

UP TO 12 MONTHS FREE



WESTERN MALL

RETAIL SPACE

Bender
COMMERCIAL



2101 WEST 41ST STREET, SUITE 26A
SIOUX FALLS, SD



8,025 SF



\$13.00/SF NNN
EST NNN: \$5.03/SF

- Open retail space located on the south side of the Western Mall next to Scheels, a high-traffic destination sporting goods retail store.
- Includes a breakroom with two (2) private offices and restrooms.
- Large storage room with exterior overhead door.
- Opportunity to advertise on digital billboards along 41st Street (19,200 vpd) and Western Avenue (22,000 vpd).
- Monument signage along Western Avenue.
- Western Mall tenancy includes Scheels, Best Buy, West Mall 7 Theatres, 605 NINJA, South Dakota Furniture Mart, All Day Cafe, and Reach Literacy.
- Up to 12 months free base rent with qualifying lease.
- One or more members of ownership are licensed real estate brokers in the state of SD.

ISAAC JORGENSEN | isaac@benderco.com | 605-799-5058



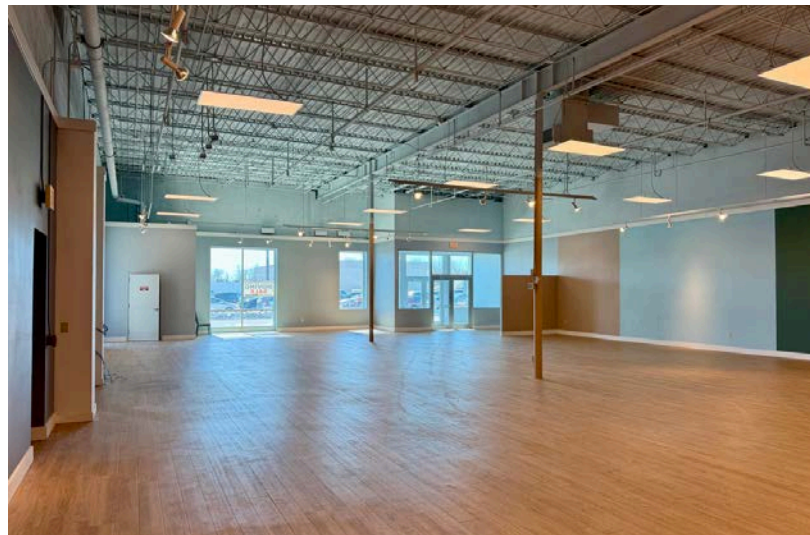
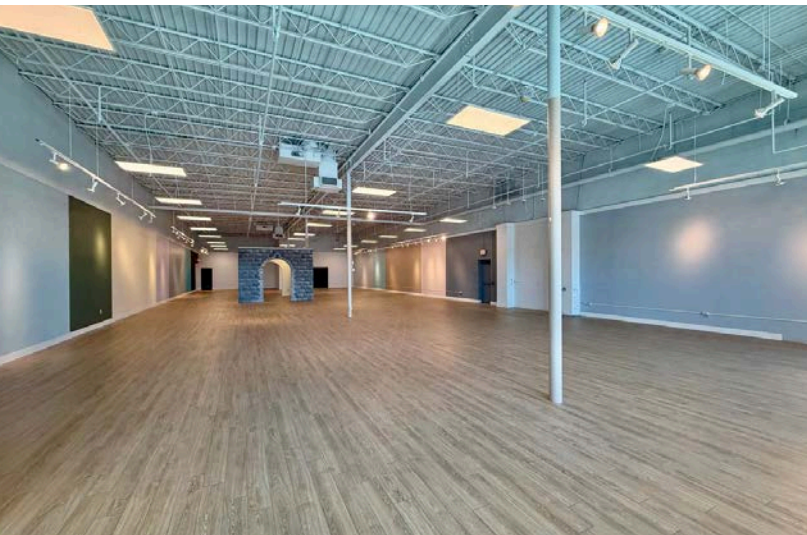
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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WESTERN MALL



