

# VANTIS

COMMERCIAL REAL ESTATE

4417 E 57th Street  
For Lease

KRAVE X GYM

THE Nail  
BOUTIQUE

4409 E 57th Street  
For Lease

4407 E 57th Street  
For Lease

## For Lease Graystone Plaza

4407, 4409, 4417 E. 57th Street Graystone Plaza  
Sioux Falls, SD 57108

### OFFERING MEMORANDUM

Craig Hagen, CCIM, SIOR  
605.310.4227  
craig@vantiscommercial.com



# For Lease

## 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-caps have 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-caps 14' clear height ceiling
- 60' deep bays
- Estimated CAM charges: \$7.25/SF
- \$40/Sq Ft tenant finish allowance



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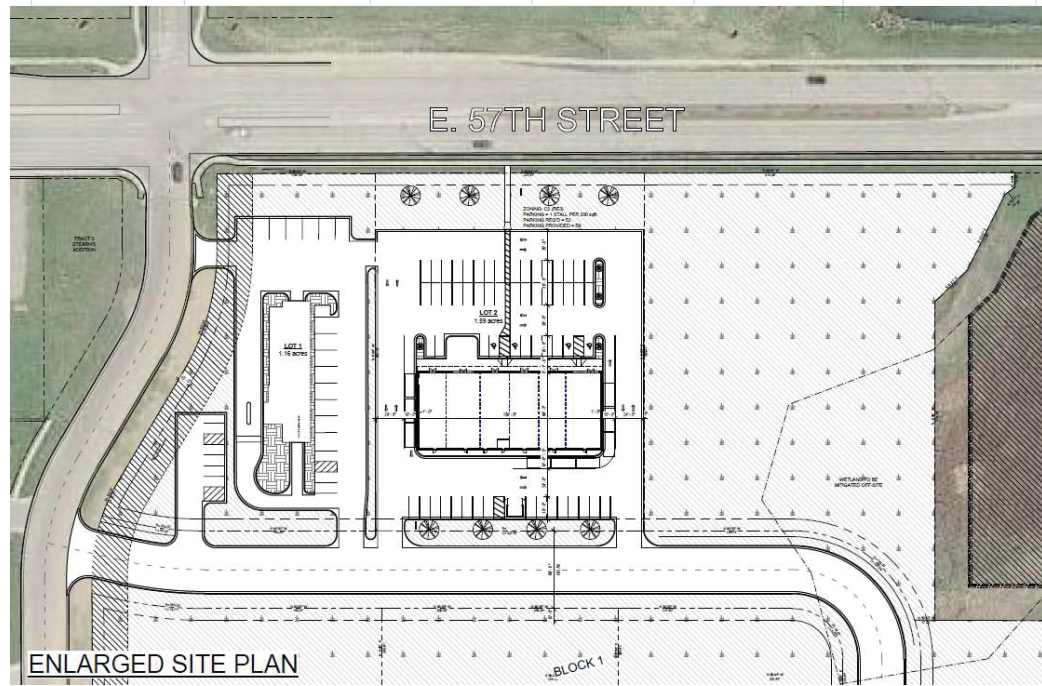
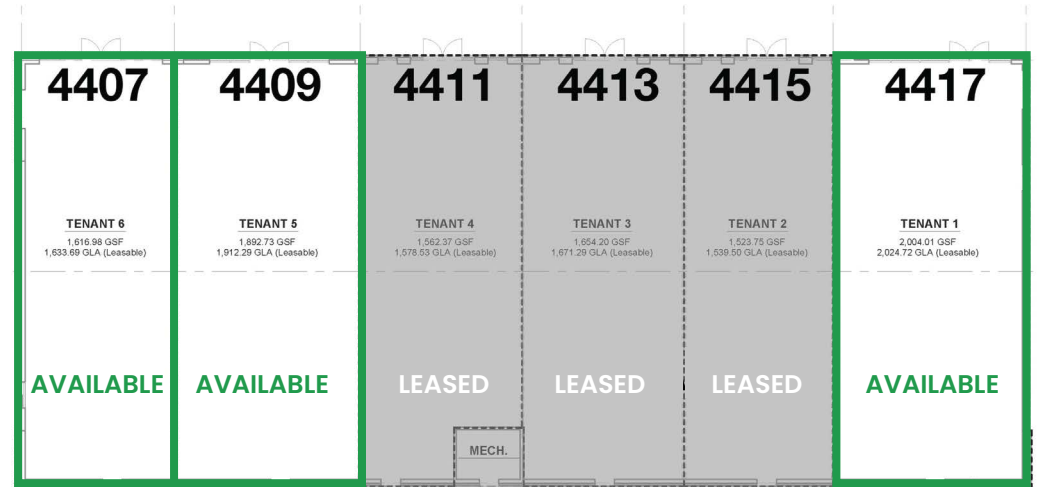
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# Floor & Site Plan

