



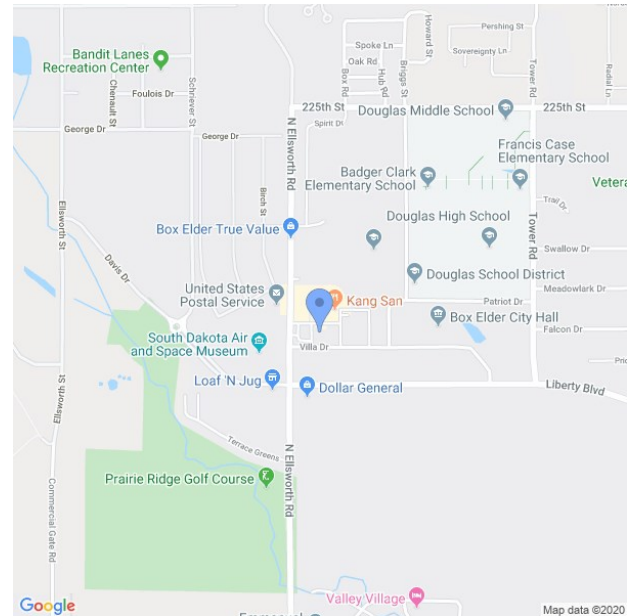
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Villa Mall

316 VILLA DR, BOX ELDER, SOUTH DAKOTA 57719

COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$5.35-\$11.93/SQFT G**
 SALE TYPE **INVESTMENT**
 ZONING **COMMERCIAL**
 BLDG TYPE **MULTI-TENANT**
 YEAR BUILT **1964**

STORIES **1**
 GROSS BLDG **12,576 SQFT**
 TOTAL AVAIL **10,991 SQFT**
 AVAIL **7,850 TO 0 SQFT**
 LAND AREA **1.23 ACRES**

- Multi-tenant building with office, retail, restaurant, and fitness center
- Over 50% currently leased with established tenants
- Close to SD Air & Space Museum and Ellsworth Air Force Base






4 suites available for lease - 3 office suites (492, 530, & 681 SF) and a retail suite (1,438 SF) just off of Ellsworth Road on Villa Drive. The building is clean and well-maintained with updated flooring in the all of the spaces. Visible from busy Ellsworth Road, you can pull in tourists headed to the SD Air & Space Museum across the street and military personnel and their families living near Ellsworth Air Force Base. Gross rents range from \$395 to \$995 per month plus utilities.

Multiple office/retail in central Box Elder. Located close to a variety of businesses, schools, and residential neighborhood and minutes from Ellsworth AFB main gate. Suite 1 is 530 SF, an open office with a large closet. Leases for \$442 per month,

plus utilities. Suite 2 is 681 SF, an open area with an interior and exterior entrance. Leases for \$499 per month, plus utilities. Suite 3 is 492 SF, an office with a front reception area. Leases for \$395 per month, plus utilities. Suite 4 is 7,850 SF, a large open area with an office, men and women's restrooms, kitchen area, and direct access to outside fenced yard. Leases for \$3,500 per month, plus utilities. Suite 5 is 1,438 SF, currently configured as a restaurant space with a bar, hood, and sinks. Spaces available starting at \$442 per month, plus utilities.

Visible from Ellsworth Road at Villa Drive. Part of neighborhood shopping district.

 5 Spaces

TYPE: OFFICE BUILDING	AVAILABLE:  681 SqFt	LEASE RATE: \$8.79 _G
TYPE: OFFICE BUILDING	AVAILABLE:  530 SqFt	LEASE RATE: \$10.01 _G
TYPE: OFFICE BUILDING	AVAILABLE:  492 SqFt	LEASE RATE: \$9.63 _G
TYPE: RESTAURANT	AVAILABLE:  1,438 SqFt	LEASE RATE: \$11.93 _G
TYPE: STRIP CENTER	AVAILABLE:  7,850 SqFt	LEASE RATE: \$5.35 _G