

81 GARDENS

81 GARDENS LOT

81ST + MINNESOTA

FOR SALE OR BUILD-TO-SUIT

7201 South Lyncrest Place | Sioux Falls, SD 57108



SIZE

1.14 acres



PRICE

Sale: \$20.00 psf
Build-To-Suit: Contact Broker



LOCATION

The 81 Gardens development is located on the NW corner of 81st Street and Minnesota Avenue, a Walmart-anchored corridor.



TRAFFIC

20,000 vpd



ZONING

C-2 Commercial (ideal site for office or commercial project)



AREA TENANTS

Walmart, Luther Automotive, ALDI, Jersey Mike's Subs, Nekter Juice Bar, Starbucks, McDonald's, Scooter's Coffee, Pizza Hut, Circle K, OrangeTheory, Little Caesars, Silverstar Car Wash

Co-Listed with Raquel Blount of Lloyd Companies.
Information deemed reliable but not guaranteed.



7400 South Bitterroot Place
Sioux Falls, South Dakota 57108



605.376.0127
ryan@tyسدalcommercial.com

AREA MAP

69th Street

SUBWAY ANYTIME FITNESS

Great LIFE
TINNERS
us bank

JIMMY JOHNS
SANDWICHES

Lewis
Your first stop
SANFORD
HEALTH

VISIONS
EYE CARE & THERAPY CENTER
HEGG
REALTORS

SIOUXLAND
oral & maxillofacial
SURGERY

Ophthalmology

SIOUX FALLS

Avera

Divinity
Wellness Center

WERMERSON
ORTHODONTICS

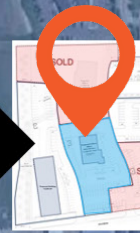
Mutual of Omaha
Advisors

American
Bank of Trust

Prairie Green
Golf Course

South Minnesota Avenue

7-ACRE
REDEVELOPMENT



GET
it
GO

MILLER

K

McDonald's

Valvoline

SFSH
SIOUX FALLS
SPECIALTY HOSPITAL

ALDI

SUBARU

85th Street

RELIABANK

SCOOTER'S
COFFEE

Orangetheory
FITNESS

BURGER
KING

verizon

[solidcore]

Pizza
Hut

SUBWAY

Starbucks

DOLLAR TREE

Avera

Walmart

MASTER PLAN

LEGAL DESCRIPTION:

PROJECT DATA

OCCUPANCY GROUP:

ZONING: C-3

FORM: REE

BUILDING TYPE:

FIRE SUPPRESSION:

PARKING

FRONT: 15'-0"

SIDE: 0'-0"

REAR: 0'-0"

Parking Required: TBD

Parking Provided: TBD

H.C. Parking Req.: TBD

H.C. Parking Prov.:

FLOOR AREAS

SEE UNIT PLANS

SITE AREA (ENTIRE SITE)

