

# FOR LEASE



\$11.50 PSF  
NNN

## Former Gym Space Available for Lease 305 West Willow, Harrisburg SD



### Highlights:

Size: 4125 SF

Lease Term: NNN  
Est \$2.20 PSF

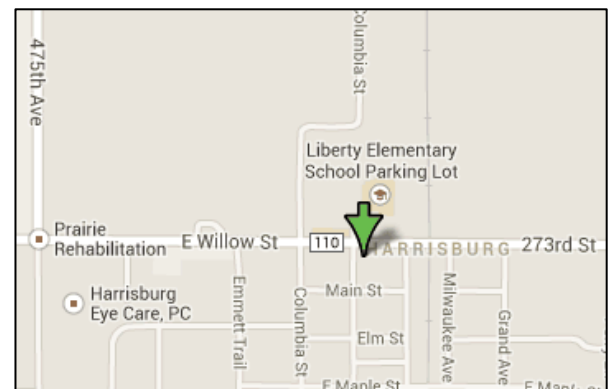
Year Built: 2012

Zoning: Commercial

### Property Details:

- Located on Willow near the corner of Cliff Avenue and Willow (Hwy 110)
- Tenants: Harrisburg Family Chiropractic and Prairie Rehabilitation
- Located in the same lot as BP Gas Godfathers and Tigers Den Bar
- Fantastic location for any retail/office user to include Restaurant, Bar, Boutique, Hair Salon, Real Estate, Insurance or Financial Firm
- Monument Digital Signage available for tenants use
- Ready for Gym User
  - 3 tanning rooms
  - Male/Female locker rooms
  - Large open area
  - Reception Desk
- Ability to expand for an additional 800 +/- Square feet
- Low NNN costs
- Surrounding businesses: New Fareway Grocery Store, Neighborhood Dental, Subway, Avera Harrisburg Medical Clinic

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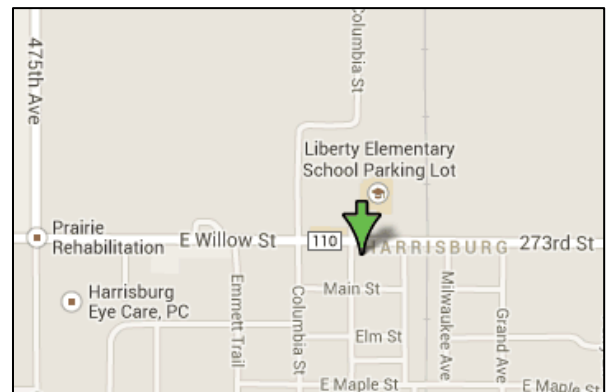
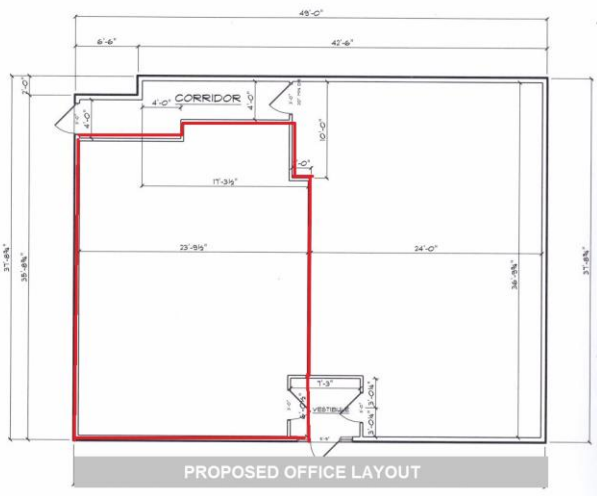
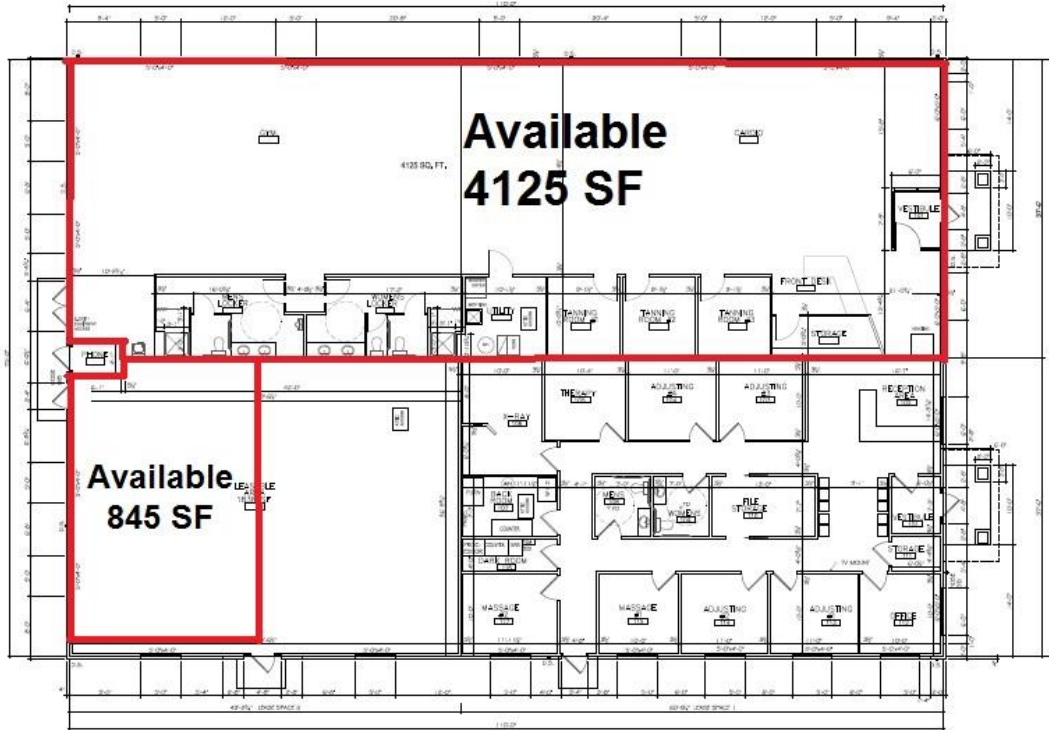


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