

FOR LEASE



WESTERN MALL

OFFICE/RETAIL SPACE

Bender
COMMERCIAL



**2101 WEST 41ST ST, SUITE 49
SIOUX FALLS, SD**



14,145 SF TOTAL
49A – 5,657 SF
49B – 8,488 SF



\$8.00/SF NNN
EST NNN: \$5.03/SF
TIA NEGOTIABLE

- Office or retail space located inside the Western Mall.
- Includes an open area, six (6) private offices, storage rooms, conference room, break room with kitchen, and large meeting rooms.
- Potential to have large, open, climate controlled space in central Sioux Falls.
- 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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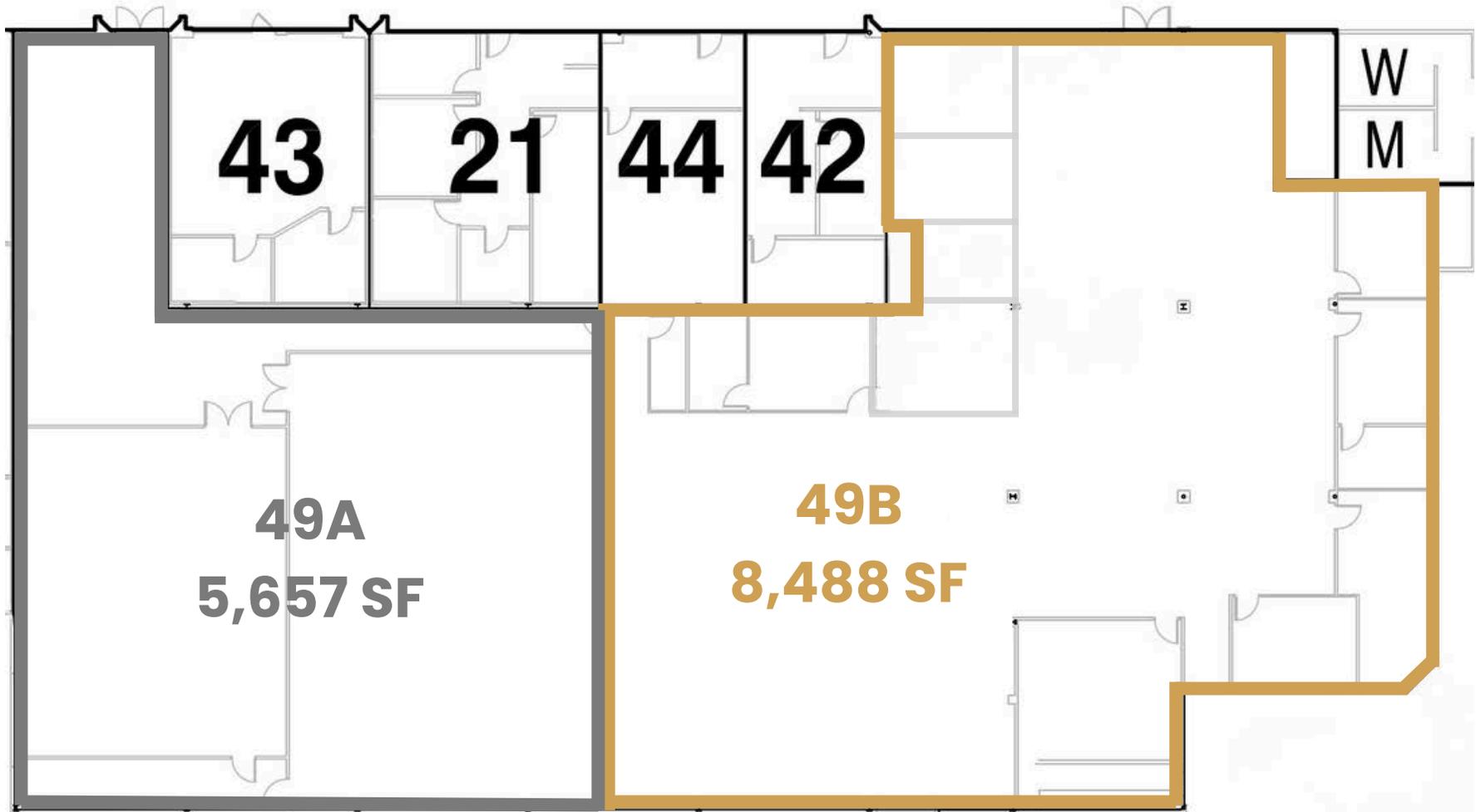


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OFFICE/RETAIL SPACE FOR LEASE