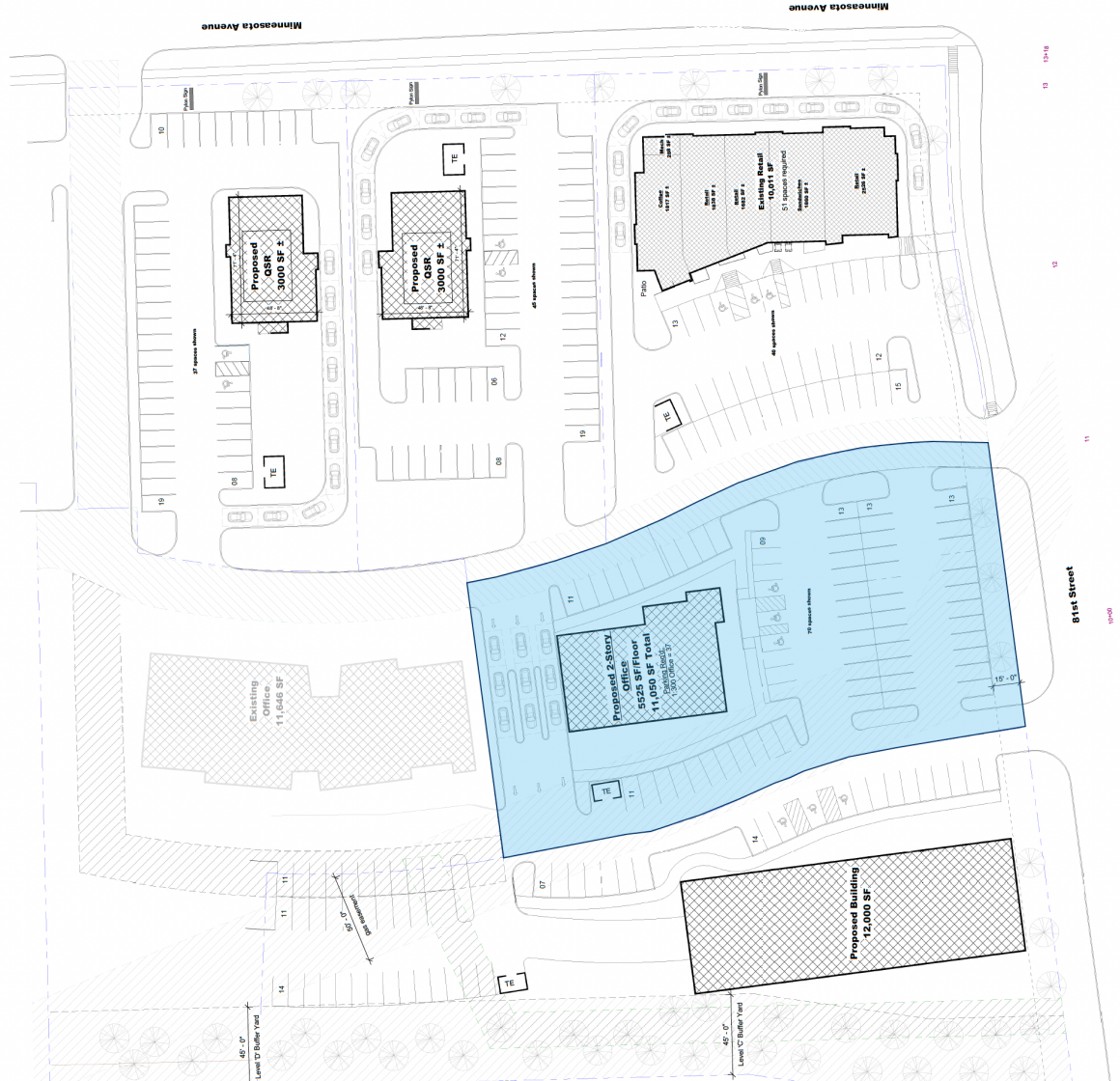
(- ACRES +/-)

SITE DENSITY (ENTIRE SITE)

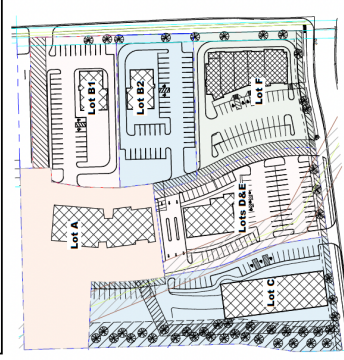
(- SF / UNITS +/-)

NO. OF STORES:

HEIGHT:



Lot A	Lot Square Footage: 56,131 SF (±1.33 Acres)
Lot B1	Lot Square Footage: 41,000 SF (±0.94 Acres)
	Parking Required: TBD
	Parking Shown: TBD
Lot B2	Lot Square Footage: 38,877 SF (±0.87 Acres)
	Parking Required: TBD
	Parking Shown: TBD
Lot C	Lot Square Footage: 71,669 SF (±1.65 Acres)
	Parking Required: TBD
	Parking Shown: TBD
Lots D&E	Lot Square Footage: 49,626 SF (±1.14 Acres)
	Parking Required (1,300 Offices): 37 Stalls
	Parking Shown: 70 Stalls
Lot F	Lot Square Footage: 46,271 SF (±1.06 Acres)
	Parking Required (1,200): 51 Spaces
	Parking Shown: 40 Spaces + Stacking



1 Overall Site Plan
Scale: 1" = 30'-0"

3 Overall Outlot Plan
Scale: 1" = 100'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

VanDeWalle Architects, LLC
Architects
10000 Highway 100, Suite 100
Plymouth, MN 55441
Phone: 763.833.4411

