



KUM & GO CONVENIENCE STORE / RETAIL SPACE FOR LEASE

**Kum & Go Convenience Store
408 N. Sycamore Avenue
Sioux Falls, SD 57110**

Features

- Excellent retail / fast casual restaurant opportunity.
- Highly visible location with signage opportunities at 6th Street and Sycamore Avenue.
- \$15.00 PSF Tenant Improvement Allowance.
- High-traffic location – Kum & Go has been voted #1 Convenience Store in the country by *Convenience Store Decisions* magazine.
- Across from Washington High School on the fast-growing east side of Sioux Falls.
- Over 52,500 people live within a 3-mile radius, with a medium household income over \$57,000.



**For Information Contact:
Kristen Hegg Zueger, SIOR
Sandy Klatt**

**605.731.5004 (direct)
605.731.5015 (direct)**
1300 W. 57th Street, Suite 100
Sioux Falls, SD 57108
605.336.2111

kzueger@heggcompanies.com
sklatt@heggcompanies.com



Available:	1,726.91± SF
Price:	\$12.00 PSF
Terms:	NNN
Zoning:	C-2
Year Built:	2007
Occupancy:	Immediate
Legal:	Contact Agent

Estimated 2008 NNN Expenses

Taxes:	\$2.21 PSF
Insurance:	\$0.34 PSF
CAM:	\$0.81 PSF
Total:	\$3.36 PSF
Utilities:	Tenant

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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