

For Sublease  
Retail Space

Lease Rate: \$11.20/ sq. ft. NNN



## Former Aaron's Sublease

2401 E. 10th Street, Sioux Falls, SD 57103

### Property Features

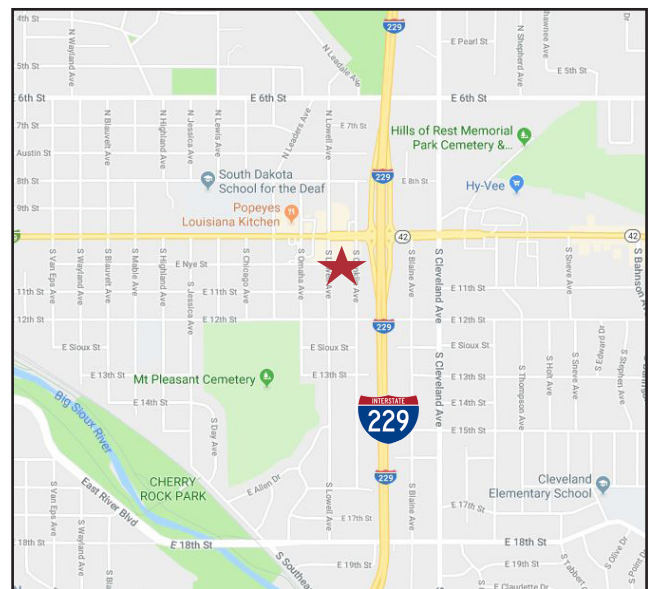
- Suite size: 7,120 sq. ft.
- Three phase power 400 amp 208
- Building and monument signage
- Zoning: C-2
- 12x12 overhead door in back warehouse
- Heated and air-conditioned
- Open area with two built out offices and a break room
- Space could be divided, ask broker for details
- Sublease expires: 12/23/2022
- Landlord will consider a prime lease

### Pricing

- Lease rate: \$11.20/ sq. ft.
- Estimated NNN expenses: \$2.25/ sq. ft.

### Location

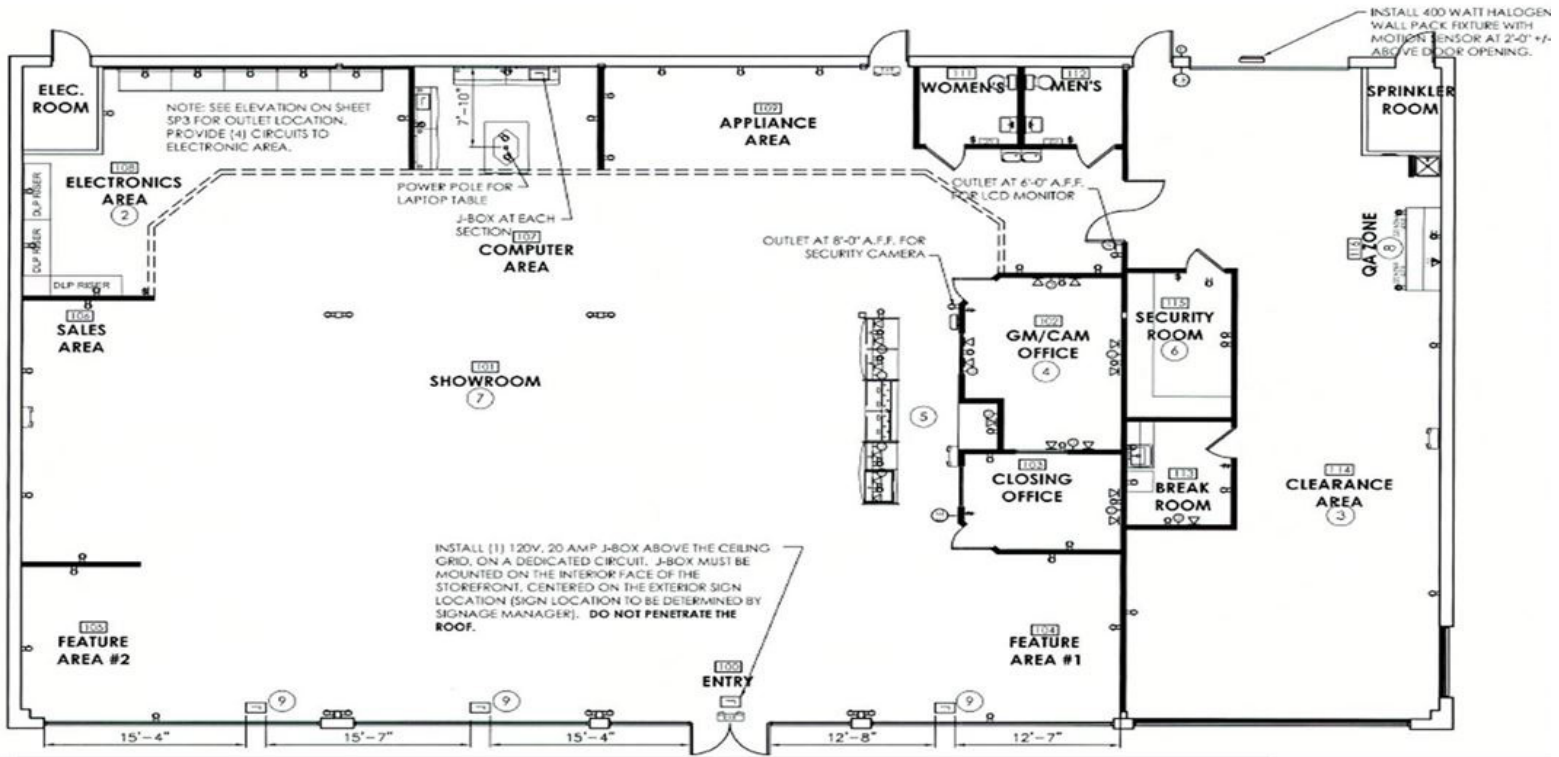
- High-traffic location, just one block east of I-229 on E. 10th Street
- Area neighbors include: Pita Pit, Qdoba, Crown Casino, Popeye's, US Bank, Builder's Millwork & Windows, Fryn' Pan, Hy-Vee
- 2017 traffic count on E. 10th Street: 25,300



