

FOR LEASE



WESTERN MALL

OFFICE/RETAIL SPACE

Bender
COMMERCIAL



2101 WEST 41ST STREET, SUITE 42
SIOUX FALLS, SD



651 SF



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

- Office or retail space located inside the Western Mall.
- Includes a work room and one (1) private office.
- 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.

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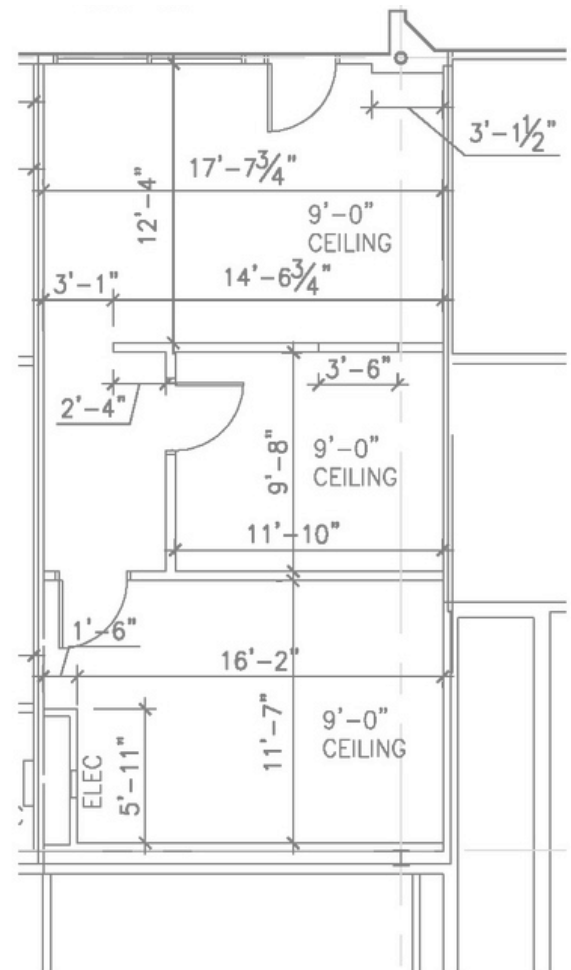
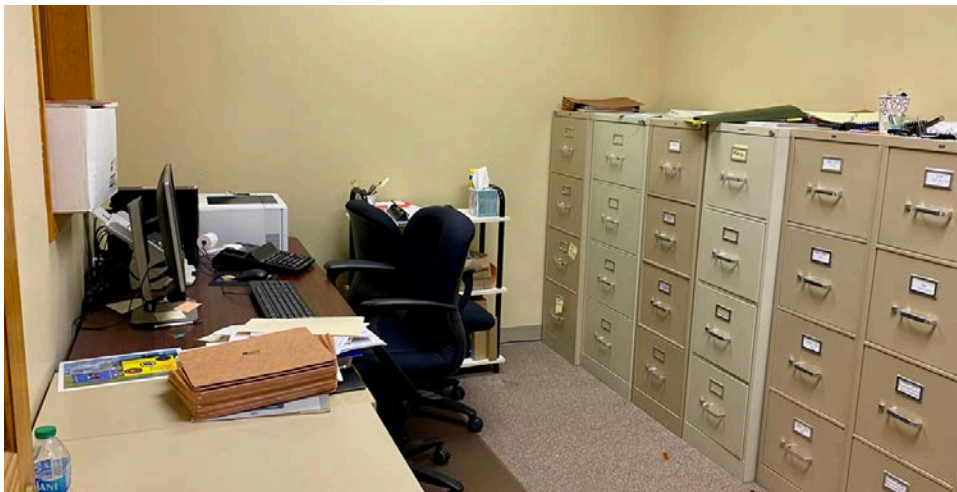
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WESTERN MALL



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A DAY CARE CDC





SIoux FALLS

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- A map of Sioux Falls, South Dakota, showing major roads and green spaces. A red star with a white outline is placed on the map, indicating the location of the Sioux Falls Convention Center. The star is located in the lower-left quadrant of the map, near a large green area. The text "SIOUX FALLS" is overlaid in large, bold, black capital letters across the center of the map.

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



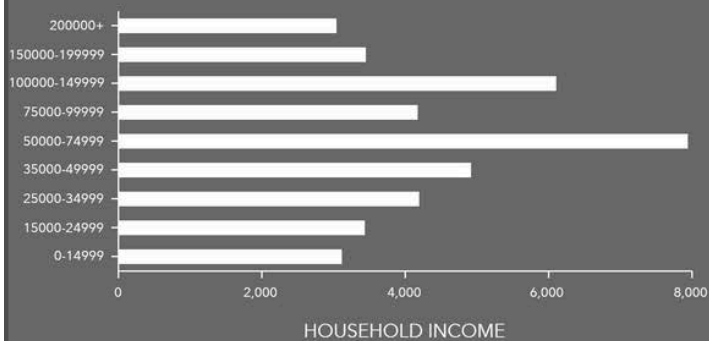
\$40,460

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