

VANTIS

COMMERCIAL REAL ESTATE



Retail Space for Lease

518 N. Kiwanis Avenue

Sioux Falls, SD

OFFERING MEMORANDUM

Madison Hulscher
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For Lease

Retail Space for Lease

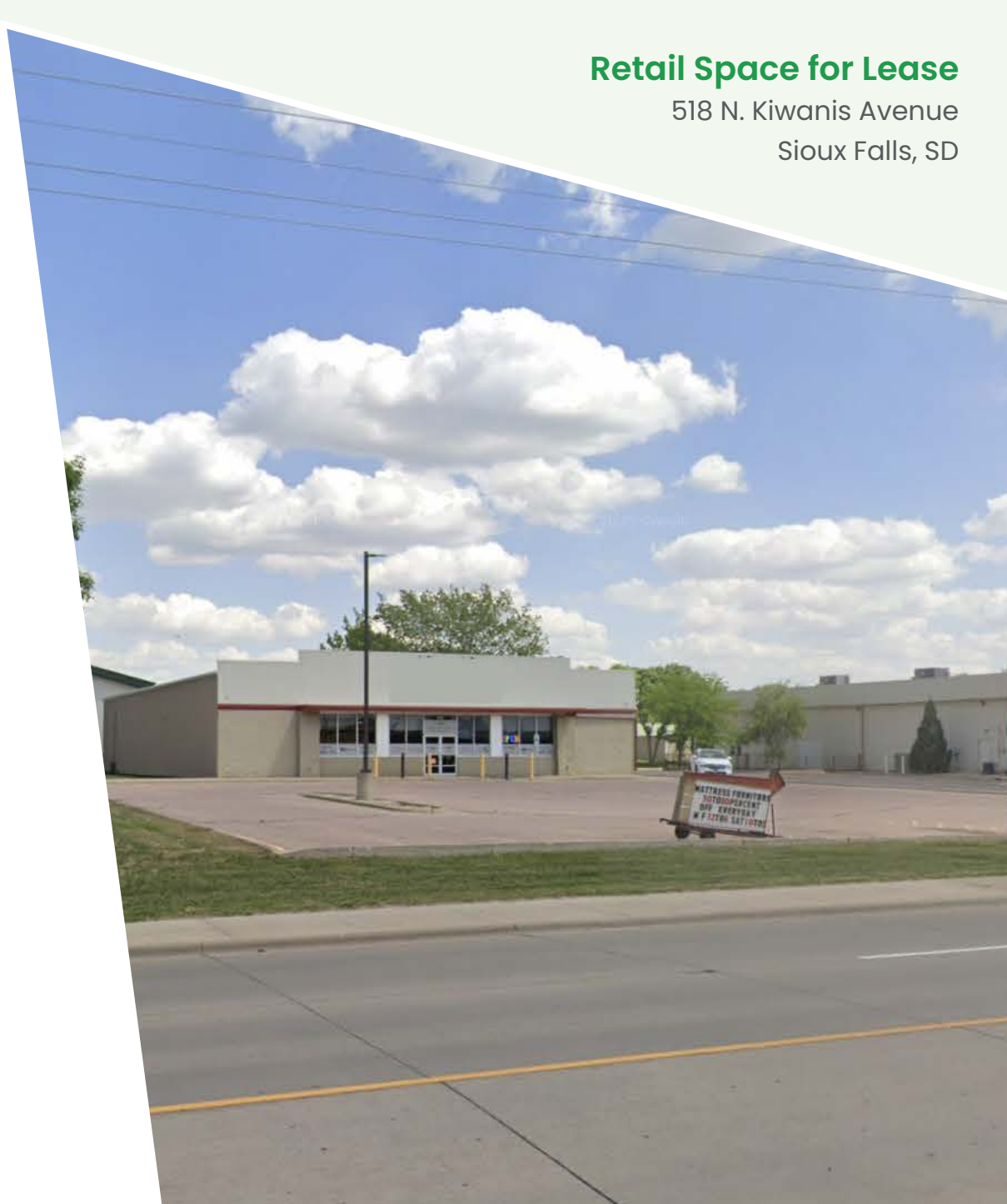
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Property Highlights

Size:	9,160 SF
Lease Rate:	\$10.00 PSF
Terms:	NNN
NNN:	\$3.10 PSF
Available:	March 2026
Year Built:	2006

Property Features

- Great exposure on North Kiwanis Avenue with 14,700 VPD (2025)
- Monument signage available
- Large open retail area with two (2) restrooms and a storeroom/stock area with large delivery door
- Interior and exterior LED lighting
- Tenant responsible for lawn/snow and utilities
- Area neighbors include Casey's, Skate City, Ace Signs, The Point Church, Goodwill, Thunder Road, The Fruit Truck Market, etc.



