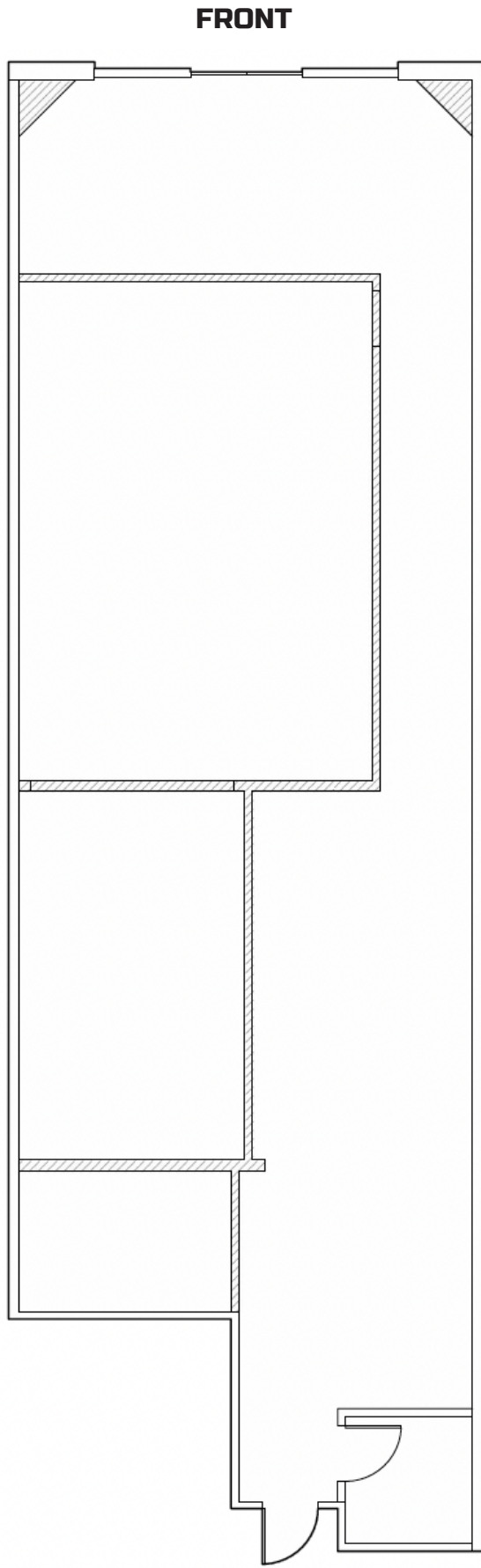
SITE PARCEL



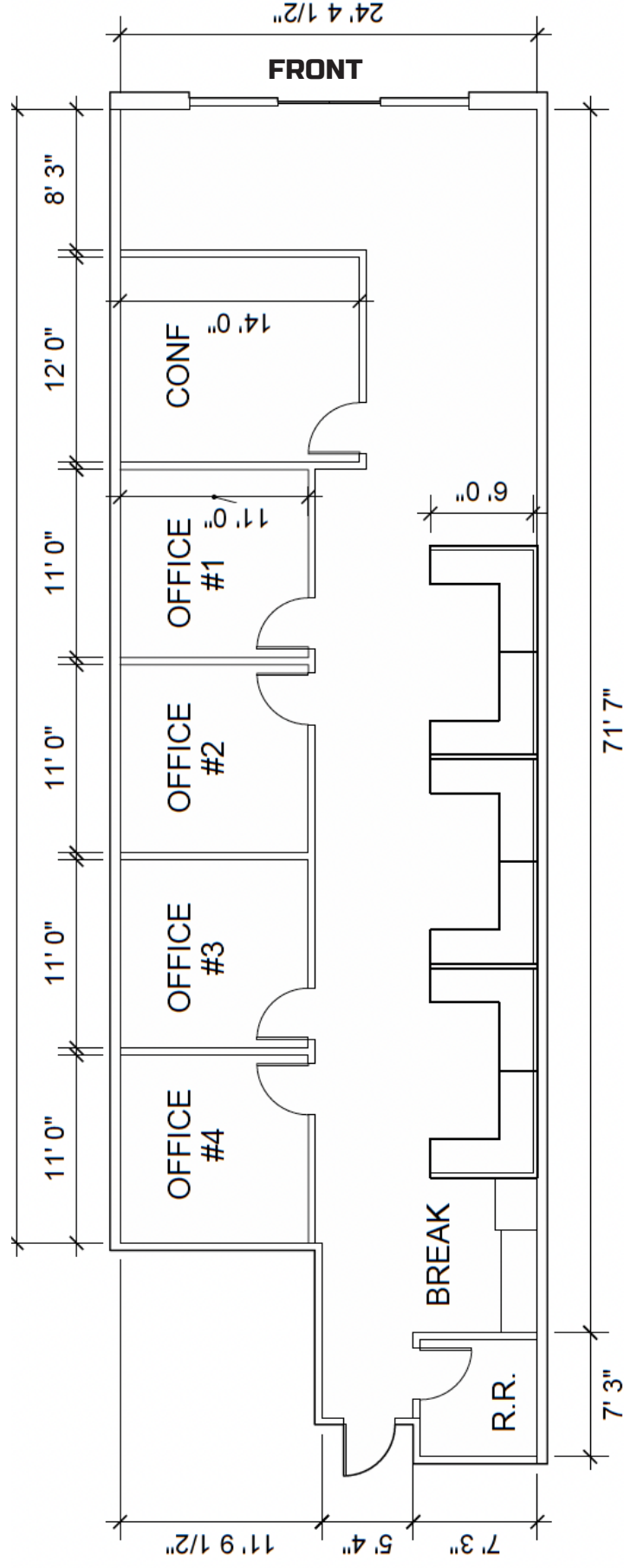
BUILDING PLAN



