

VANTIS

COMMERCIAL REAL ESTATE



AVAILABLE
2,152 SF | SUITE C

LEASED

Retail/Office Space for Lease

720 Figzel Court #C

Tea, South Dakota

OFFERING MEMORANDUM

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For Lease

Highlights

For Lease: \$14.00 PSF* NNN
Square Feet: Suite C 2,152 SF
Available: September 1, 2024

Property Details

- Suite C includes Open space with drive-thru
- Excellent location on the corner of Heritage Parkway and Figzel Court; Tea's primary retail corridor
- 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, 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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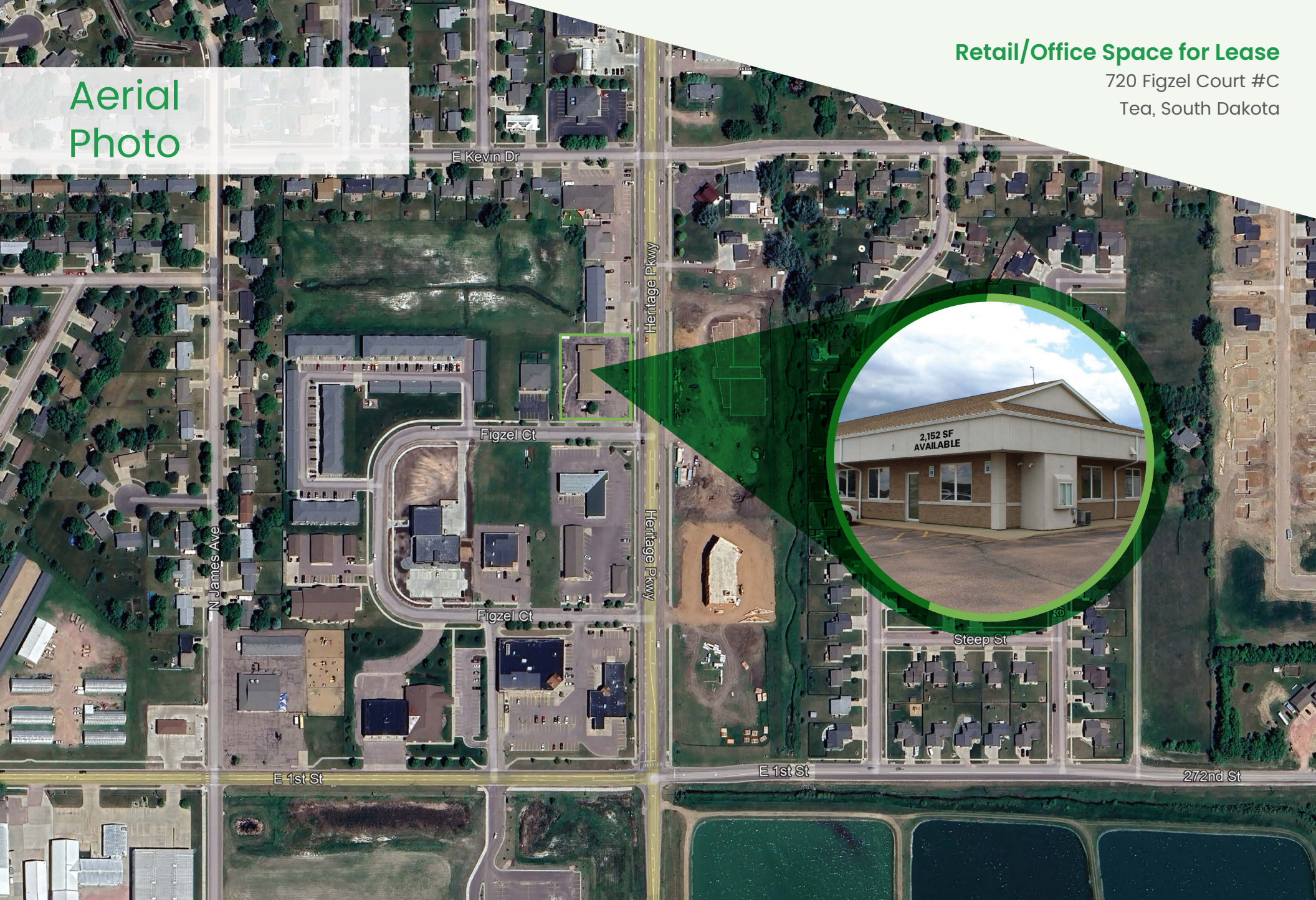
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Aerial
Photo

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Market Overview Map



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