

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 offices, one conference room, several workstations, a breakroom, and a restroom (existing).



AREA TENANTS

Cinemark, Cracker Barrel, Ruby Tuesday, Cold Stone Creamery, Nail Studio, Gimme A Break Daycare, 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



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SITE PARCEL



CONCEPTUAL FLOOR PLAN



Gil Haugan Construction
CONTRACTOR

200 E. 60th St. N.
Sioux Falls, SD 57104
Tel. (605) 336-6082

TYSDAL COMMERCIAL
CLIENT

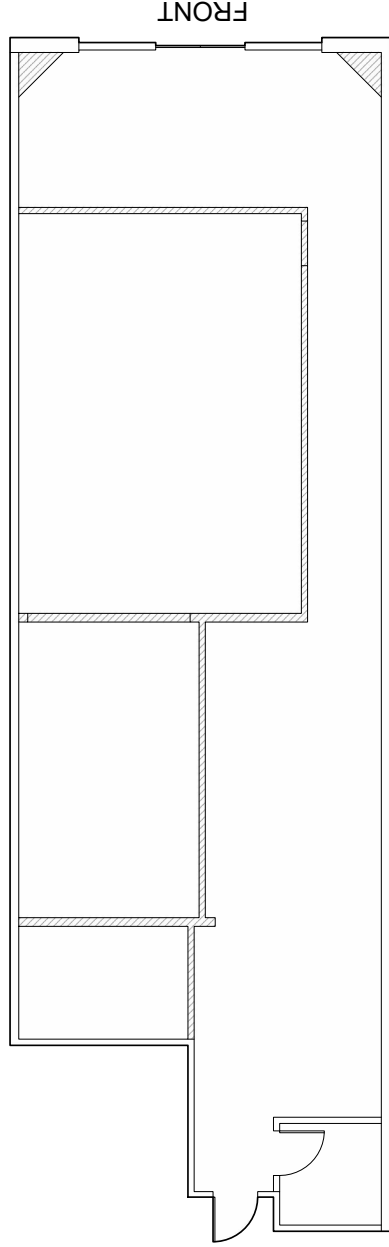
7400 South Bitterroot Place
Sioux Falls, SD 57108