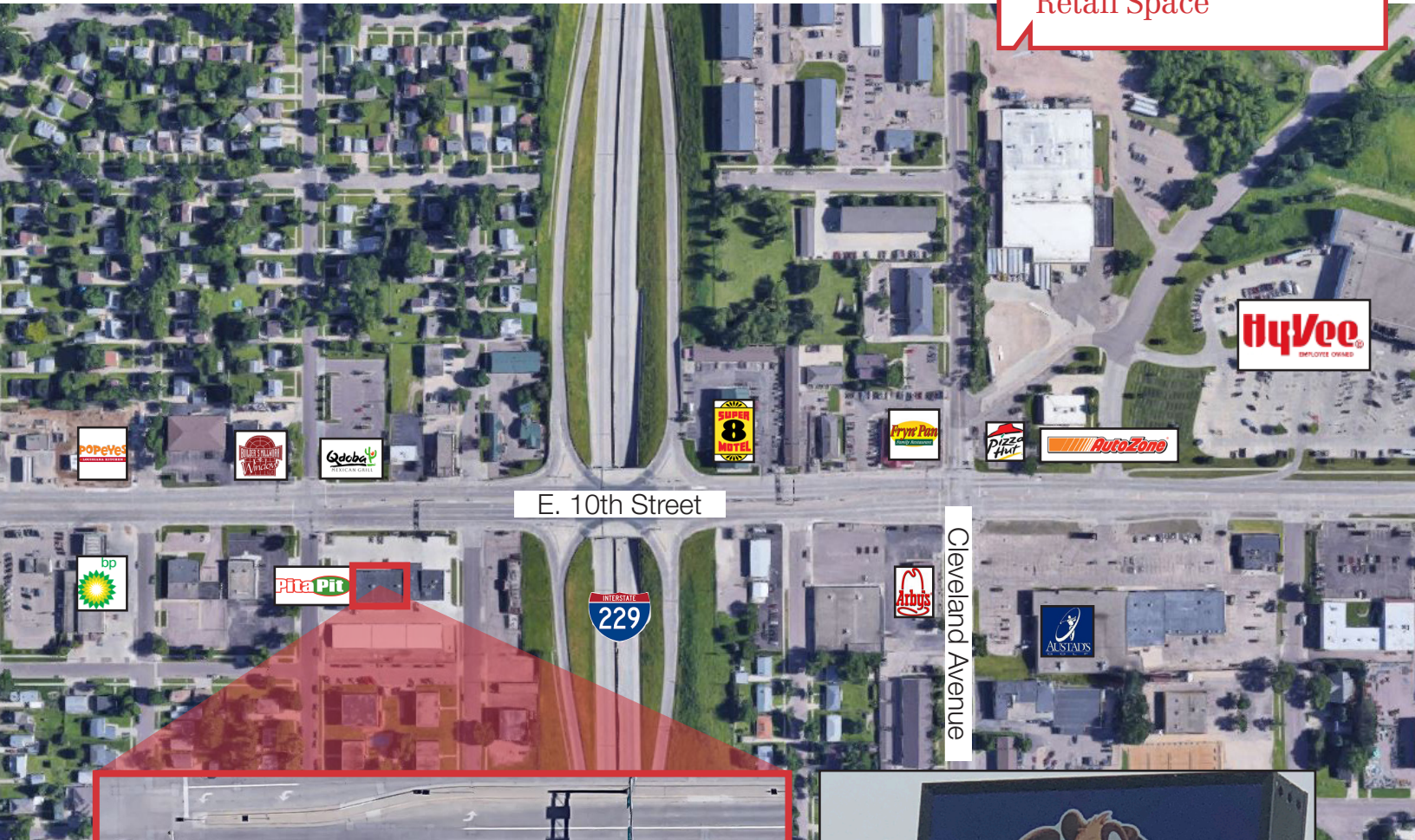
**Bill Connelly**

+1 605 444 7130 Office  
+1 605 254 2360 Cell  
bconnelly@naisiouxfalls.com

For Sublease  
Retail Space



For Sublease  
Retail Space



E. 10th Street

Cleveland Avenue

