

FOR LEASE

FREE RENT



WESTERN MALL

OFFICE/RETAIL SPACE

Bender
COMMERCIAL



2101 WEST 41ST STREET
SIOUX FALLS, SD



6,321 SF



\$12.50/SF NNN
NNNs EST: \$3.84/SF

- Office/Retail space located in the Western Mall along high traffic 41st Street.
- Currently configured as a classically designed office space with reception area, twelve (12) private offices, conference room, large training room, work areas and restrooms.
- Great visibility along 41st Street (18,100 vehicles per day) with building and pylon signage available.
- Western Mall tenancy includes Scheels, Best Buy, West Mall 7 Theatres, 605 NINJA, South Dakota Furniture Mart, All Day Cafe, TapHouse 41 and Kids2College Furniture.
- TIA negotiable.
- **FREE RENT** - 6 months leased "as-is" or 3 months with delivery of shell space.
- One or more members of ownership are licensed South Dakota real estate brokers.

ISAAC JORGENSEN

isaac@benderco.com

605-799-5058

REGGIE KUIPERS, SIOR

reggie@benderco.com

605-782-1663



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

© 2023 Bender Companies. Information herein deemed reliable, but not guaranteed.

WESTERN MALL



OFFICE/RETAIL SPACE FOR LEASE



WESTERN MALL



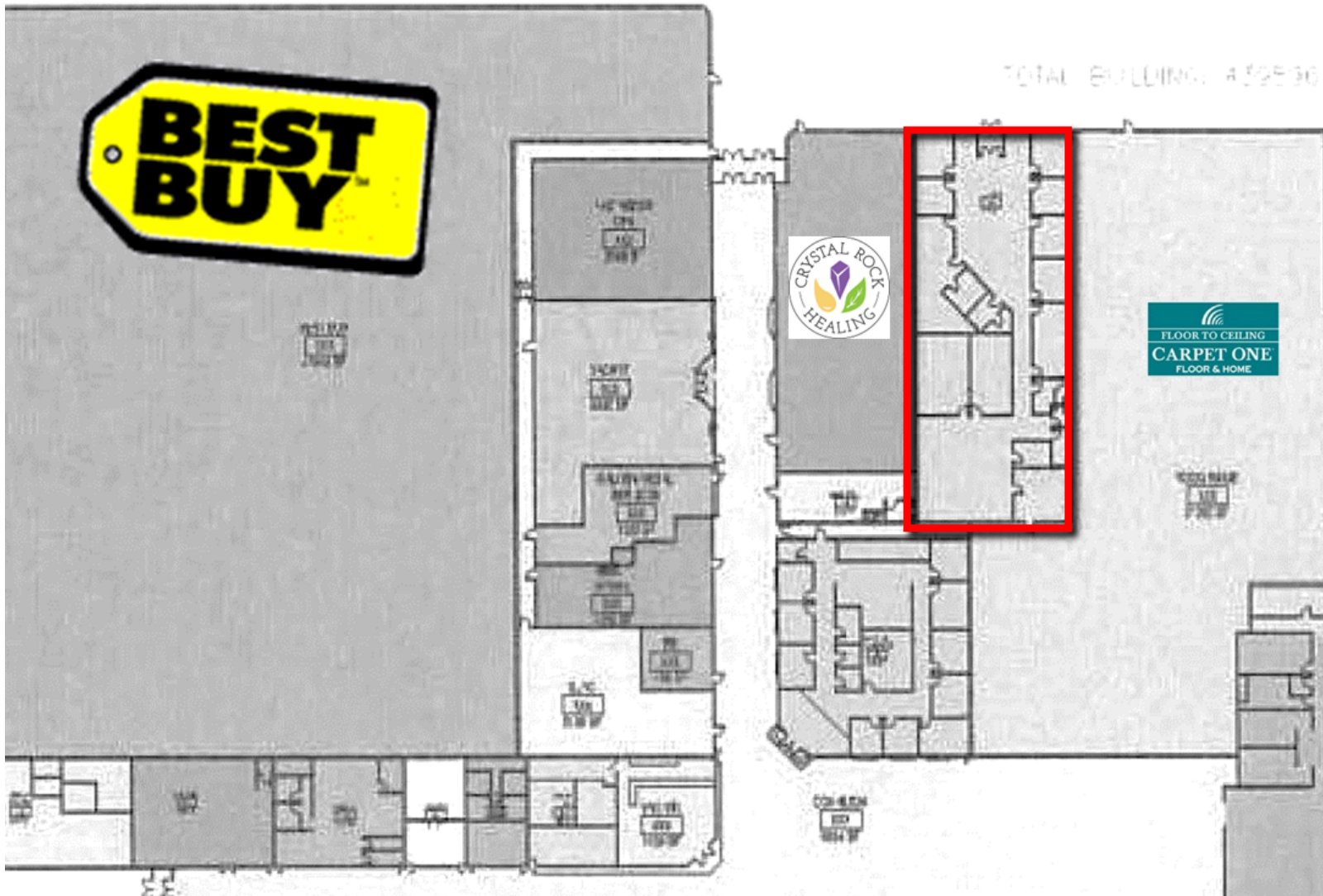
OFFICE/RETAIL SPACE FOR LEASE



WESTERN MALL



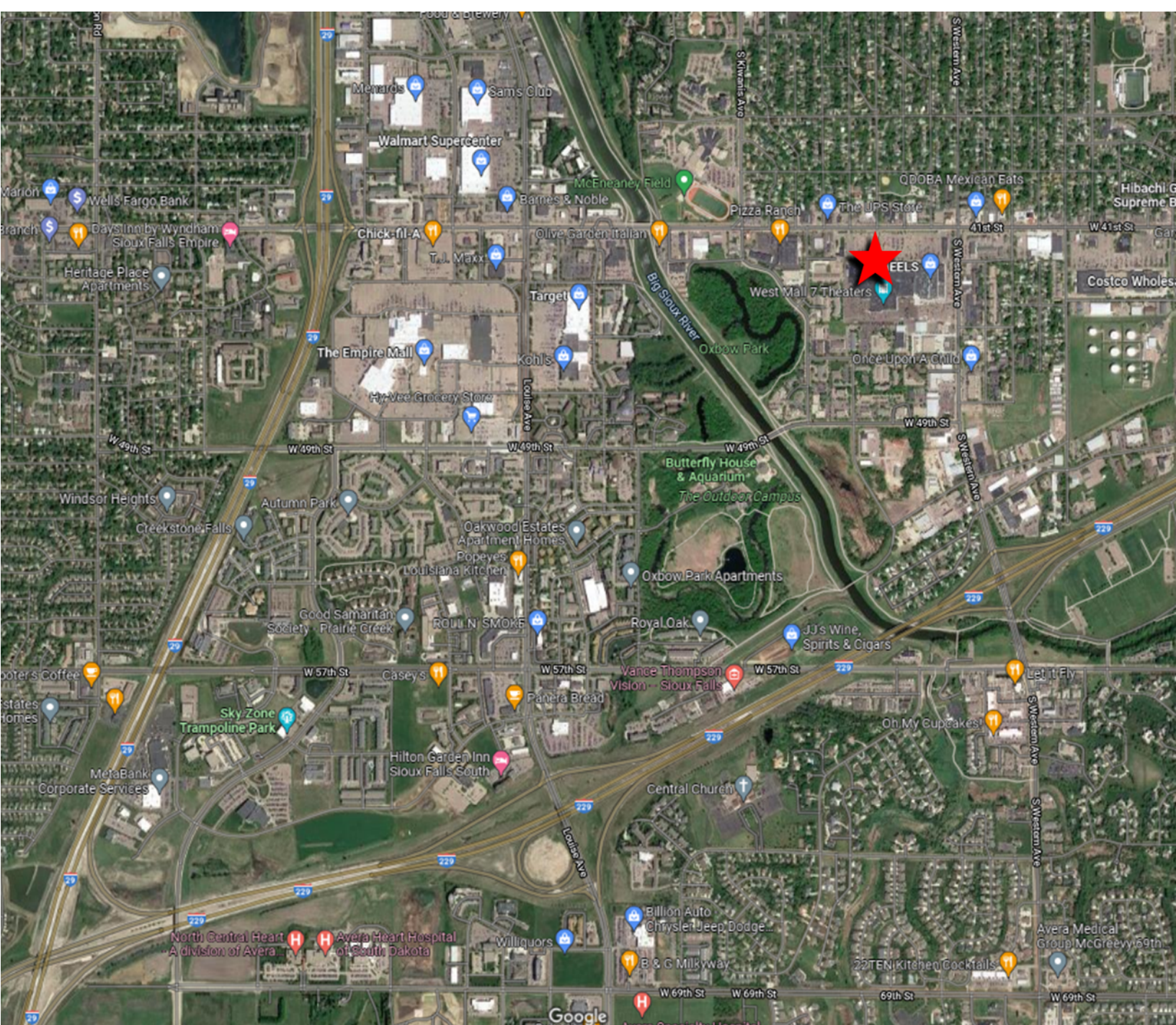
OFFICE/RETAIL SPACE FOR LEASE



WESTERN MALL



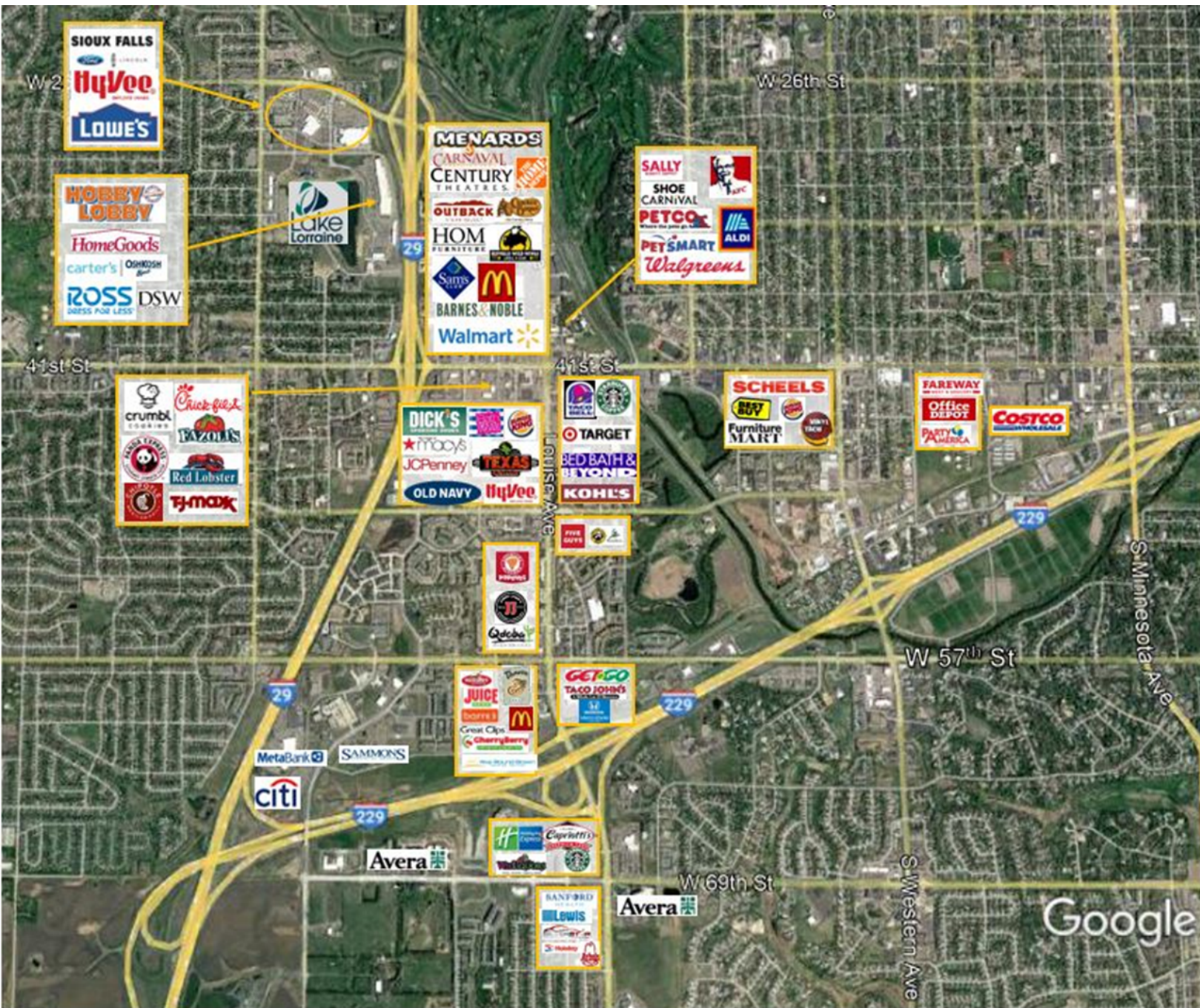
