

FOR SALE



WEST 41ST STREET COMMERCIAL LAND

Bender
COMMERCIAL



**8110 WEST 41ST STREET
SIOUX FALLS, SD**



64,854 SF



\$14.00/SF

- Commercial zoned land located on the corner of 41st Street and Purdue Avenue in rapidly growing west Sioux Falls.
- Zoned C-3 Commercial.
- Highly visible along 41st Street with a daily traffic count of 11,000 vehicles.
- Neighboring businesses include Silverstar Car Wash, Starbucks, Sports Clips, Dollar Tree, Fareway, Crown Casino, Valentino's and Lewis Drug.
- Easy access to Ellis Road.

ROB KURTENBACH | rk@benderco.com | 605-940-0559



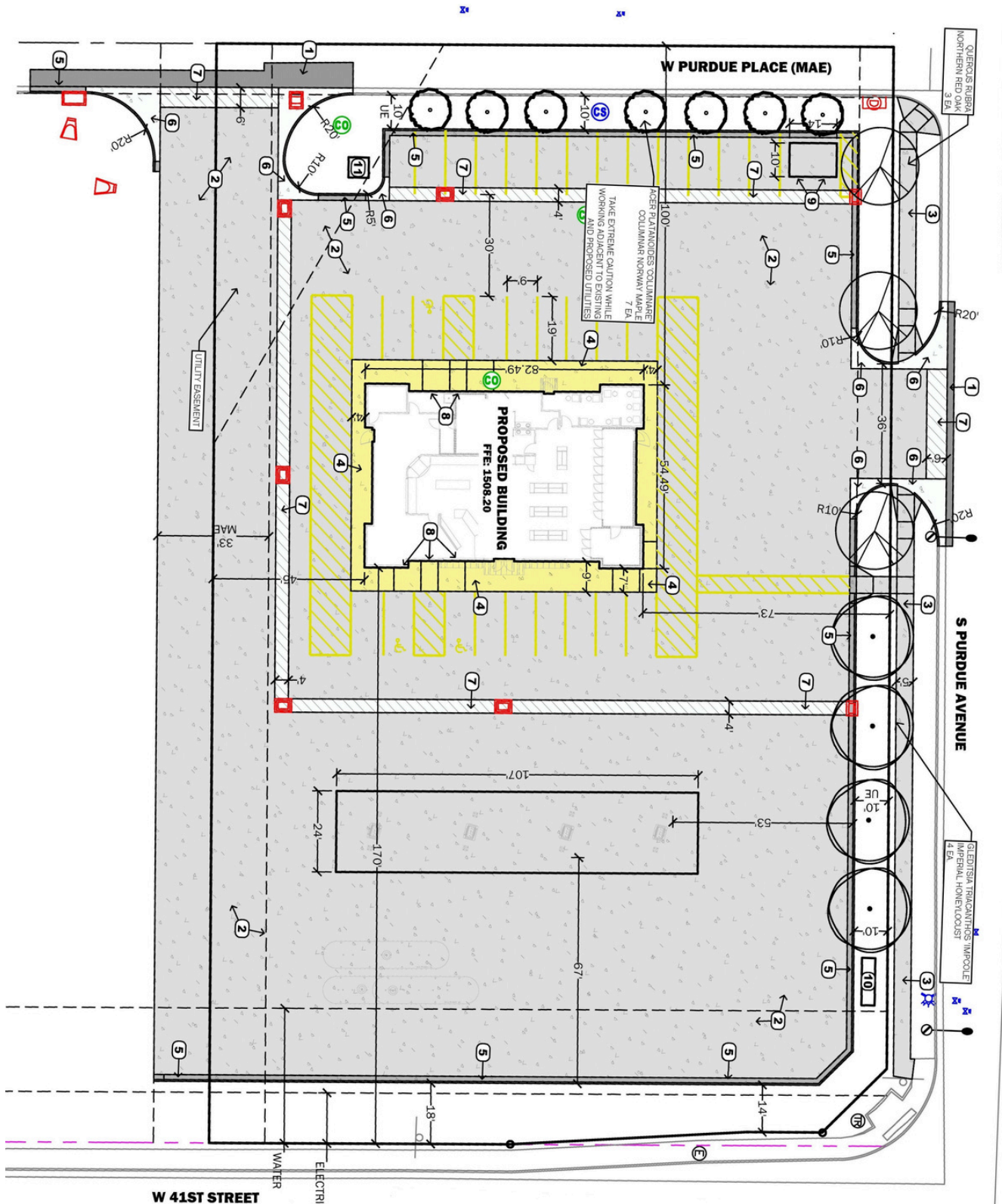
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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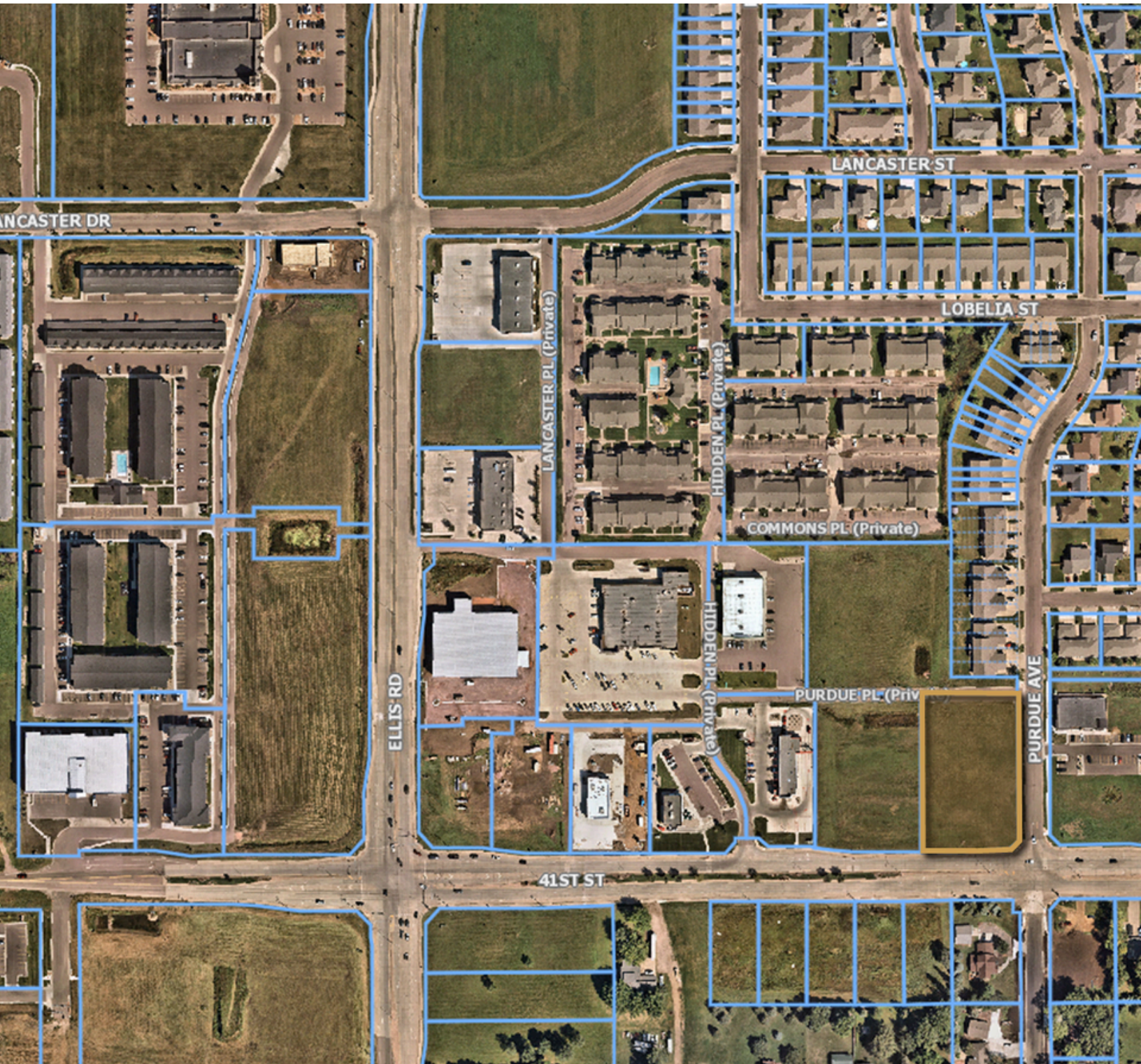
CONCEPT PLAN