ISSUE
05.22.26
REISSUE

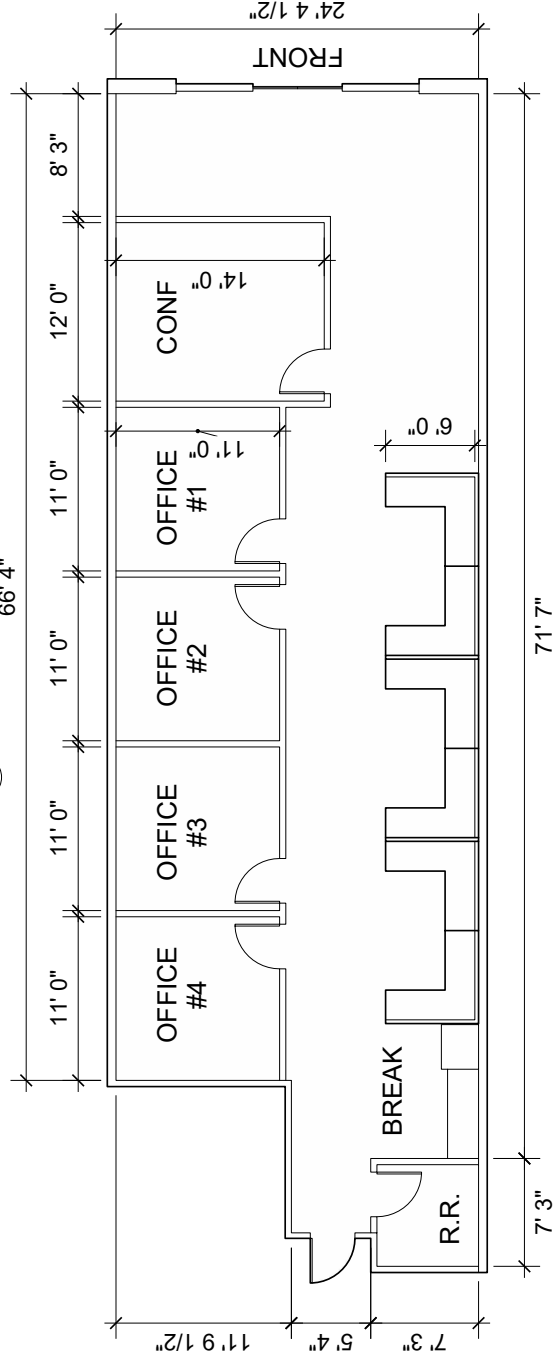
River View
PROJECT
Suite 106

DRAWN BY
DG
DESCRIPTION
FLOOR PLAN

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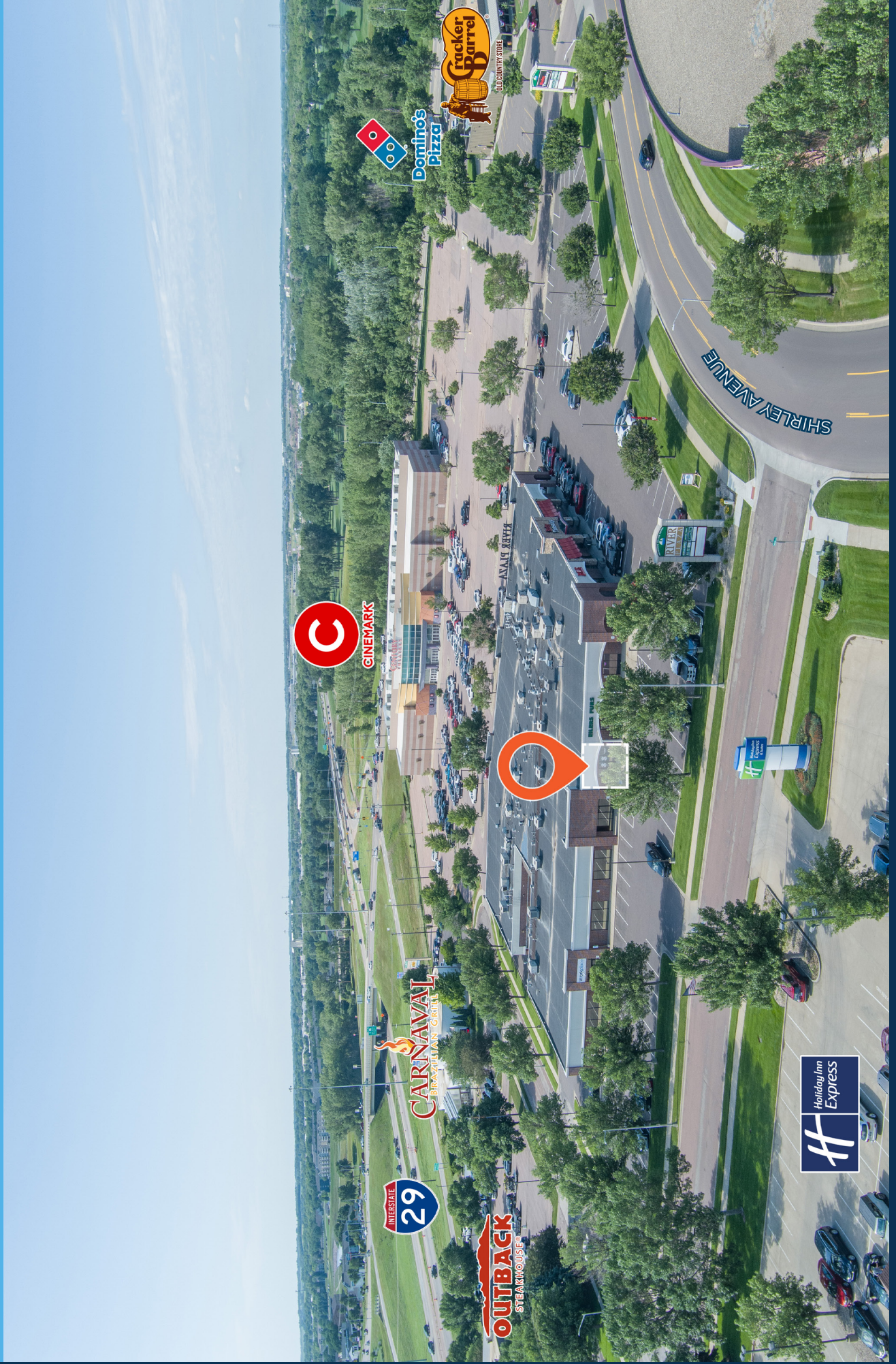


1 DEMO PLAN
AUT Scale: 1/8" = 1'
66' 4"



2 NEW FLOOR PLAN
AUT Scale: 1/8" = 1'

SITE OVERVIEW



PHOTOS

