

VANTIS

COMMERCIAL REAL ESTATE

AVAILABLE

FOR LEASE

Three Fountains Plaza For Lease

2309 W Trevi Place,
Sioux Falls, SD 57106

OFFERING MEMORANDUM

Madison Hulscher
Broker Associate
605.520.6365

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For Lease

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Property Highlights

Size:	Approximately 1,800 SF
Lease Rate:	\$21.00 PSF
Terms:	NNN
Estimated NNN:	\$7.39
Zoned:	Commercial

Property Features

- Open layout with bathroom and storage
- Washer/dryer hookups
- Monument signage available
- Located along 85th Street, a few miles east of soon to be completed I-29 and 85th Street Interchange (2027)
- Current traffic counts 7,900 VPD (2024)
- Expected traffic counts of 18,000+ VPD upon completion of I-29 and 85th Street Interchange (2027)
- Ceiling Height 13 ft
- Tenant responsible for gas, electricity and internet
- Co-tenants include SoDak Soda, Lawless Pilates, and Top Fitness
- Area neighbors include Kids 'R' Kids, Legacy Law Firm, The Parkwood Senior Living, Infinity Medical Aesthetics and many residential rooftops



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Property Photos

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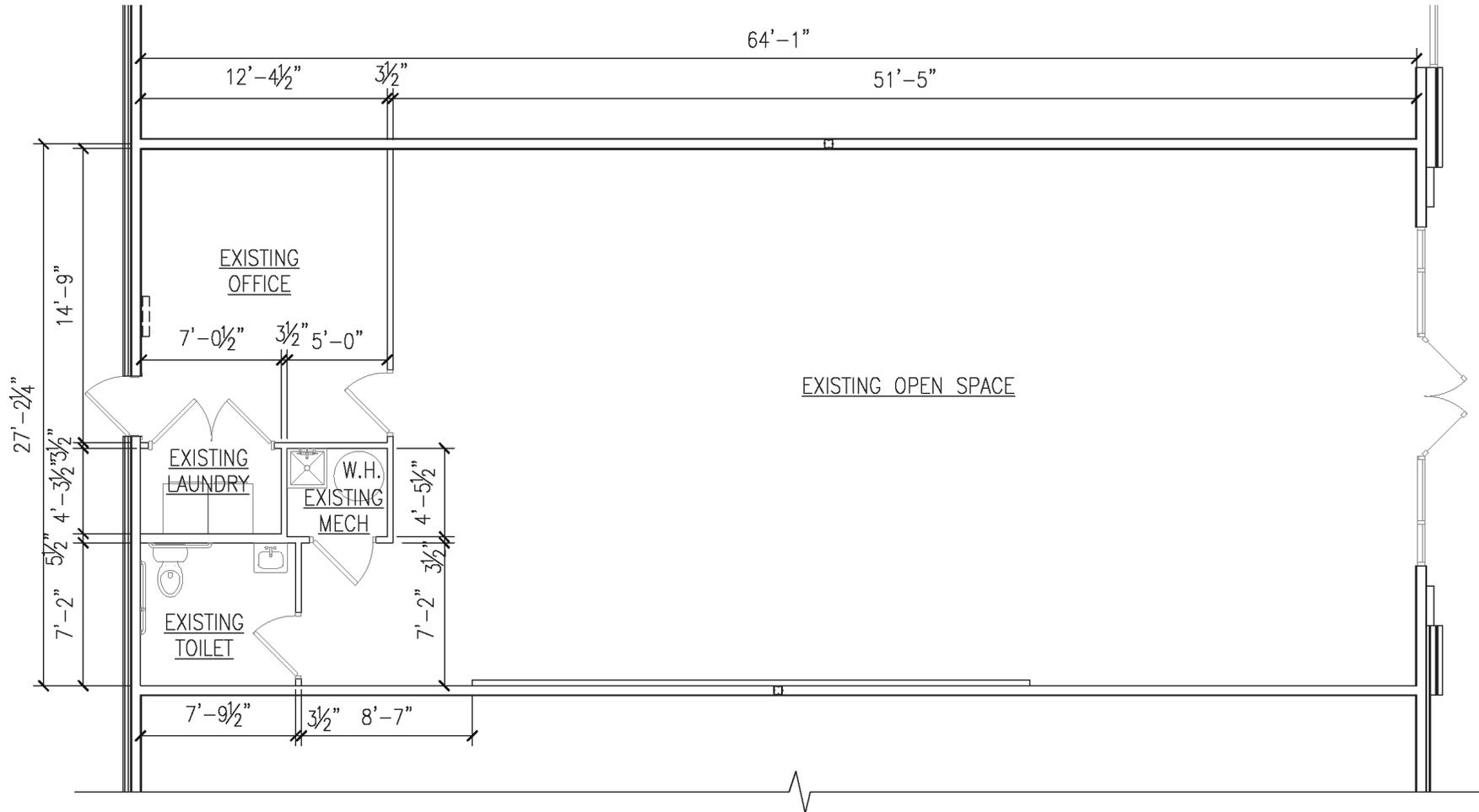
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Floor Plan