SUITE 49 COMBINED
14,145 SF



WESTERN MALL



OFFICE/RETAIL SPACE FOR LEASE – SUITE 49A



OFFICE/RETAIL SPACE FOR LEASE – SUITE 49B



WESTERN MALL



OFFICE/RETAIL SPACE FOR LEASE – SUITE 49B



WESTERN MALL



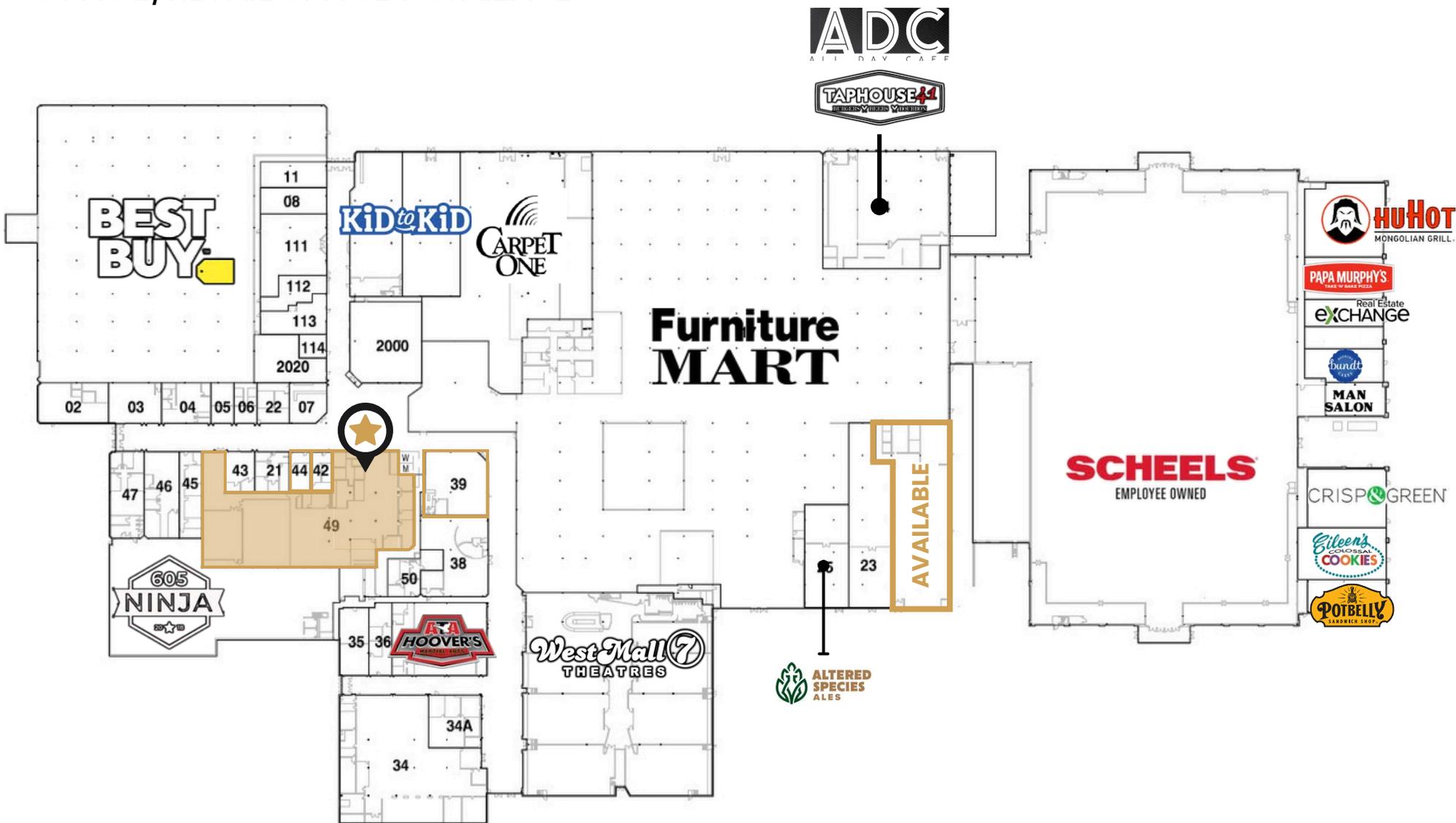
OFFICE/RETAIL SPACE FOR LEASE – SUITE 49B



WESTERN MALL



OFFICE/RETAIL SPACE FOR LEASE



WESTERN MALL



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



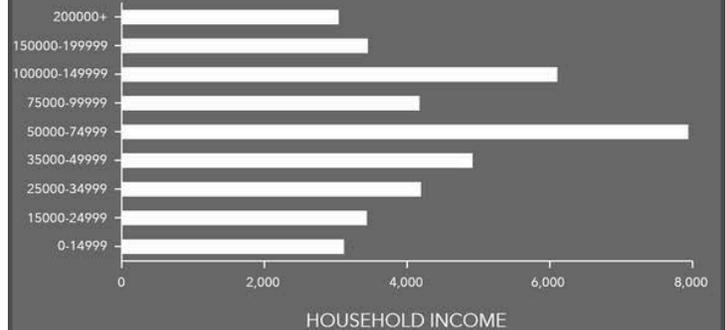
\$40,460

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