

FOR LEASE



SERTOMA PLAZA

OFFICE SPACE – WEST SIOUX FALLS

Bender
COMMERCIAL



**6707 WEST 41ST STREET
SIOUX FALLS, SD**



1,239 SF



**\$15.00/SF NNN
EST NNNs: \$5.85/SF**

- Small office space available near the intersection of 41st Street and Sertoma Avenue.
- Space has reception area, two (2) private offices, work room and in-suite restroom.
- Building and monument signage available.
- Ample on-site parking.
- Great visibility along 41st Street with a daily traffic count of 17,200 vehicles.
- Tenant improvement negotiable.
- Neighboring businesses include Get N Go, Taco John's, Walgreens, First Premier Bank, Ace Hardware, Dollar General, Great Life, Year Round Brown, Gilberto's Mexican, Flyboy Donuts and Roosevelt High School.

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

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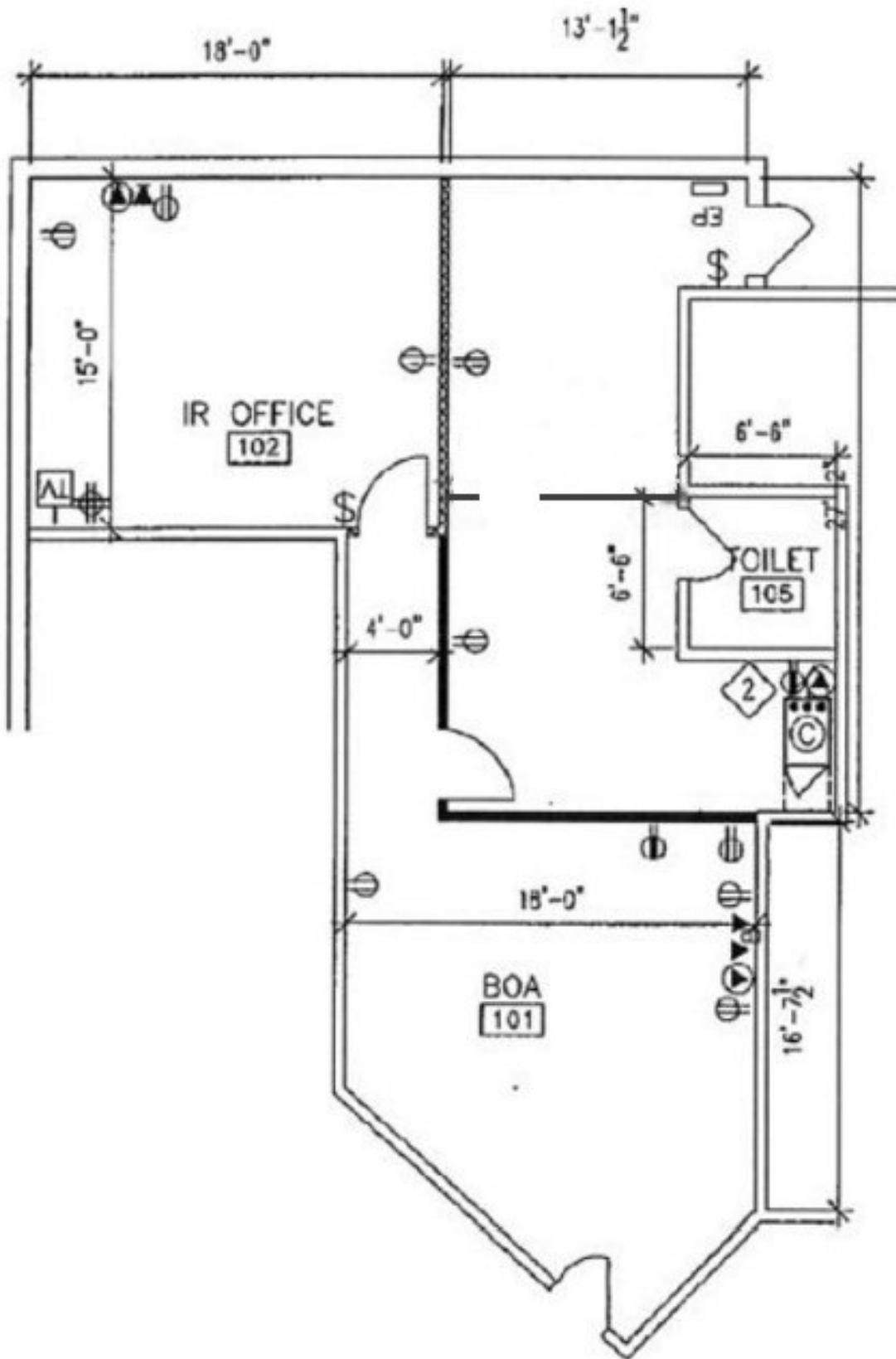
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DEMOGRAPHIC SUMMARY

6701 W 41st St, Sioux Falls, South Dakota, 57106

Ring of 3 miles

KEY FACTS

63,959

Population



26,333

Households

35.3

Median Age

\$63,397

Median Disposable Income

EDUCATION

4.6%

No High School Diploma



20.5%

High School Graduate



36.3%

Some College/

Associate's Degree



38.6%

Bachelor's/Grad/

Prof Degree

INCOME



\$76,186

Median Household Income



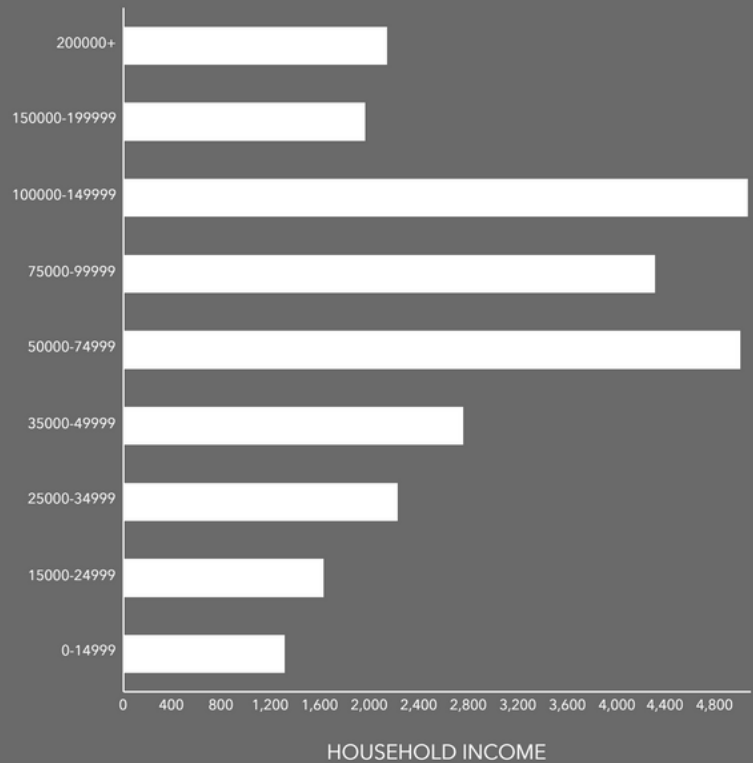
\$41,496

Per Capita Income



\$156,260

Median Net Worth



Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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