OFFICE/RETAIL SPACE FOR LEASE



WESTERN MALL



OFFICE/RETAIL SPACE FOR LEASE



OFFICE/RETAIL SPACE FOR LEASE

DEMOGRAPHIC SUMMARY

2101 W 41st St, Sioux Falls, South Dakota, 57105 2

Ring of 3 miles

KEY FACTS

93,405

Population



40,379

Households

37.1

Median Age

\$53,858

Median Disposable Income

EDUCATION

5%

No High School Diploma



22%

High School Graduate



31%

Some College



42%

Bachelor's/Grad/Prof Degree

INCOME



\$61,777

Median Household Income



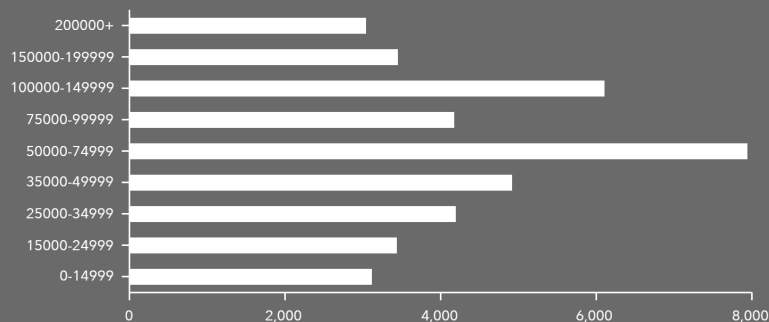
\$40,460

Per Capita Income



\$102,034

Median Net Worth



HOUSEHOLD INCOME

EMPLOYMENT



White Collar

70%



Blue Collar

19%



Services

14%

2.7%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.