



# JEFFERSON CENTRE

## MARION ROAD RETAIL

### BRAND NEW RETAIL CENTRE FOR LEASE

1800 North Cavalier Avenue | Sioux Falls, SD 57107



#### SIZE

1,377 – 4,358 sqft



#### TIA

Landlord offering \$25.00 psf buildout allowance with acceptable lease terms.



#### AREA TENANTS

Scooter's Coffee, DQ, Starbucks, Anytime Fitness, Ace Hardware (proposed), Jefferson High School, McGovern Middle School



#### PRICE

\$27.00 psf  
\$33.00 psf for drive-thru end cap



#### TRAFFIC

7,000 vehicles per day



#### LOCATION

High-profile location on Marion Road, across the street from Jefferson High School!

Information deemed reliable but not guaranteed.



7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108

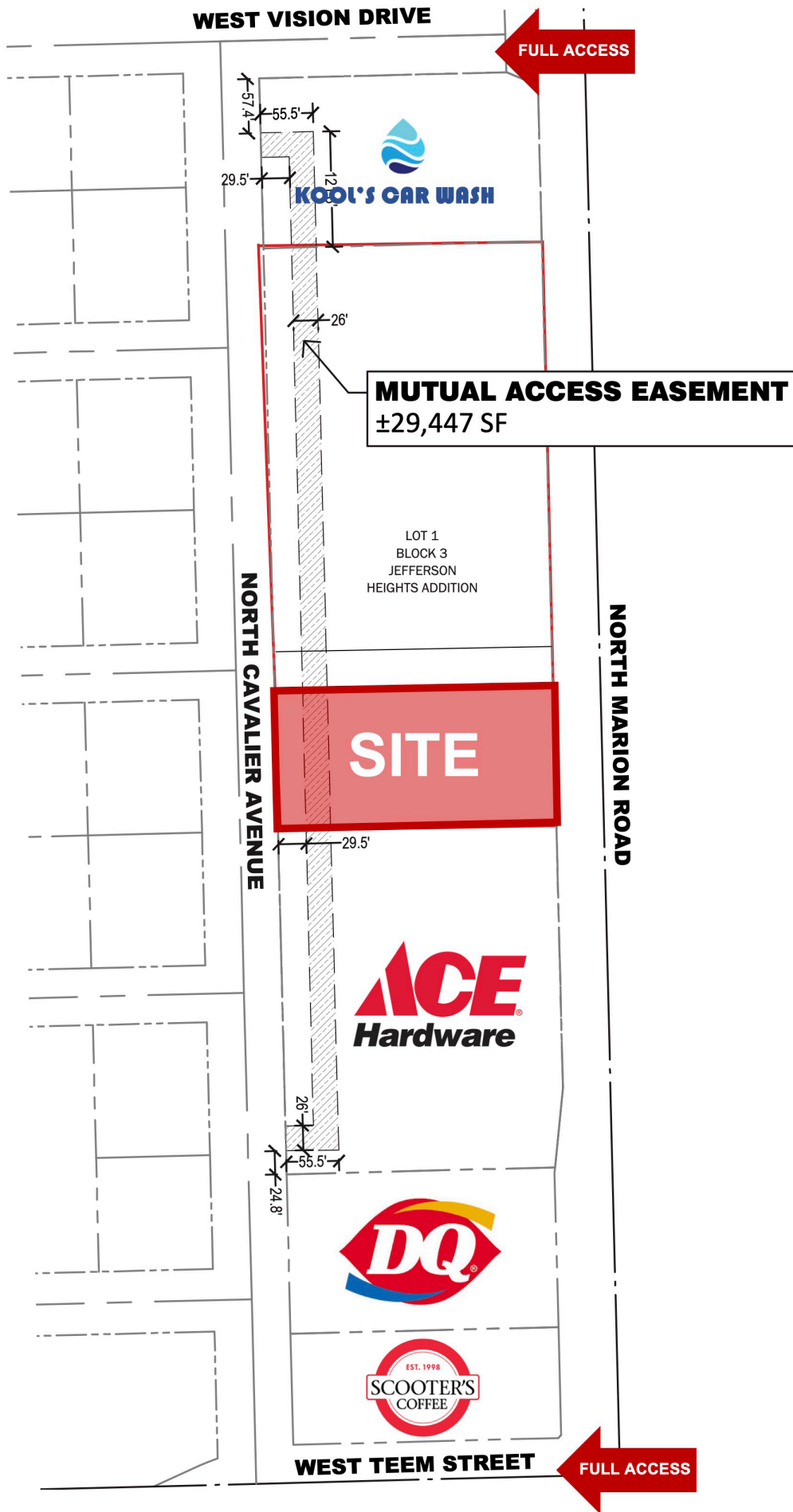


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# AREA MAP



# DEVELOPMENT LAYOUT







# RENDERINGS