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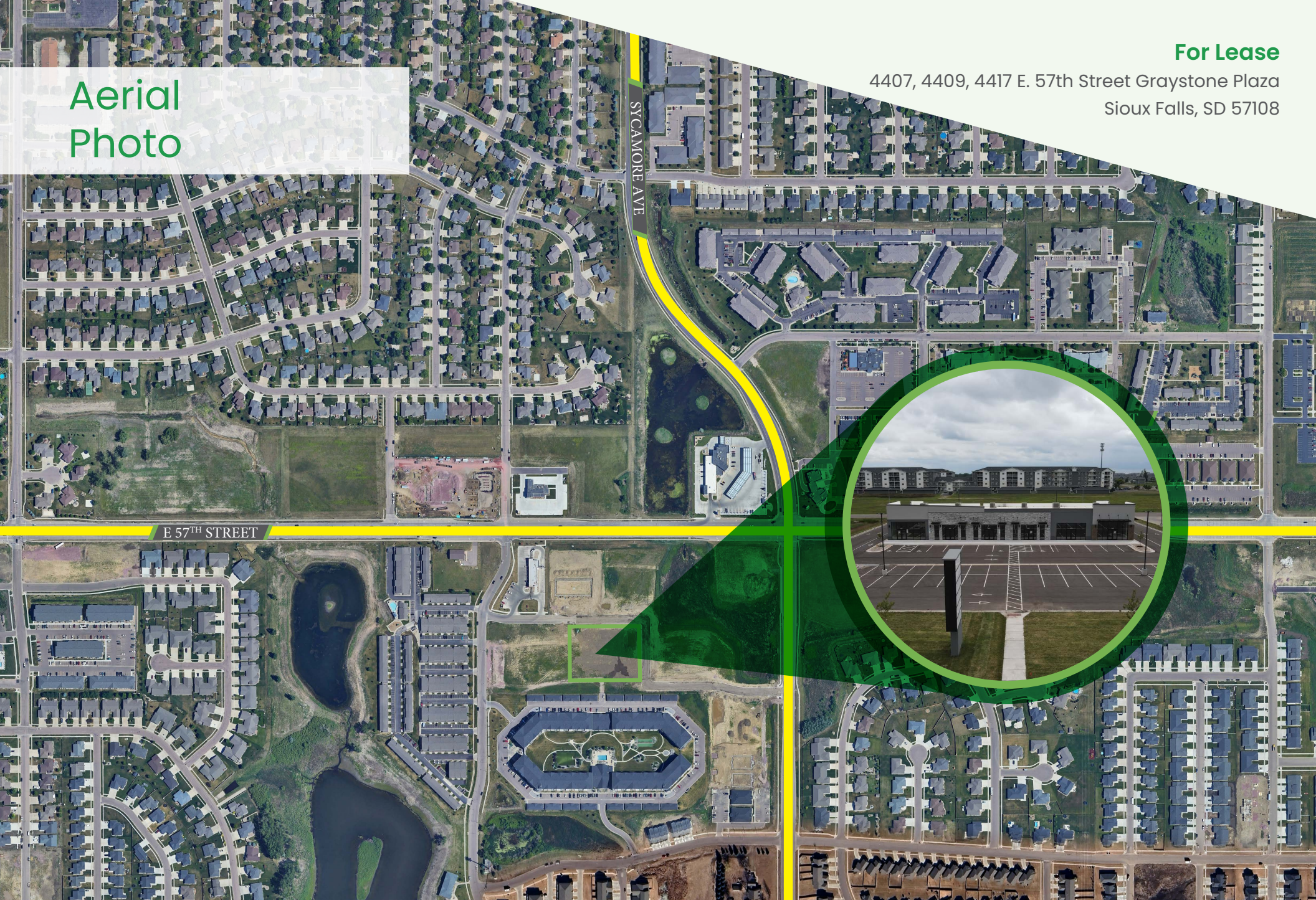
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# Aerial Photo

For Lease

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# Market Overview Map



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