

**2312 W. 69th Street, Suite 110**  
Sioux Falls, SD 57108

### PROPERTY HIGHLIGHTS

- Open retail area with restroom in back of space
- Lease expiration is April 30th, 2029

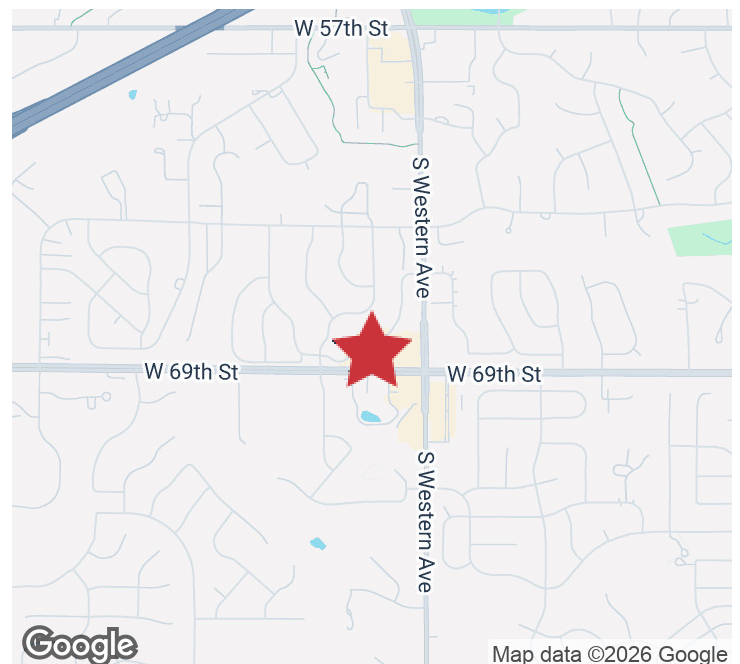
### LOCATION DESCRIPTION

Located on West 69th Street in the Remington Retail Mall. Neighbors include, Evolve Interior Design, Gaucho Flame, A Perfect 10 Nail & Beauty Bar, Form Fitness, 22TEN Kitchen, Kum & Go, and more.

This high traffic area is great for retail businesses. Convenient access off of 69th street and easy commute from Western Avenue.

69th Street Traffic Count: 13,200 VPD  
Western Traffic Count: 22,200 VPD

Sublease Rate	<b>\$17.49/SF NNN</b>
NNN Expenses	<b>\$9.05/SF</b>
Suite Size	<b>1,080 SF</b>



**GREGG BROWN, MBA, SIOR**  
Partner  
gbrown@naisiouxfalls.com  
605.906.0394



**BRIANA KACMARYNSKI**  
Broker Associate  
brianak@naisiouxfalls.com  
605.370.1808

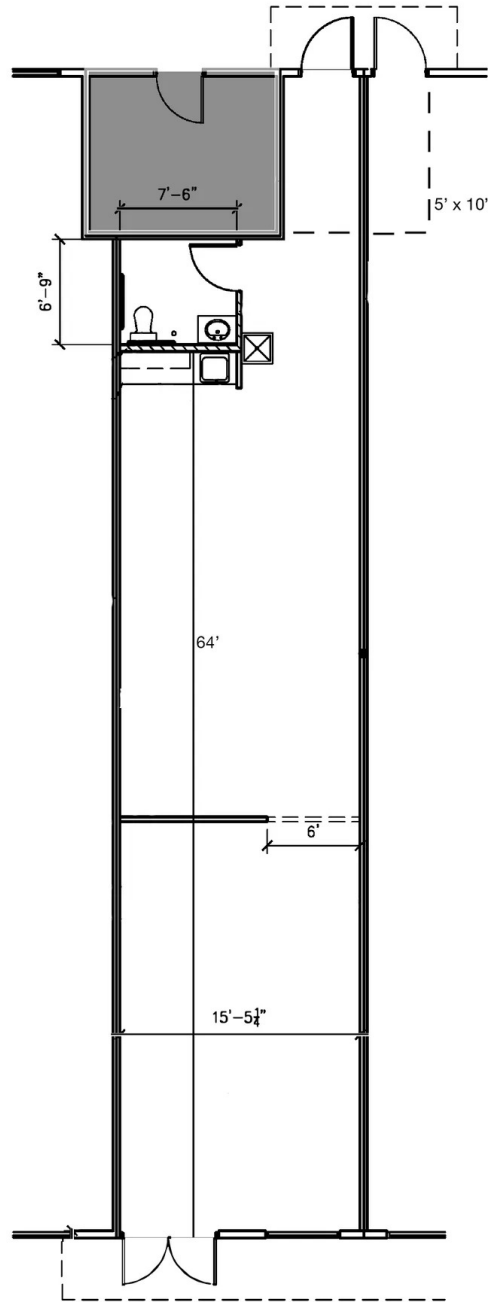
2500 W. 49th St. Suite 100  
Sioux Falls, SD 57105  
605.357.7100  
naisiouxfalls.com

# FLOOR PLAN

2312 W. 69TH STREET, SUITE 110  
Sioux Falls, SD 57108

FOR SUBLEASE

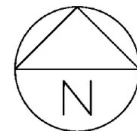
Retail Property



1080 SF +/-

## FLOOR PLAN - BUILDING TWO

Scale: 1/8"=1'

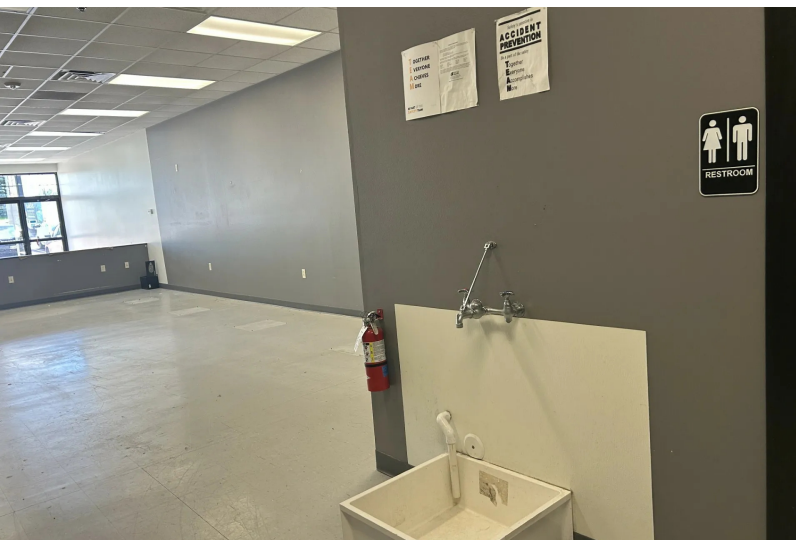


# PHOTOS

2312 W. 69TH STREET, SUITE 110  
Sioux Falls, SD 57108

# FOR SUBLEASE

Retail Property



# SIGNAGE

2312 W. 69TH STREET, SUITE 110  
Sioux Falls, SD 57108

FOR SUBLEASE

Retail Property



# LOCATION MAP

2312 W. 69TH STREET, SUITE 110  
Sioux Falls, SD 57108

FOR SUBLEASE

Retail Property

