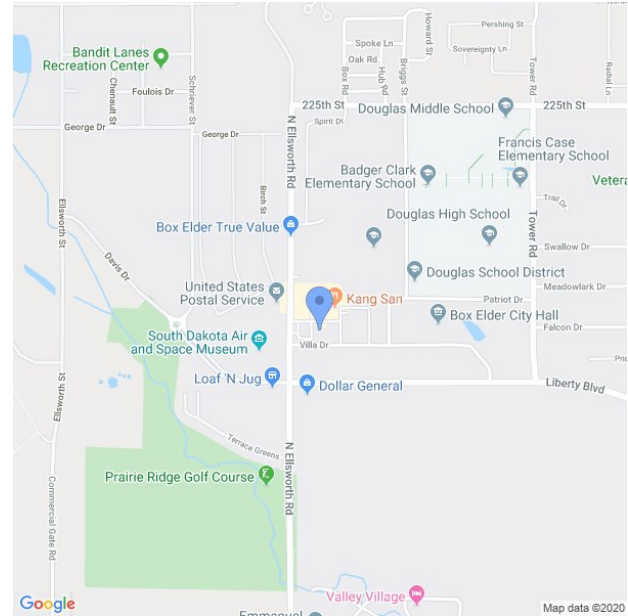


# Villa Mall

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...



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