RETAIL SPACE FOR LEASE



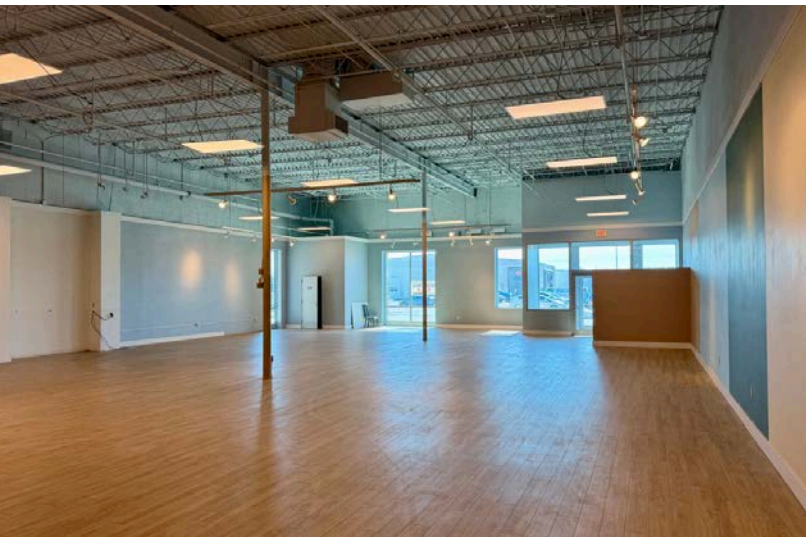
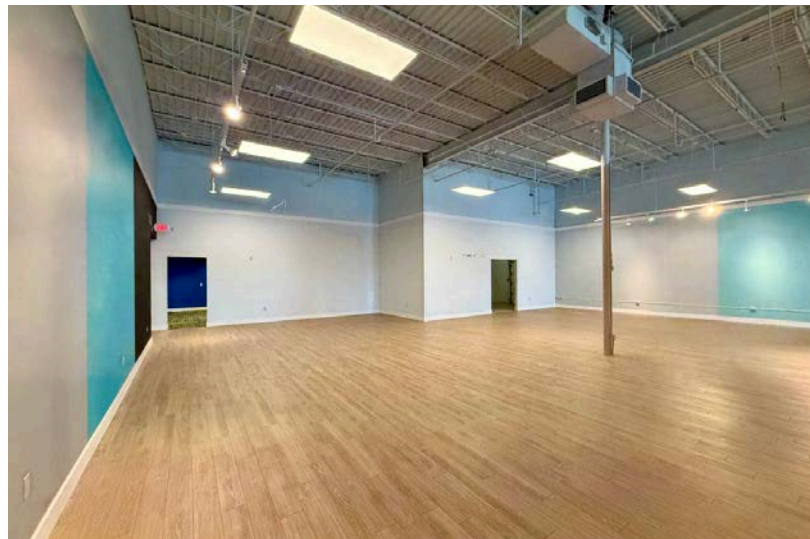
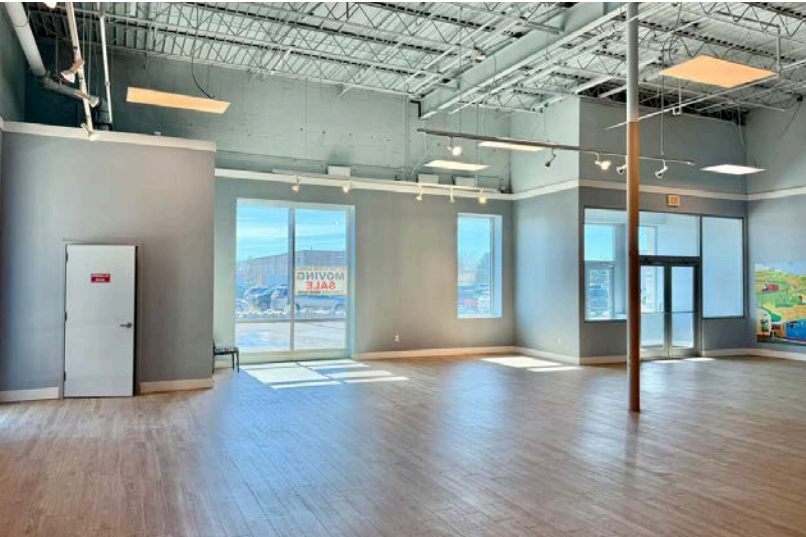
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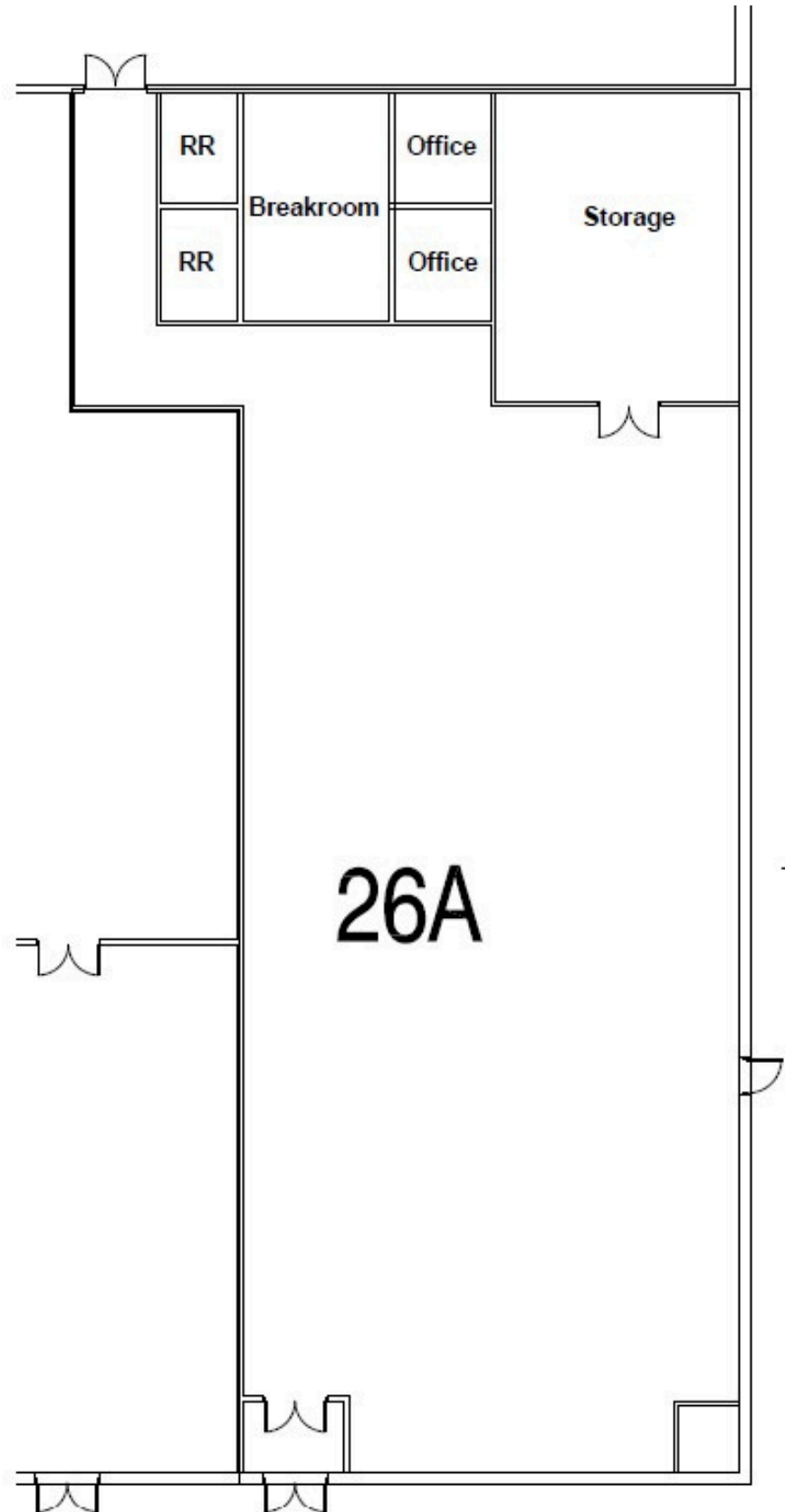
WESTERN MALL



