

**SERTOMA PLAZA  
6709 WEST 41<sup>ST</sup> STREET  
SIOUX FALLS, SD**

Real Estate Services

**Bender**  
COMMERCIAL

**FOR LEASE**

**RETAIL SPACE – 41<sup>ST</sup> STREET & SERTOMA AVENUE**

*We open doors.*



**PROPERTY FEATURES:**

- **2,340 sq. ft.**
- **For Lease: \$15.00/sq. ft. NNN**  
**Estimated NNNs: \$5.85/sq. ft.**
- Retail/Office space available in Sertoma Plaza near the intersection of 41<sup>st</sup> Street and Sertoma Avenue in west Sioux Falls.
- Open retail with large windows.
- One ADA restroom. Separate men and women's locker room.
- Can be combined with adjacent space for 4,585 sq. ft.
- Great visibility with a daily traffic count of 16,000 vehicles.
- Building and monument signage available.
- Occupancy available Spring 2019.
- Neighboring businesses include Get N' Go, Taco John's, Walgreens, First Premier Bank, Ace Hardware, Dollar General, and Roosevelt High School

*For More Information, Please Contact:*

**REGGIE KUIPERS, SIOR**  
reggie@benderco.com  
(605) 782-1663



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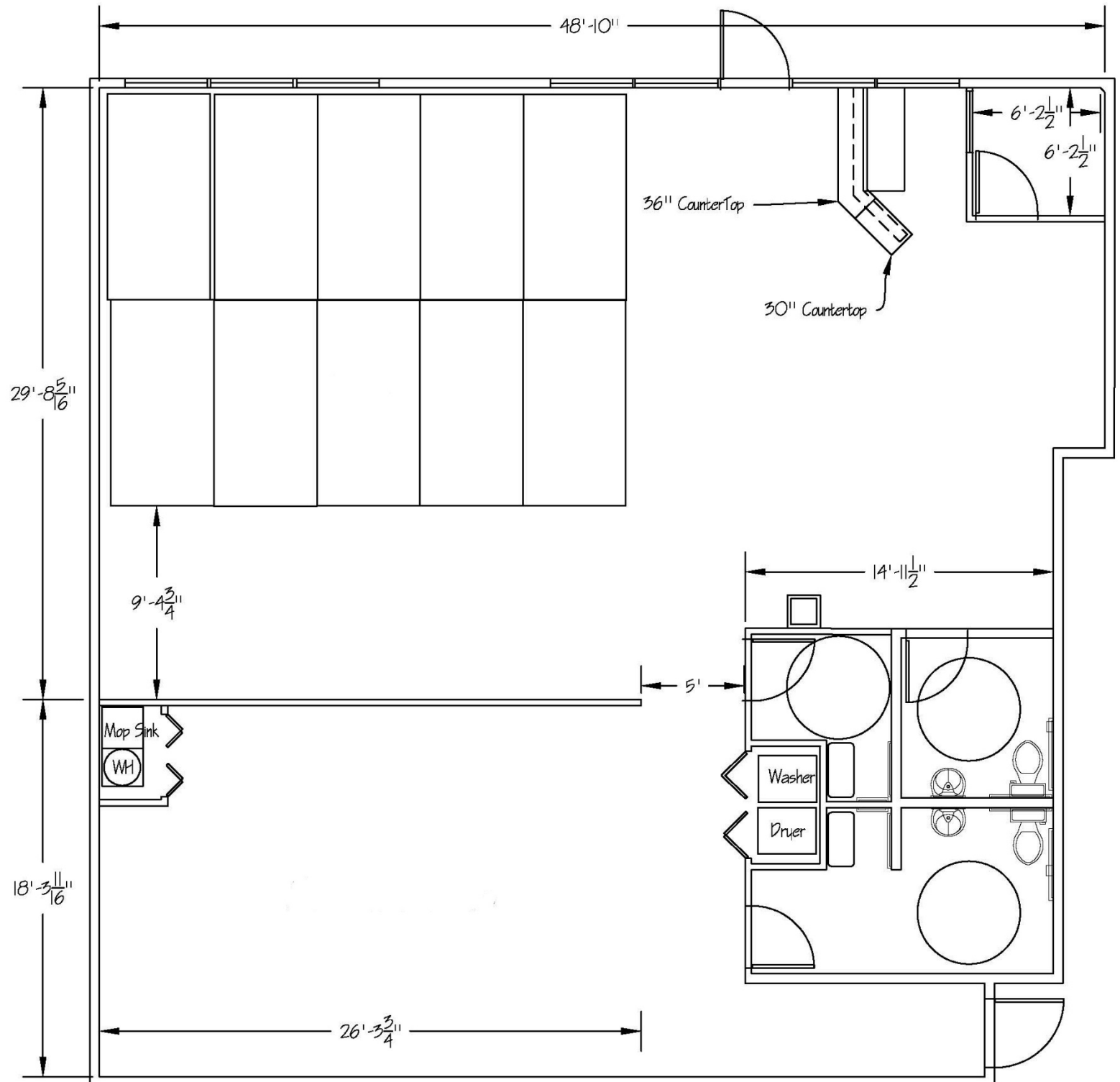


