

# VANTIS

COMMERCIAL REAL ESTATE



2,152 SF  
AVAILABLE

LEASED

## Retail/Office Space for Lease

720 Figzel Court #C

Tea, South Dakota

### OFFERING MEMORANDUM

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# For Lease

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### Highlights

For Lease: \$12.00 PSF\* NNN  
Square Feet: 2,152 SF  
Available: September 1, 2024

### Property Details

- Open space with drive-thru
- Excellent location on the corner of Heritage Parkway and Figzel Court
- Traffic counts 2,000 VPD
- Tenants include Subway and a professional office user
- Monument and building signage available
- Surrounding businesses include Tea City Hall, Fareway Grocery, Hyvee Dollar Fresh, Lewis Pharmacy, Avera, and USPS.
- Surrounded by multi-family and single-family homes.

\*PSF price "as is" with the landlord constructing an ADA-compliant restroom, separating utilities, and enclosing the demising wall from the professional office user.

Additional tenant improvements maybe negotiated with acceptable lease terms.



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# Floor Plan

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# Site Plan

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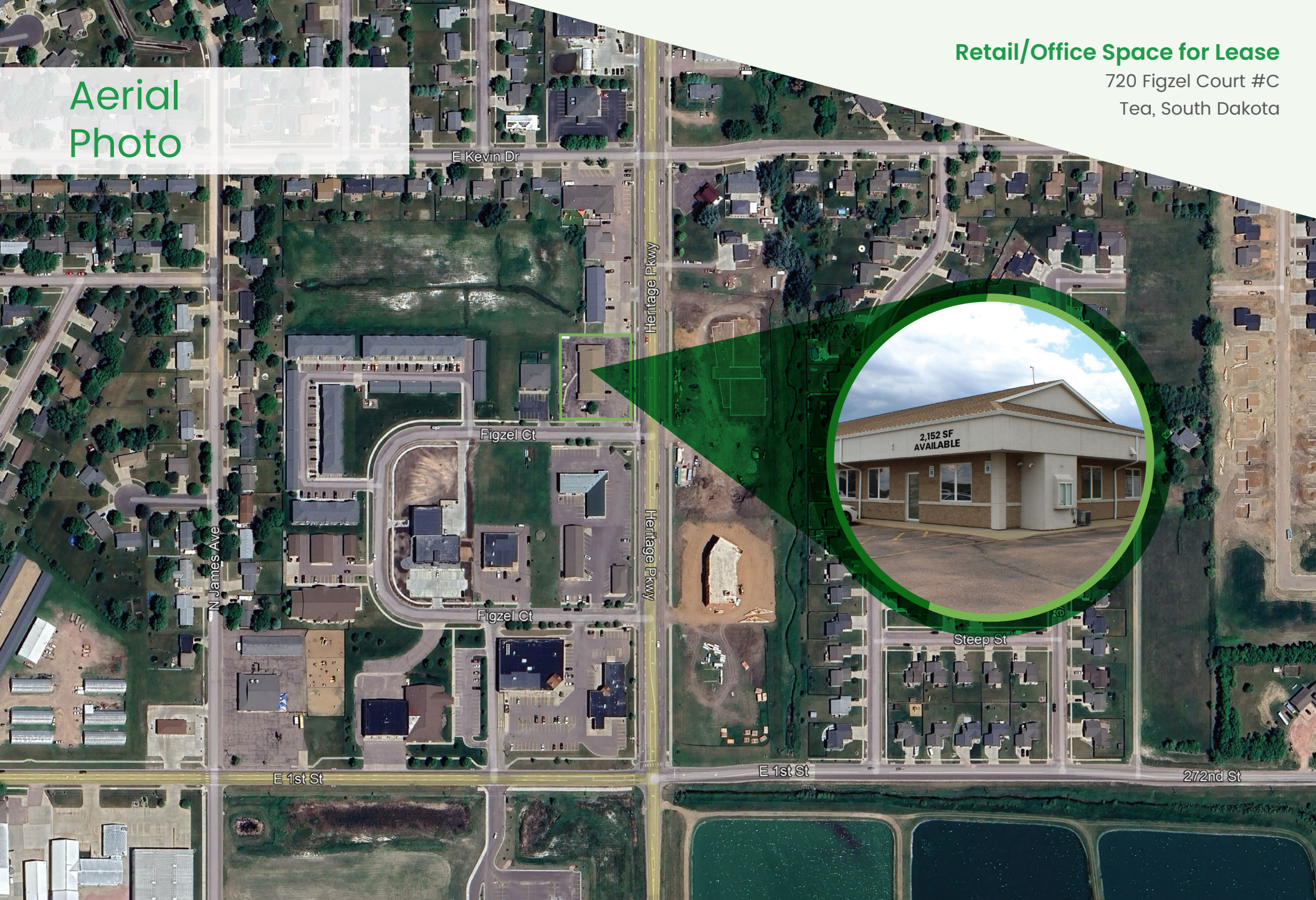
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# Aerial Photo

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# Market Overview Map



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