

FOR LEASE

400 Bower Street, Vermillion, SD 57069



PROPERTY OVERVIEW

UNDER NEW OWNERSHIP

RETAIL CENTER POSITIONED ADJACENT TO WALMART

- Directly south of Walmart
- High Traffic Area
- Generous Tenant Improvement Allowances
- Local Ownership
- In-Suite Restrooms
- Large Paved Parking Lot
- Flexible Space Availability from 1,400-8,000 square feet
- Easy Access to Highway 50
- Current Tenants - Mexican Restaurant, Boba Tea, Recharge Fitness, Veterinarian, Nail Salon

PROPERTY DATA

RATE:

- \$8-13/Square Foot NNN
- Estimated NNN \$4.20

SIZE:

- 1,400 Square Feet
- 1,600 Square Feet
- 4,800 Square Feet
- 8,000 Square Feet

POTENTIAL USE:

- Boutique
- Tanning
- Phone Service
- Insurance
- Thrift Store
- Medical/Dental Office
- Shoe Store
- Customer Service Office

* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



ECONOMIC INFORMATION

400 Bower Street, Vermillion, SD 57069

Population
11,695

Average HH Income
\$55,963

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Steve Herman

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MAJOR EMPLOYERS

400 Bower Street, Vermillion, SD 57069

Walmart 

SANFORD[®]
HEALTH



UNIVERSITY OF
SOUTH DAKOTA


Sesdac

HyVee[®]

MASABA

POLARIS
Think Outside

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 **nelson**
COMMERCIAL REAL ESTATE

Steve Herman

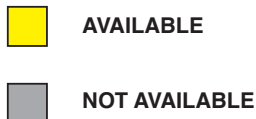
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FLOOR PLAN

400 Bower Street, Vermillion, SD 57069

Bower Street Mall Vermillion, SD



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SITE

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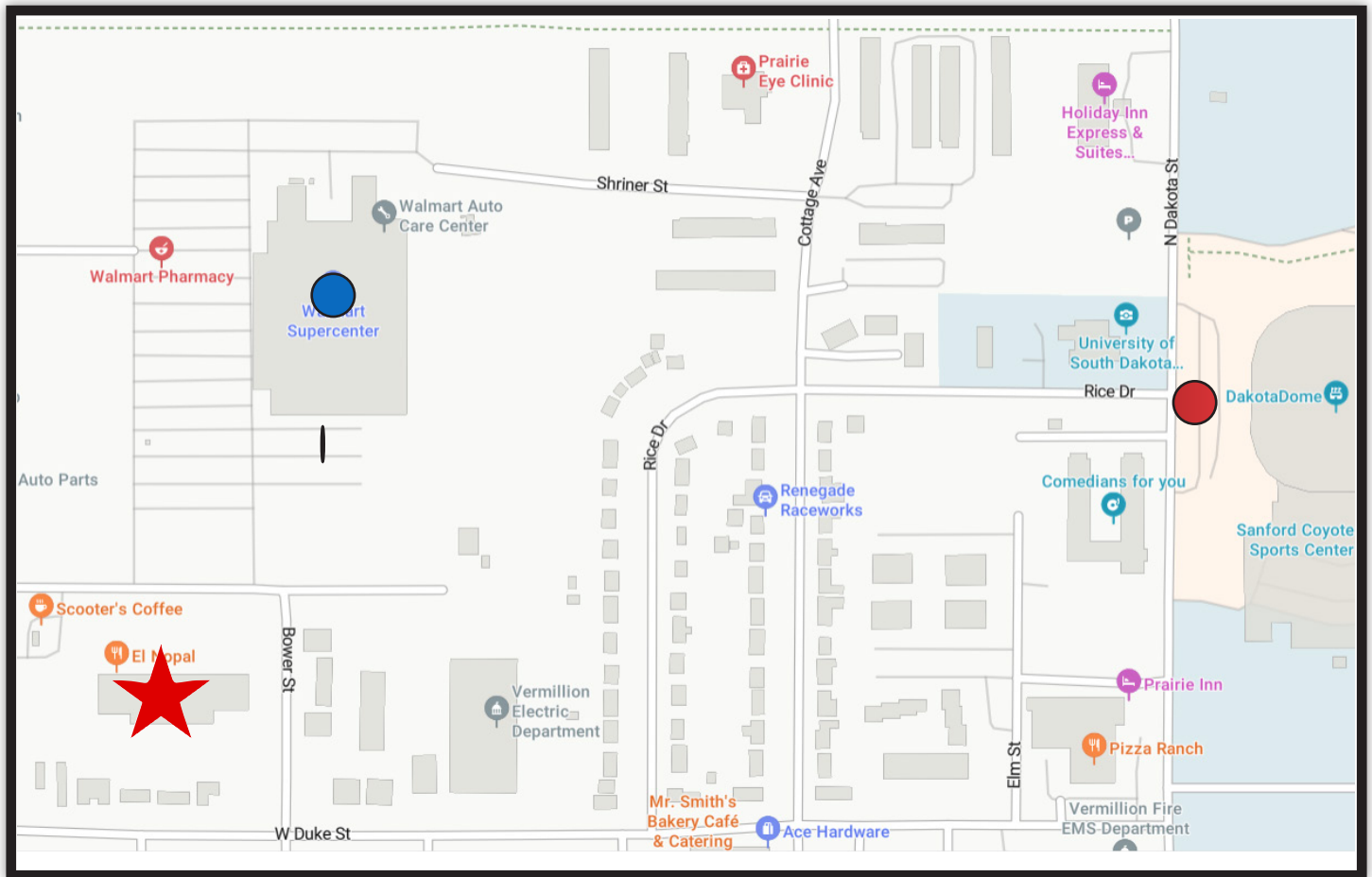