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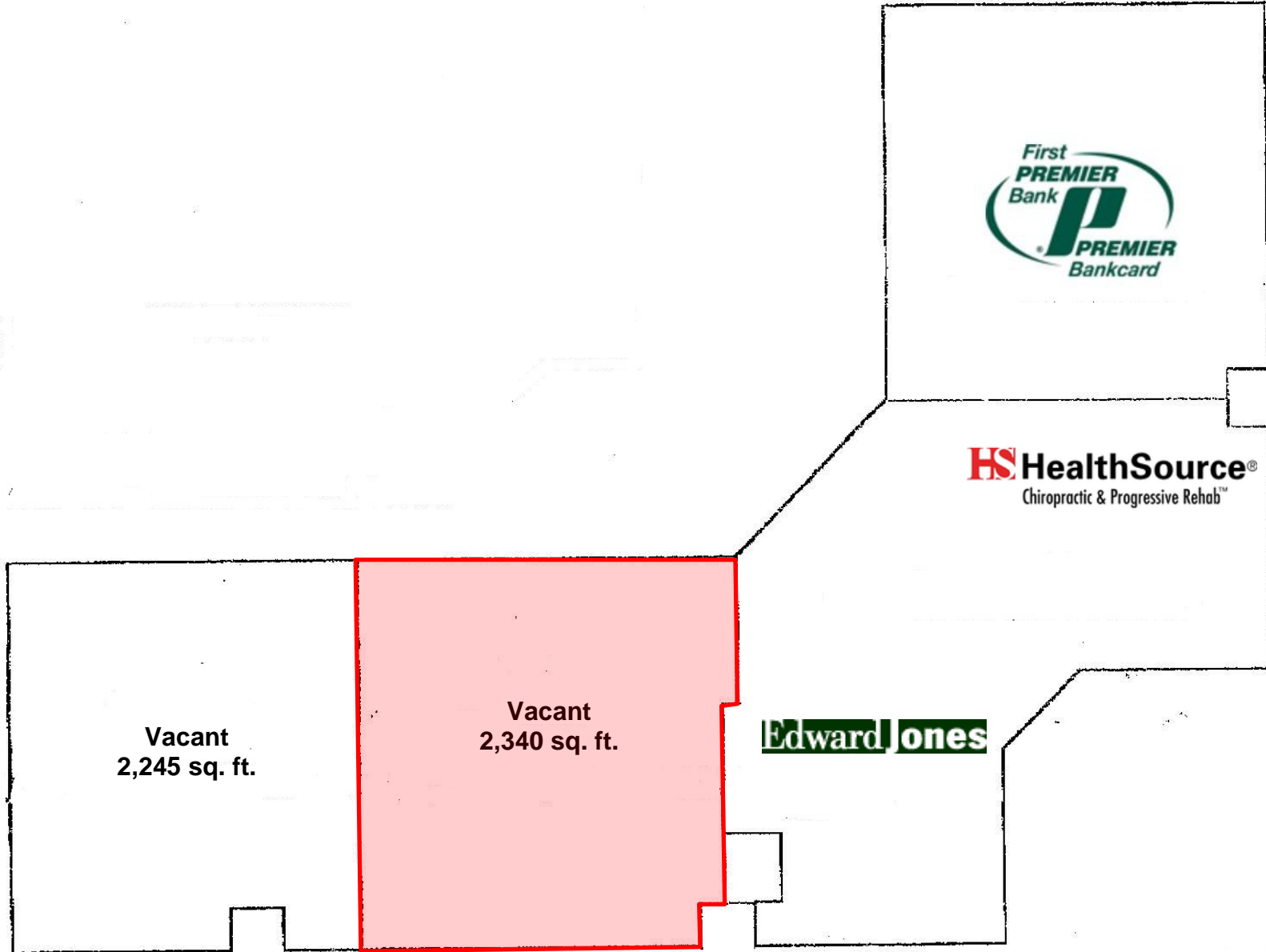


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