

**For Lease**  
**Hwy 60 & 18 Strip Center**  
**104 N. Runger Avenue**  
**Sheldon, Iowa 51201**



**Lease Rate: \$9.20/sq. ft.**  
**Lease Type: NNN**

### Property Information

Available Sq. Ft.: 3,600  
Total Building Sq. Ft.: 11,666  
Total Lot Size Sq. Ft.: 82,244  
NNN Expenses/Sq. Ft.: \$1.40 (estimated)  
Year Built: 2006  
Real Estate Taxes: \$22,604  
Construction: Wood frame, Brick  
Roof: Steel, Insulated  
Zoning: Commercial

### Property Summary

- ◇ Retail strip center located on the intersection of Hwy 60 Bypass and Hwy 18 in Sheldon, Iowa.
- ◇ Two 1,800 sq. ft. units. May be combined for a total of 3,600 sq. ft.
- ◇ Ready for tenant build-out per tenant requirements.
- ◇ Front and rear entrances.
- ◇ High traffic location.
- ◇ Paved, on-site front door parking includes 60 spaces with additional paved parking in the rear of the building.
- ◇ Drive-up access available to the end cap unit with access around the rear of the building.
- ◇ \$30,000 tenant build-out allowance.
- ◇ Triple net expenses include tenant's share of property taxes, snow removal and lawn care.
- ◇ Pizza Ranch is the anchor tenant.
- ◇ Neighbors include Holiday Inn Express Hotel & Suites, Fareway Store, Sears Home Services, Sheldon Senior High School, Genex, McDonalds, Taco Johns and Peoples Bank.
- ◇ Sheldon is located approximately 72 miles southeast of Sioux Falls. It is O'Brien County's largest city with a population of 4,759. A portion of Sheldon is also part of Sioux County Iowa.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

### Contact

**Bryan Mulder**  
**Broker Associate**  
**NAI Sioux Falls**

101 N. Main Avenue, Suite 213

Direct: 605-444-7130

Fax: 605-357-7102

Cell: 712-541-2128

Email: [bmulder@naisiouxfalls.com](mailto:bmulder@naisiouxfalls.com)

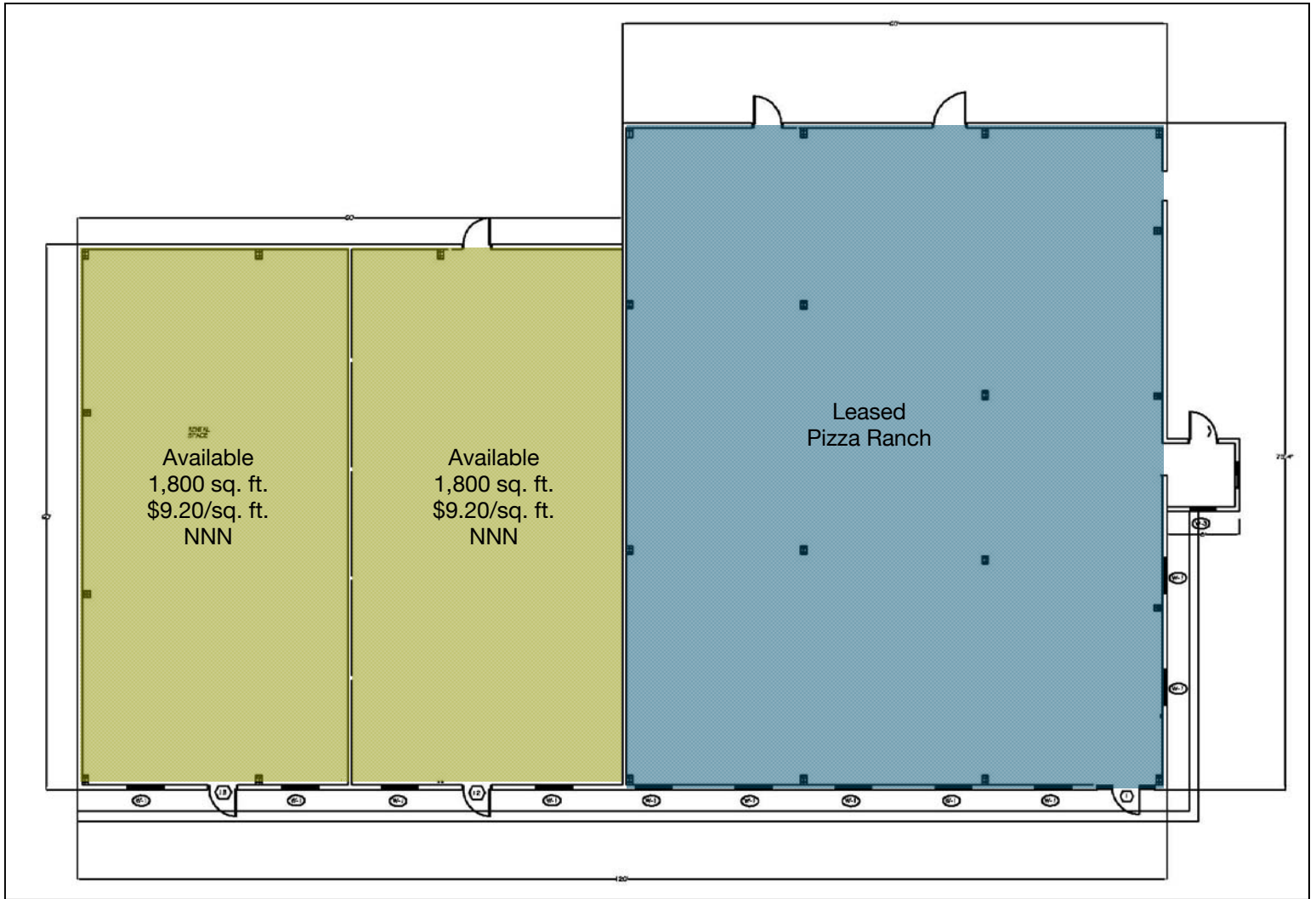
Web: [www.siouxfallscommercial.com](http://www.siouxfallscommercial.com)



**NAI Sioux Falls**

Commercial Real Estate Services, Worldwide.

# Floor Plan



# Aerial View



# Location Map

