

VANTIS

COMMERCIAL REAL ESTATE



4407 E 57th Street
For Lease

4409 E 57th Street
For Lease

For Lease
Graystone Plaza
4407 and 4409 E. 57th Street
Sioux Falls, SD 57108

OFFERING MEMORANDUM

Craig Hagen, CCIM, SIOR
Broker Associate
605.310.4227
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For Lease

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4407 and 4409 E. 57th Street
Sioux Falls, SD 57108

Property Details

4407 E. 57th Street

Price: \$27 PSF plus NNN
Size: 1,616 GSF SF
1,633 GLA SF - Leasable

4409 E. 57th Street

Price: \$24PSF plus NNN
Size: 1,892 GSF
1,912 GLA -Leasable

4417 E. 57th Street

Price: \$27 PSF plus NNN
Size: 2,004 GSF
2,025 GLA -Leasable

- \$40/Sq Ft. tenant finish allowance
- 18,100 VPD
- 57th Street frontage
- End-cap has the potential for a drive-thru
- Ceiling height 14"

Neighbors include Graystone Heights Apartments, Plains Commerce Bank, Barrel House, multi-family and single-family homes.



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Highlights

- First generation retail space
- 57th Street frontage
- Drive-thru window potential on end-cap, 14' clear height ceiling
- 60' deep bays
- Estimated CAM charges: \$7.25/SF
- \$40/Sq Ft tenant finish allowance



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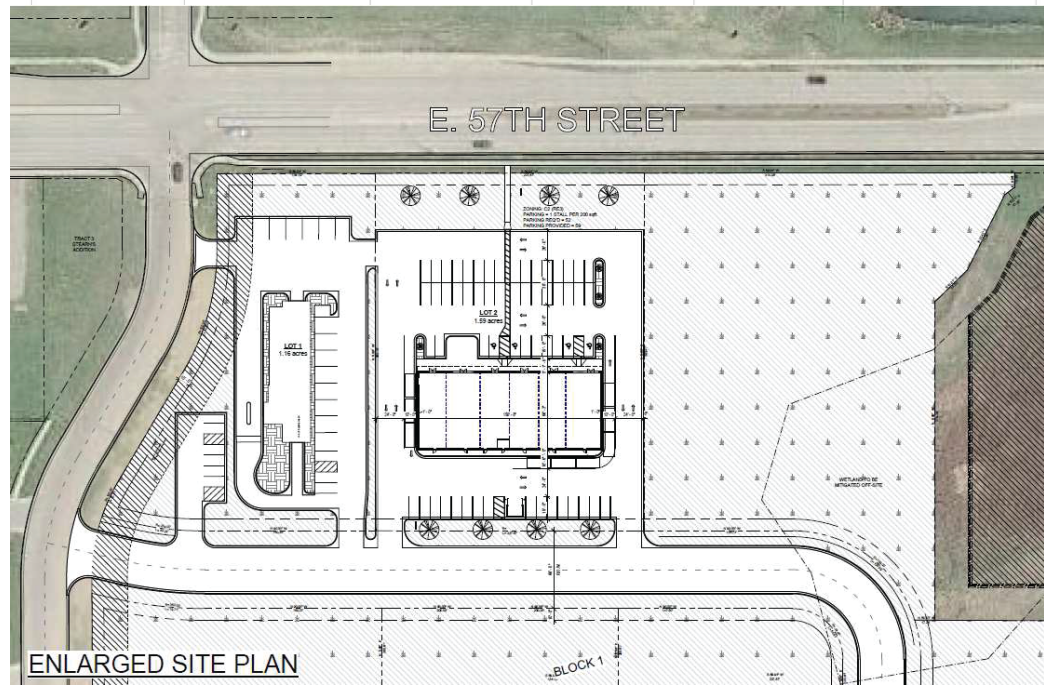
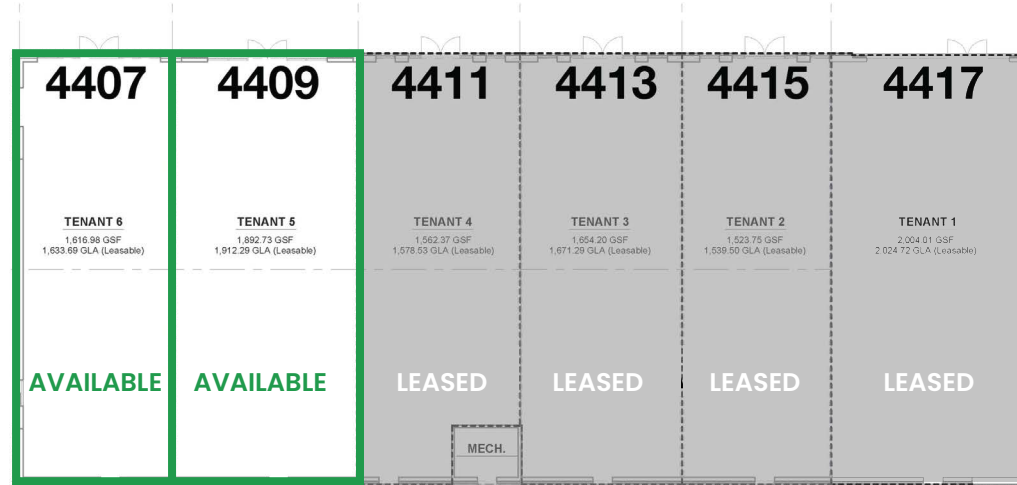
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Floor & Site Plan

