



# WESTERN MALL

## RETAIL SPACE

**Bender**  
COMMERCIAL



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



**8,025 SF**



**\$14.50/SF NNN  
EST NNNs: \$5.03/SF**

- Open retail space located on the south side of the Western Mall.
- 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.
- Available September 2025.
- One or more members of ownership are licensed real estate brokers in the state of SD.

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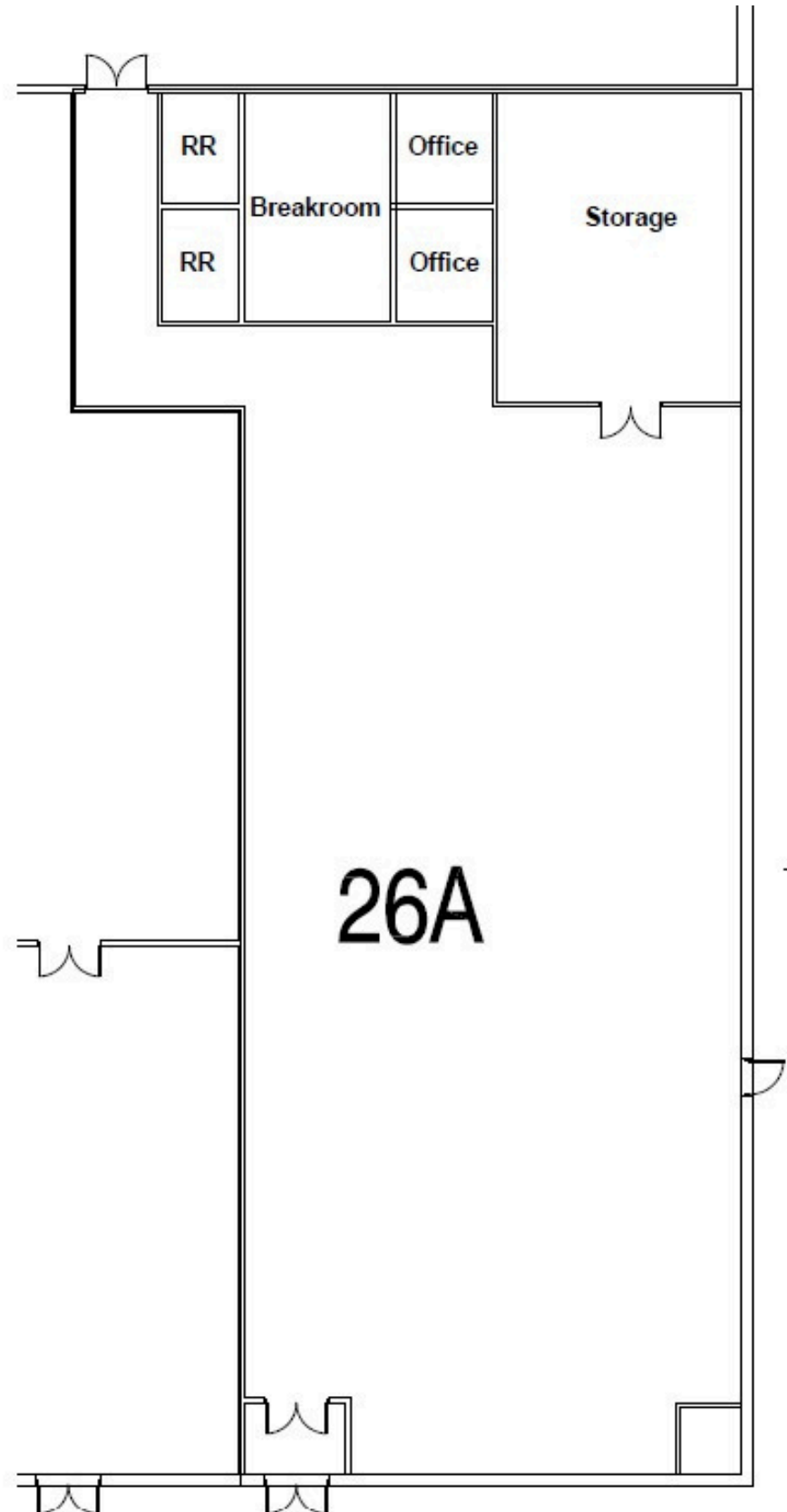


## RETAIL SPACE FOR LEASE





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- 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



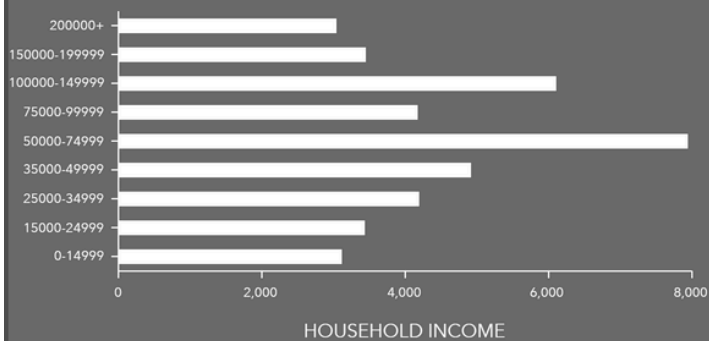
\$40,460

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