

FOR LEASE



OXBOW VILLAGE

RETAIL/OFFICE SPACE

Bender
COMMERCIAL



3400 WEST 49TH STREET, SUITE 112
SIOUX FALLS, SD



1,823 SF



\$16.50/SF NNN
NNNs EST: \$5.82/SF

- Retail space located in Oxbow Village near Louise Avenue and 49th Street.
- Flexible floorplan to meet tenant's needs.
- In-suite restroom. Plumbing available in most rooms. Building and pylon signage.
- Parking lot improvements planned for 2023.
- \$20.00/SF Tenant Improvement Allowance.
- Great visibility along 49th Street with a daily traffic count of 12,600 vehicles.
- Neighboring businesses include Sanford Clinic and Wellness Center, Empire Mall (Dick's Sporting Goods, JC Penny's) and Empire East (Target, Kohl's, Bed Bath & Beyond) and Five Guys.

ALEX SOUNDY

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Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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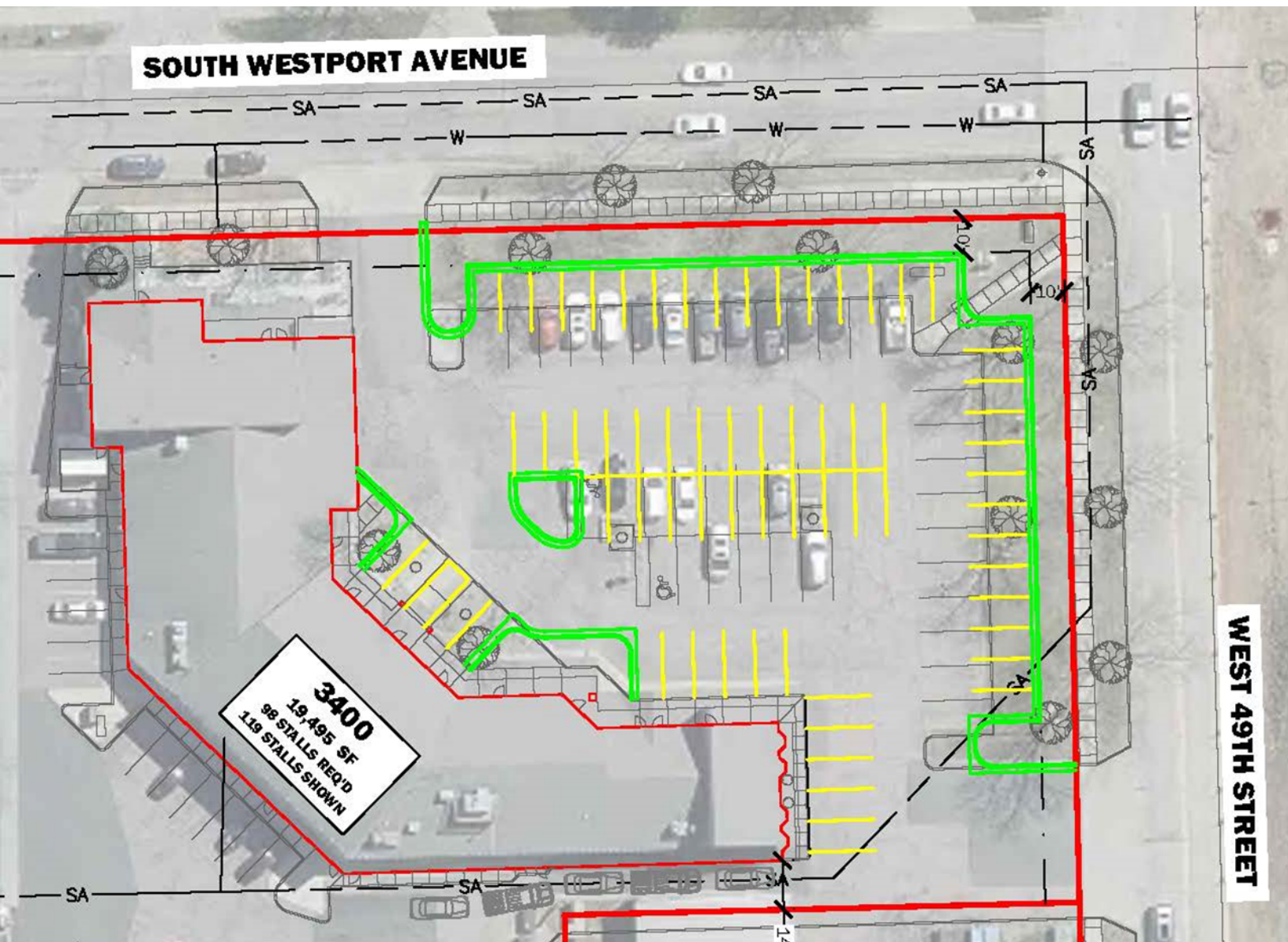
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PLANNED PARKING LOT DEVELOPMENTS



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