WEST 41ST ST COMMERCIAL LAND



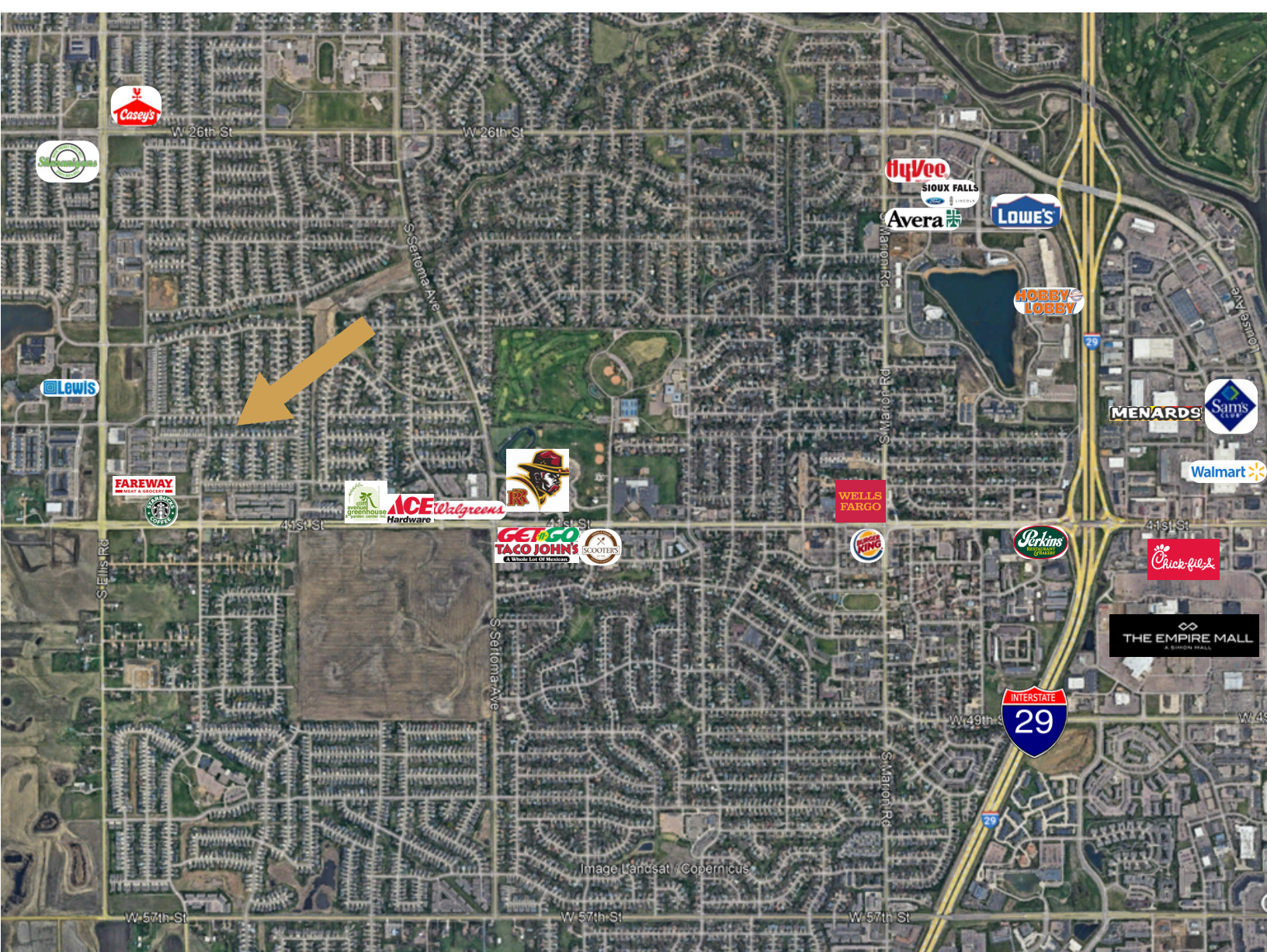
LAND FOR SALE



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2-MILE DEMOGRAPHICS

KEY FACTS

38,198

Population



Average
Household Size

35.1

Median Age

\$98,785

Median Household
Income

EDUCATION

3.8%

No High School
Diploma



17.6%

High School
Graduate



37.6%

Some College/
Associate's Degree



40.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



434

Total Businesses



3,934

Total Employees

EMPLOYMENT



68.7%

White Collar



17.1%

Blue Collar



14.2%

Services

1.2%

Unemployment
Rate

INCOME



\$98,785

Median Household
Income



\$43,252

Per Capita Income



\$291,523

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (26.4%)

The smallest group: \$15,000 - \$24,999 (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	3.1%	-4.0%	
\$15,000 - \$24,999	2.7%	-0.8%	
\$25,000 - \$34,999	4.2%	-2.6%	
\$35,000 - \$49,999	9.4%	-1.0%	
\$50,000 - \$74,999	18.5%	-1.5%	
\$75,000 - \$99,999	12.6%	+0.7%	
\$100,000 - \$149,999	26.4%	+4.9%	
\$150,000 - \$199,999	14.1%	+4.1%	
\$200,000+	9.0%	+0.2%	

Bars show deviation from Minnehaha County