

FOR LEASE



VILLAGE ON LOUISE

RETAIL SPACE

Bender
COMMERCIAL

 **5035 SOUTH LOUISE AVENUE**
SIoux FALLS, SD



2,364 SF



\$18.00/SF NNN
EST NNN: \$7.00/SF

- Retail space located in successful Village on Louise.
- Open floorplan with reception area, studio, restroom, locker room with shower, and storage room.
- High traffic intersection of 57th Street and Louise Avenue.
- Building and monument signage.
- Ample parking with a combined daily traffic count of 44,400 vehicles.
- Easy access on Louise Avenue, 57th Street, 41st Street and I-29.
- Village on Louise tenants include Panera, Cherry Berry, Olive Destination, barre3, Great Clips, Marco's Pizza, Noodles & Company and Royal Palace.
- Negotiable TI Allowance.

ALEX SOUNDY, CCIM, SIOR | alex@benderco.com | 605-376-3700



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