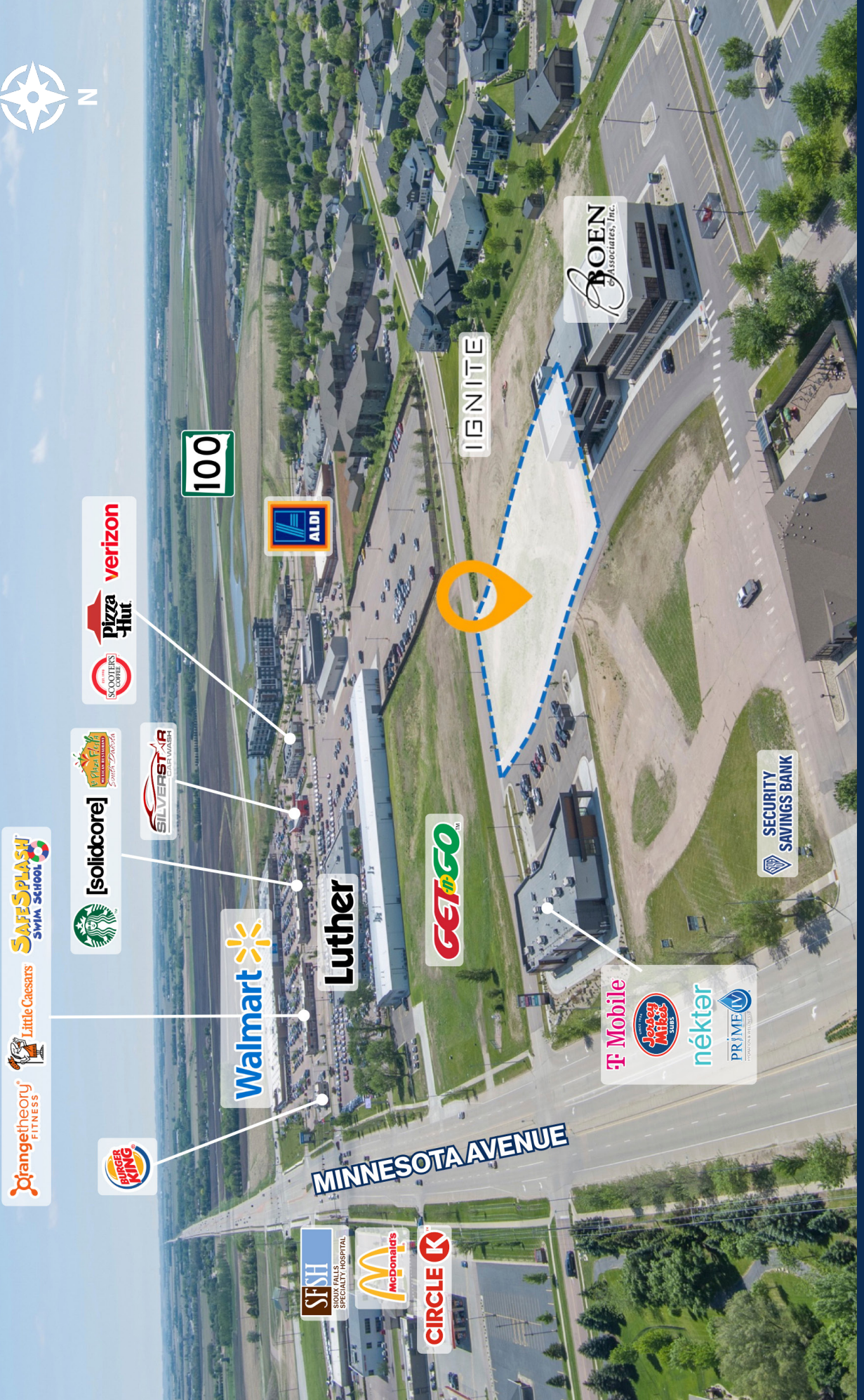
Overall Site Plan

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Project No.: 10002
Date: 07.10.24
Drawn By: RLK

A1.0

SITE OVERVIEW



Orange Theory Fitness

Little Caesars

Safesplash Swim School

Starbucks

[Solidcore]

Plaza Park South Dakota

Silverstax Car Wash

Burger King

Walmart

Luther

GET2GO

100

ALDI

Pizza Hut

SECURITY SAVINGS BANK

IGNITE

BOEN ASSOCIATES, INC.

SF SH SPECIALTY HOSPITAL

McDonald's

CIRCLE K

T-Mobile

Jaxxon Antiques

nékter

PRIME TV

SECURITY SAVINGS BANK

MINNESOTA AVENUE