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AERIAL

400 Bower Street, Vermillion, SD 57069



Bower Street Mall



Walmart



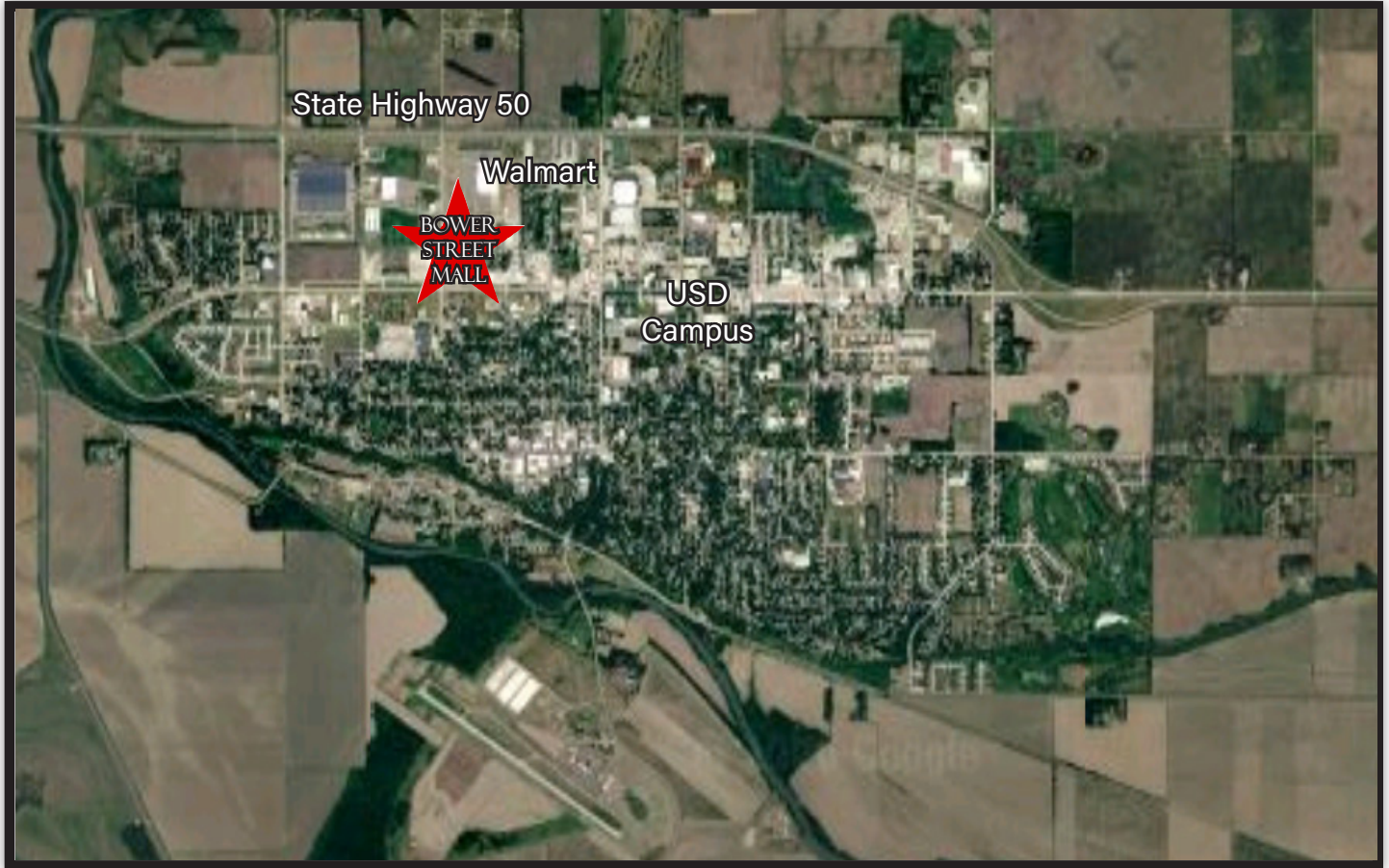
USD Dakotadome

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