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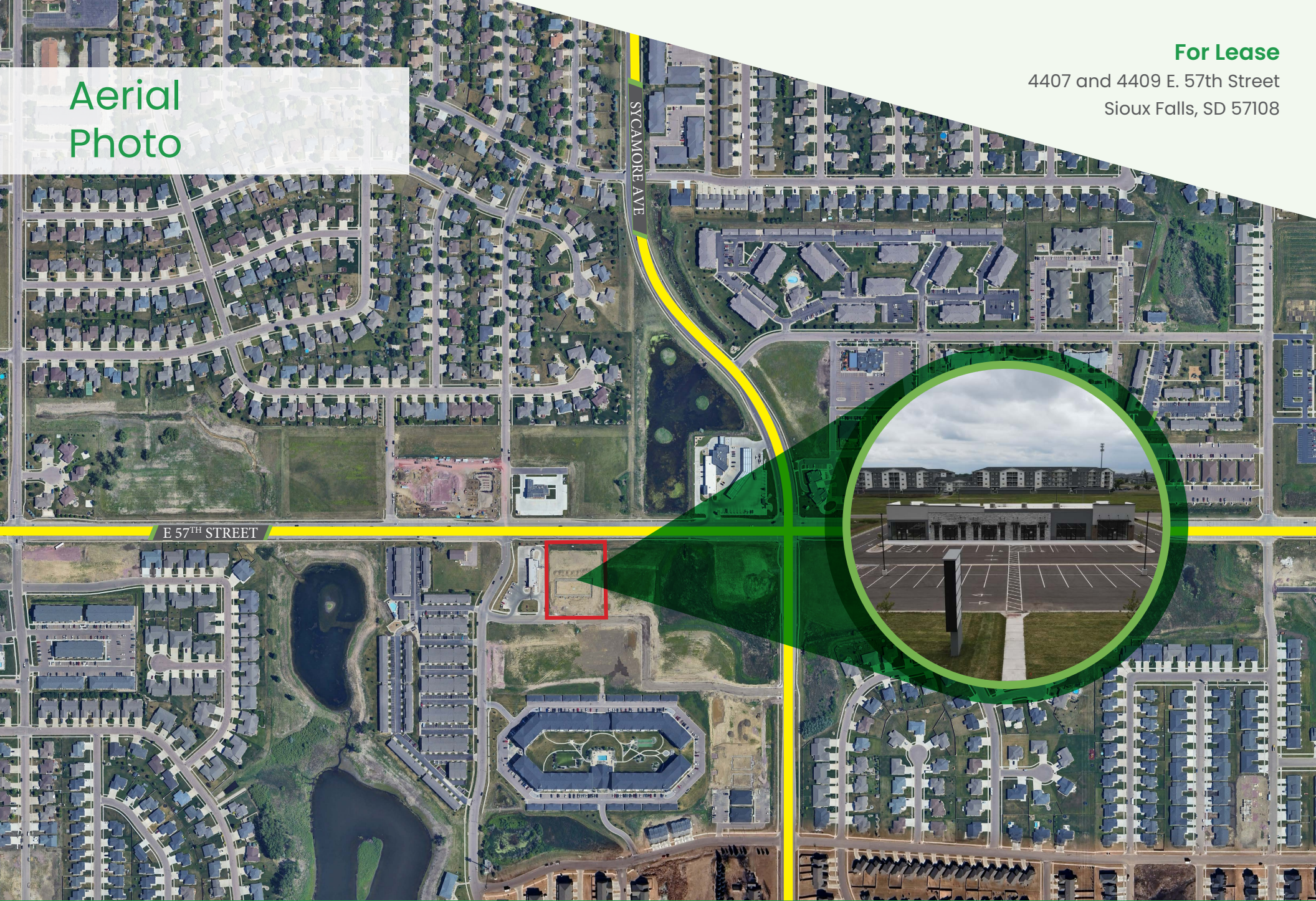


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Aerial Photo

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Market Overview Map



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