

# RETAIL STRIP CENTER

1201-1309 E Benson Road, Sioux Falls, SD 57104

FOR SALE

\$3,600,000

  
**TALON**





# FEATURES

- Fully-leased, multi-tenant retail building
- Southeast corner of North Cliff Avenue and Benson Road
- Building size: 26,069 sq. ft. (25,754 rentable sq. ft.)
- Lot size: 113,282 sq. ft. (2.6 acres)
- Year built: 2007
- Zoning: C3
- Building and monument signage
- 124 paved, on-site parking spaces
- Tenants include: Jimmy John's, Lincare, High End Glass, Happy Jacks Casino, Fortune Chinese Restaurant, Tarquin Argentinian Restaurant, Eagle Construction, and Talon Development, Hacienda Jalisco
- High traffic location: 10,800 vpd on Cliff Avenue and 11,200 vpd on Benson Road
- Easy access to I-229 & I-90
- Neighbors include: Sturdevant's Auto Parts, Kings Mart, Mac's Hardware, Boyer Ford

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Cap Rate: 7.5%

Average Rent/ SF: \$12.11

NNN Expenses/ SF: \$5.65



Per Owner and/or County Assessor's Office. Buyer/Lessee should verify independently. Information herein deemed reliable, but not guaranteed.

# FLOORPLAN

Drive-thru

Hacienda Jalisco  
1,872 sq. ft.



Suite 1305  
4,903 sq. ft.



Suite 1201  
1,872 sq. ft.



Suite 1203  
5,016 sq. ft.



Suite 1209  
1,887 sq. ft.



Suite 1211  
3,210 sq. ft.

Fortune  
Chinese  
Restaurant

Suite 1215  
2,500 sq. ft.

Tarquin  
Argentinian

Suite 1301  
4,494 sq. ft.

# LAND



1305 E Benson Road, Sioux Falls, SD 57104



# AREA



1305 E Benson Road, Sioux Falls, SD 57104



# PHOTOS



Suite 1201



Suite 1201



Suite 1205



Suite 1205



Suite 1209



Suite 1215

# PHOTOS



# CONTACT



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