RETAIL SPACE FOR LEASE



RETAIL SPACE FOR LEASE



WESTERN MALL



OFFICE/RETAIL SPACE FOR LEASE



WESTERN MALL



RETAIL SPACE FOR LEASE



- 0.25 miles south of 41st Street
- 0.75 miles north of the I-229 Western Avenue exit.
- 3 miles northeast of the I-29 and I-229 interchange.



RETAIL SPACE FOR LEASE

DEMOGRAPHIC SUMMARY

KEY FACTS

93,405

Population



40,379

Households

37.1

Median Age

\$53,858

Median Disposable Income

INCOME



\$61,777

Median Household Income



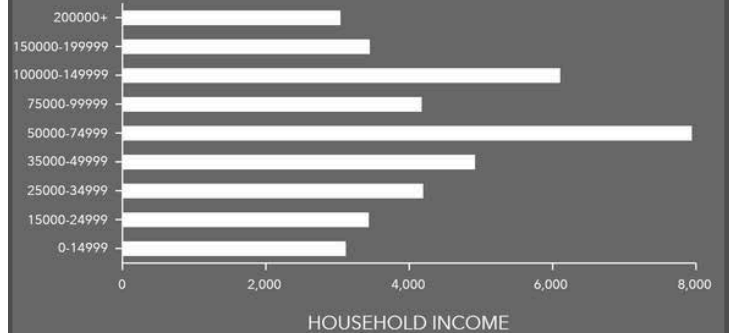
\$40,460

Per Capita Income



\$102,034

Median Net Worth



EDUCATION

5%

No High School Diploma



22%

High School Graduate



31%

Some College



42%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



70%

White Collar



19%

Blue Collar



14%

Services

2.7%

Unemployment Rate

LOCATION: 2101 West 41st Street, Sioux Falls, SD

RADIUS: Ring of 3 miles

SOURCE: ESRI