

**FOR LEASE**



# WESTERN MALL

OFFICE/RETAIL SPACE

**Bender**  
COMMERCIAL



**2101 WEST 41ST STREET, SUITE 44**  
**SIOUX FALLS, SD**



**643 SF**



**\$650/MONTH NNN**  
**EST. NNNs: \$5.03/SF**

- Office or retail space located inside the Western Mall.
- Includes an open area, one (1) private office and storage room with sink.
- Highly visible space in the heart of the mall.
- 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.
- One or more members of ownership are licensed real estate brokers in the state of SD.

**ISAAC JORGENSEN** | [isaac@benderco.com](mailto:isaac@benderco.com) | 605-799-5058



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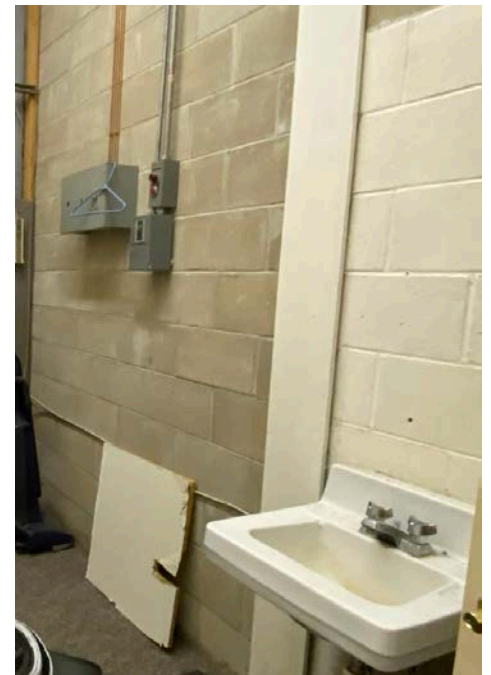
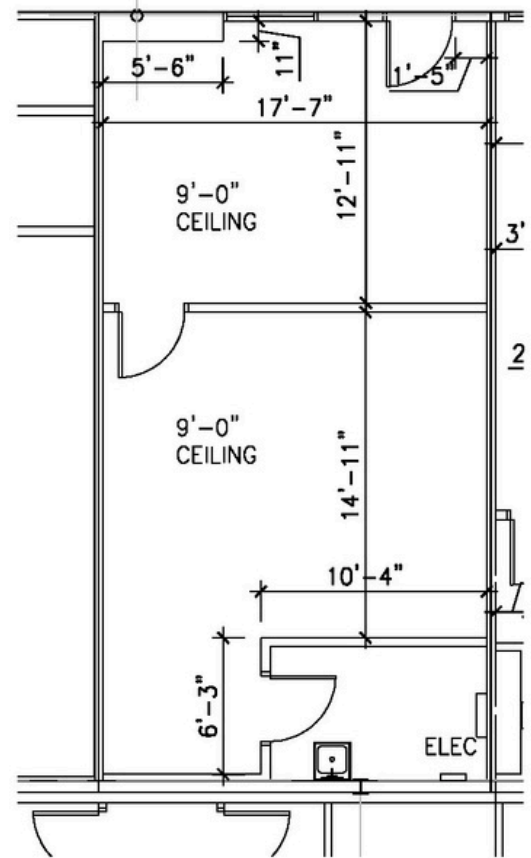
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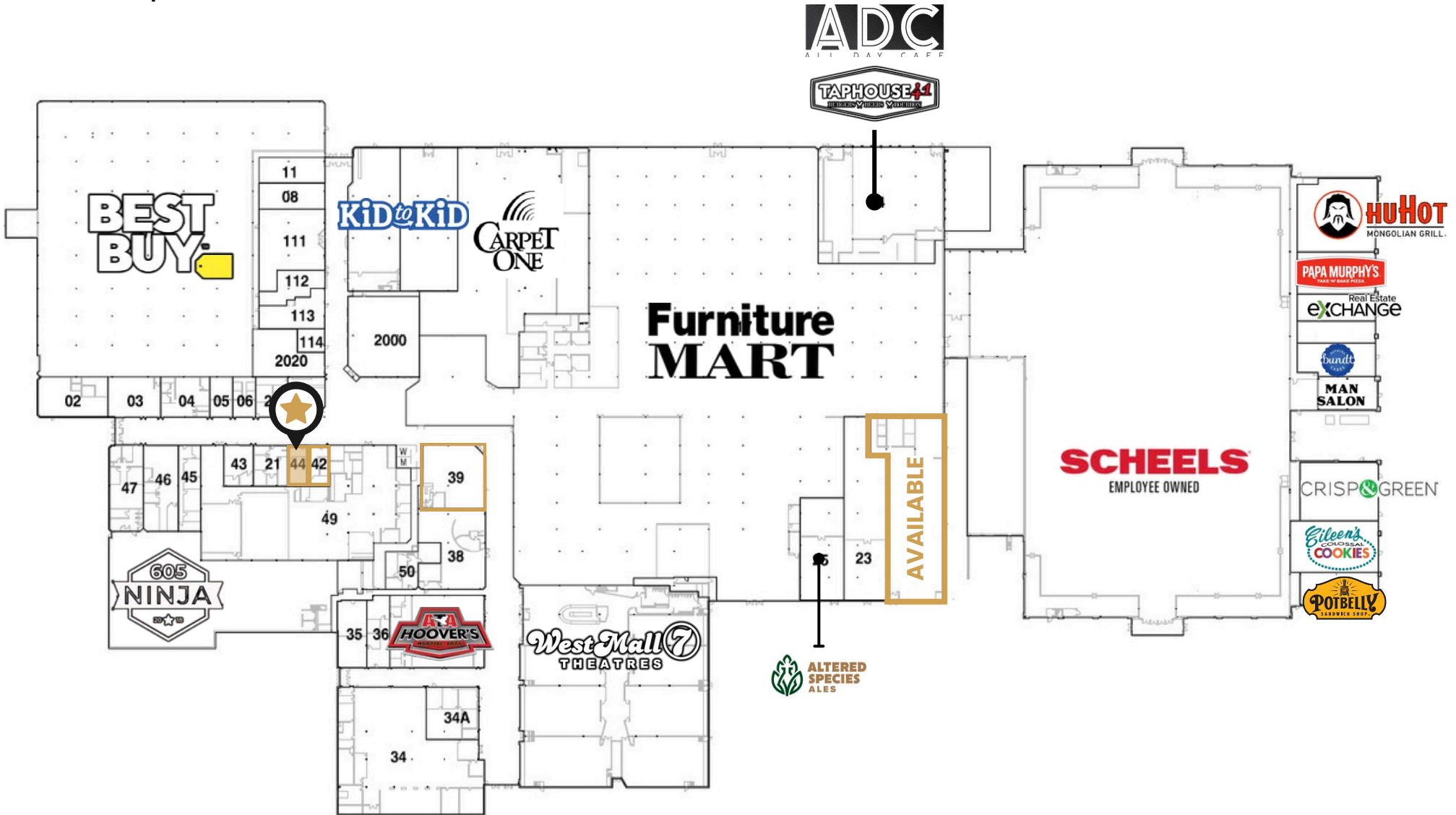
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## OFFICE/RETAIL SPACE FOR LEASE



- 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.



## OFFICE/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



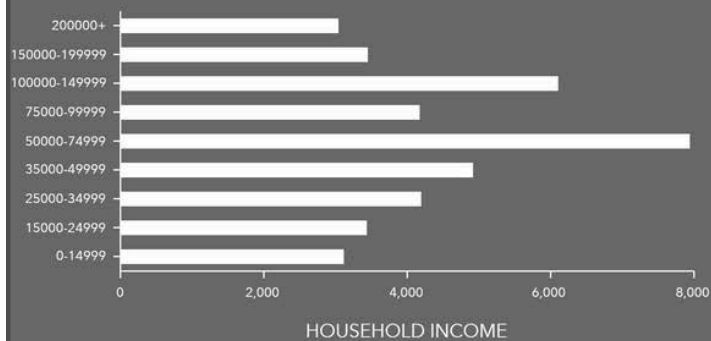
\$40,460

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