Three Fountains Plaza For Lease

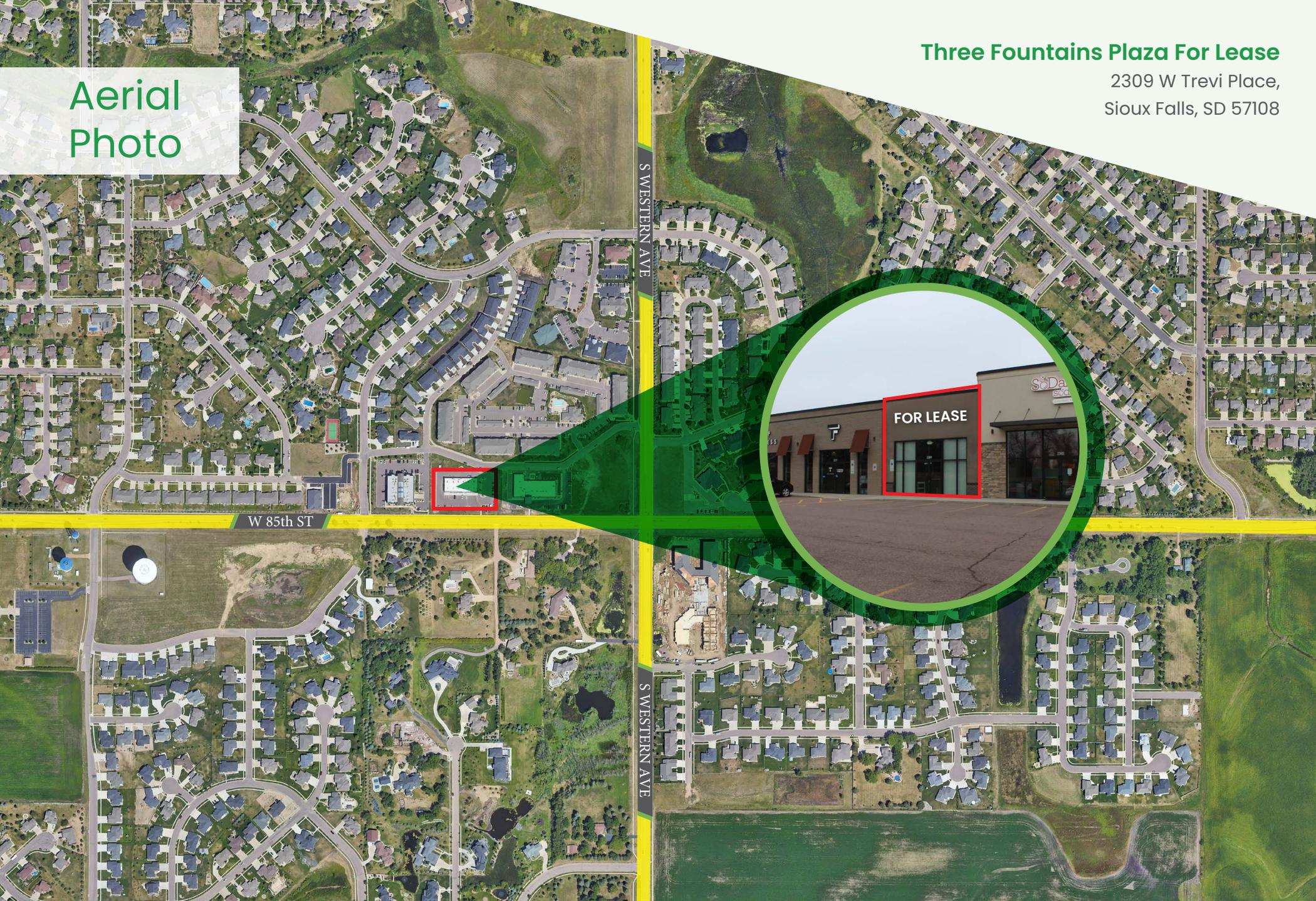
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Aerial
Photo

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Market Overview Map



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