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Aerial
Photo

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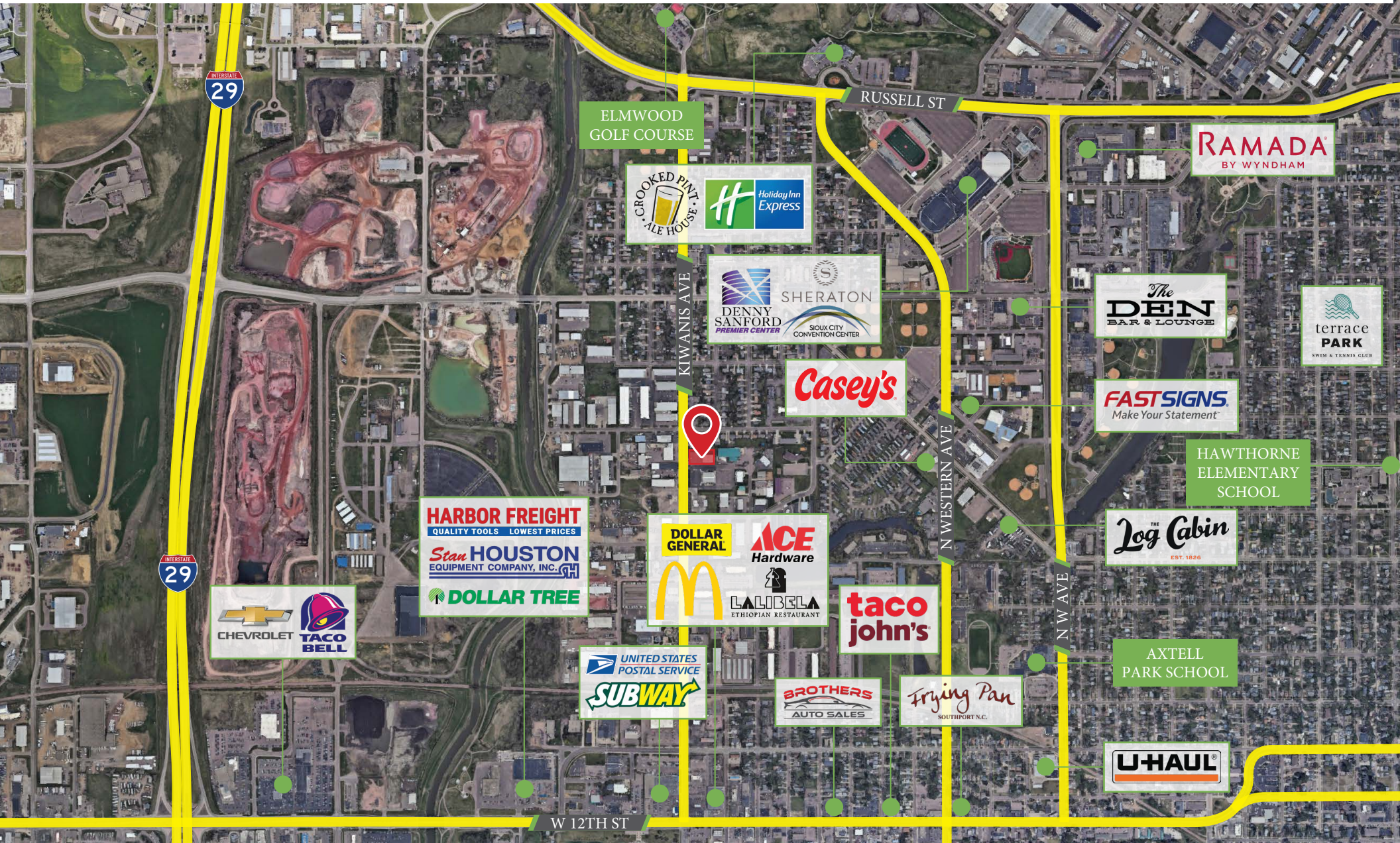
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Market Overview Map



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