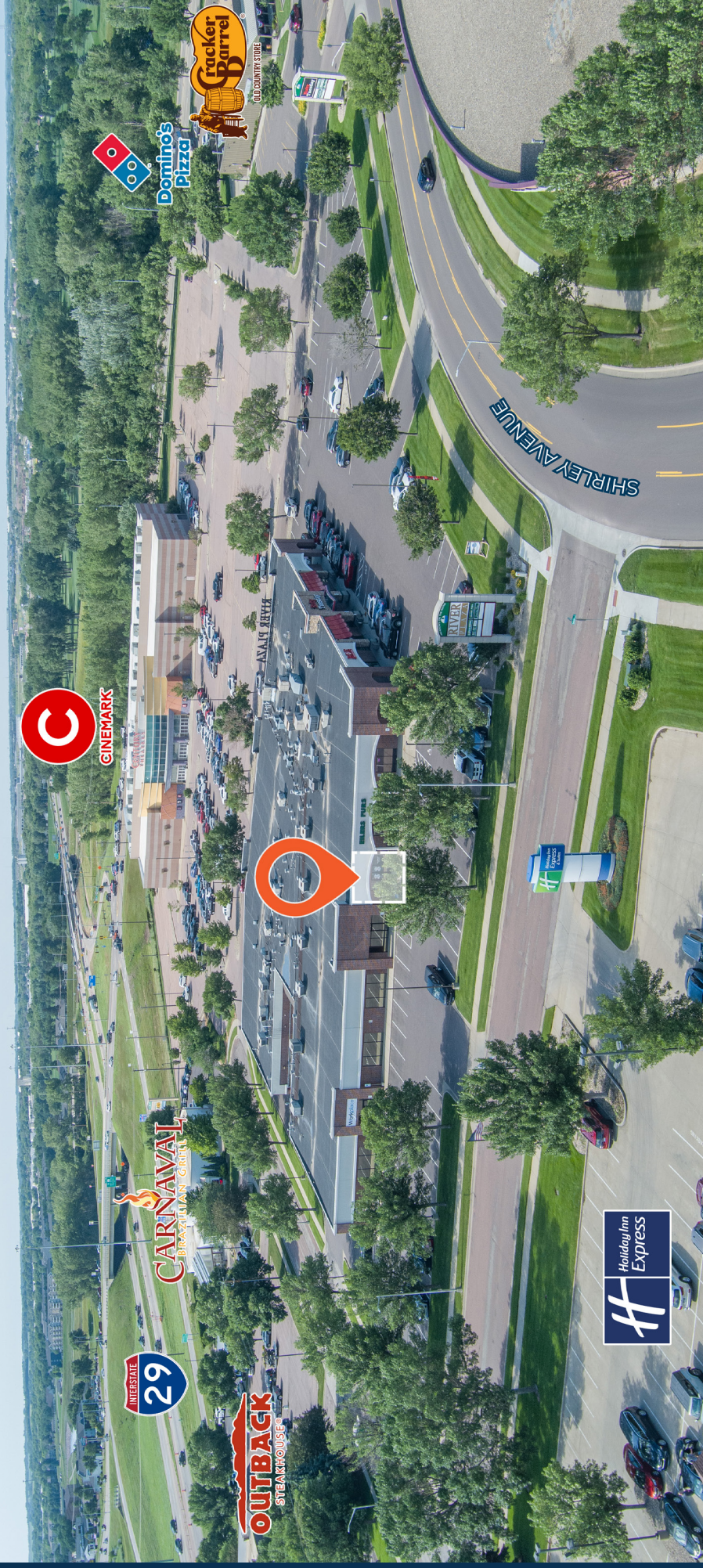
EXISTING FLOOR PLAN



CONCEPTUAL FLOOR PLAN



SITE OVERVIEW



PHOTOS

