

**FOR LEASE**



# 41ST STREET RETAIL SPACE

RETAIL SPACE

**Bender**  
COMMERCIAL



**2700 WEST 41ST STREET  
SIOUX FALLS, SD**



**1,415 SF**



**\$16.50/SF NNN**

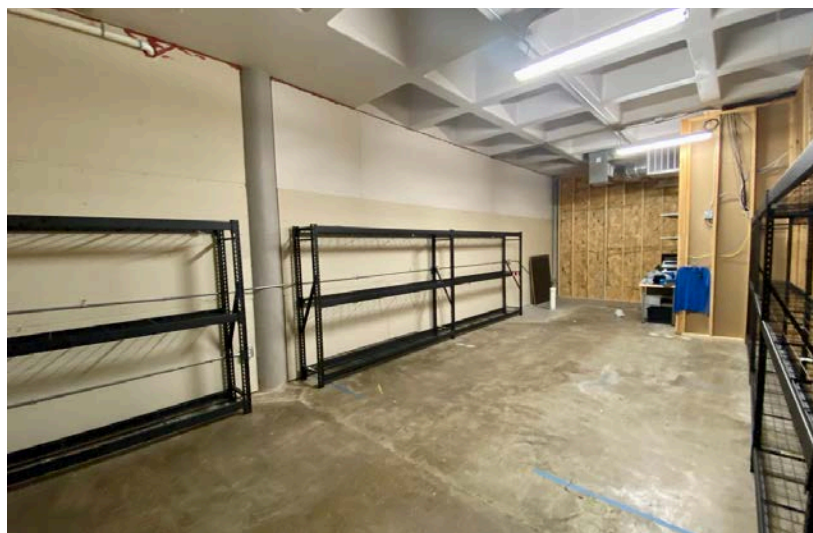
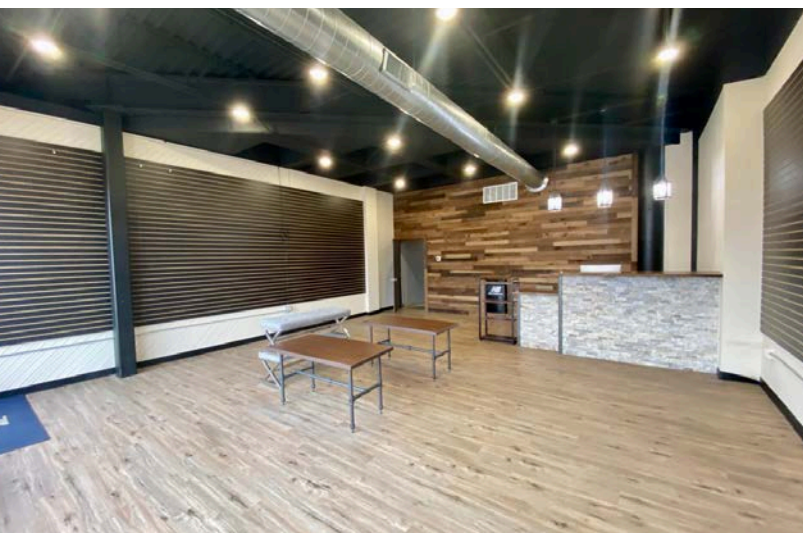
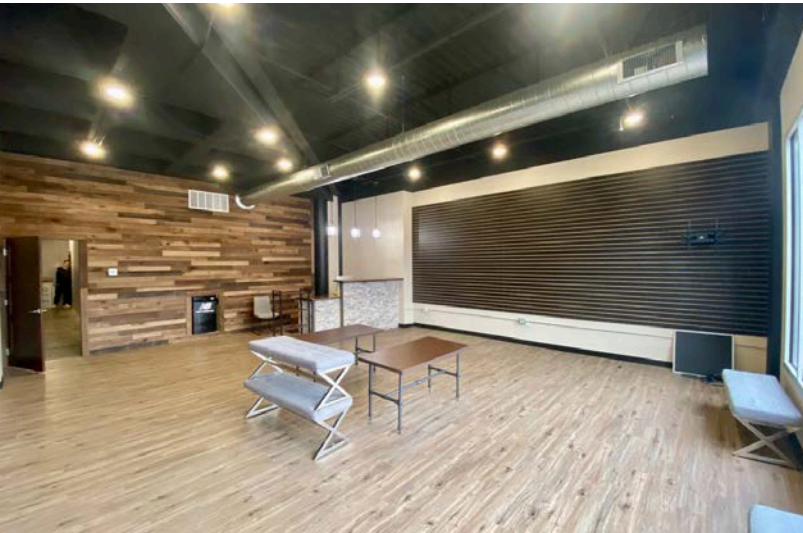
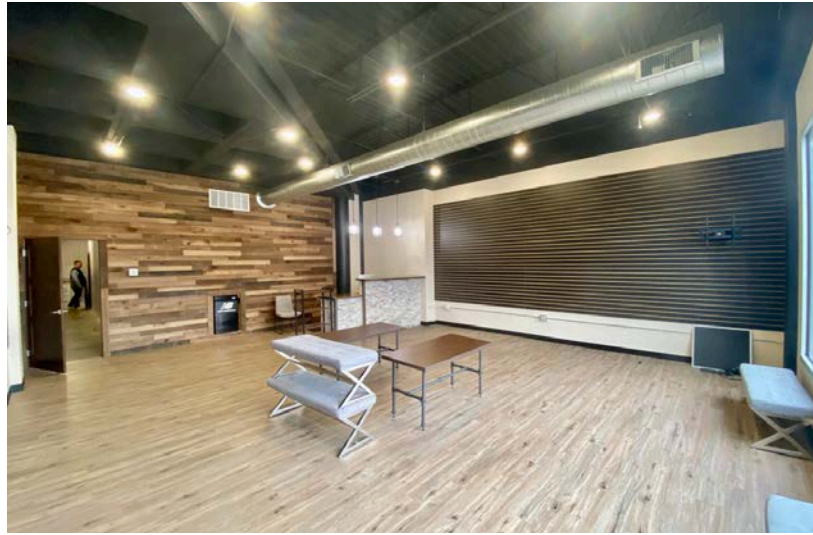
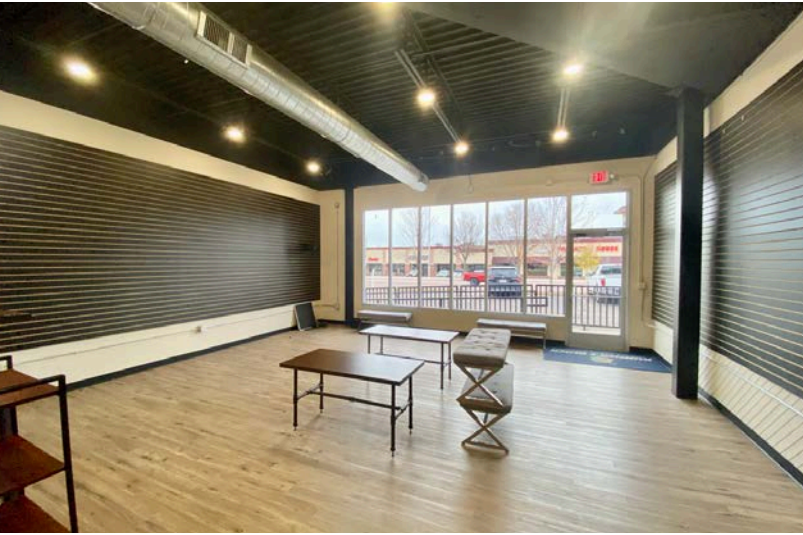
- Includes open retail area, storage area, and common area restrooms.
- Parking ratio of 1 space per 163 SF.
- Prime location with high visibility along 41st Street near Kiwanis Ave with a combined traffic count of 36,800 vehicles per day.
- Neighboring businesses and schools include O'Gorman High School, Ninja Ramen, Yonutz, Bricks & Minifigs, Original Pancake House, Pizza Ranch, and Perkins.

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O' GORMAN  
HIGH SCHOOL

BRICKS  
& MINIFIGS

S KIWANIS AVENUE

Yonutz!

NINJA  
RAMEN THAI



41ST STREET

THE  
Original  
PANCAKE  
HOUSE

Perkins  
AMERICAN FOOD CO.

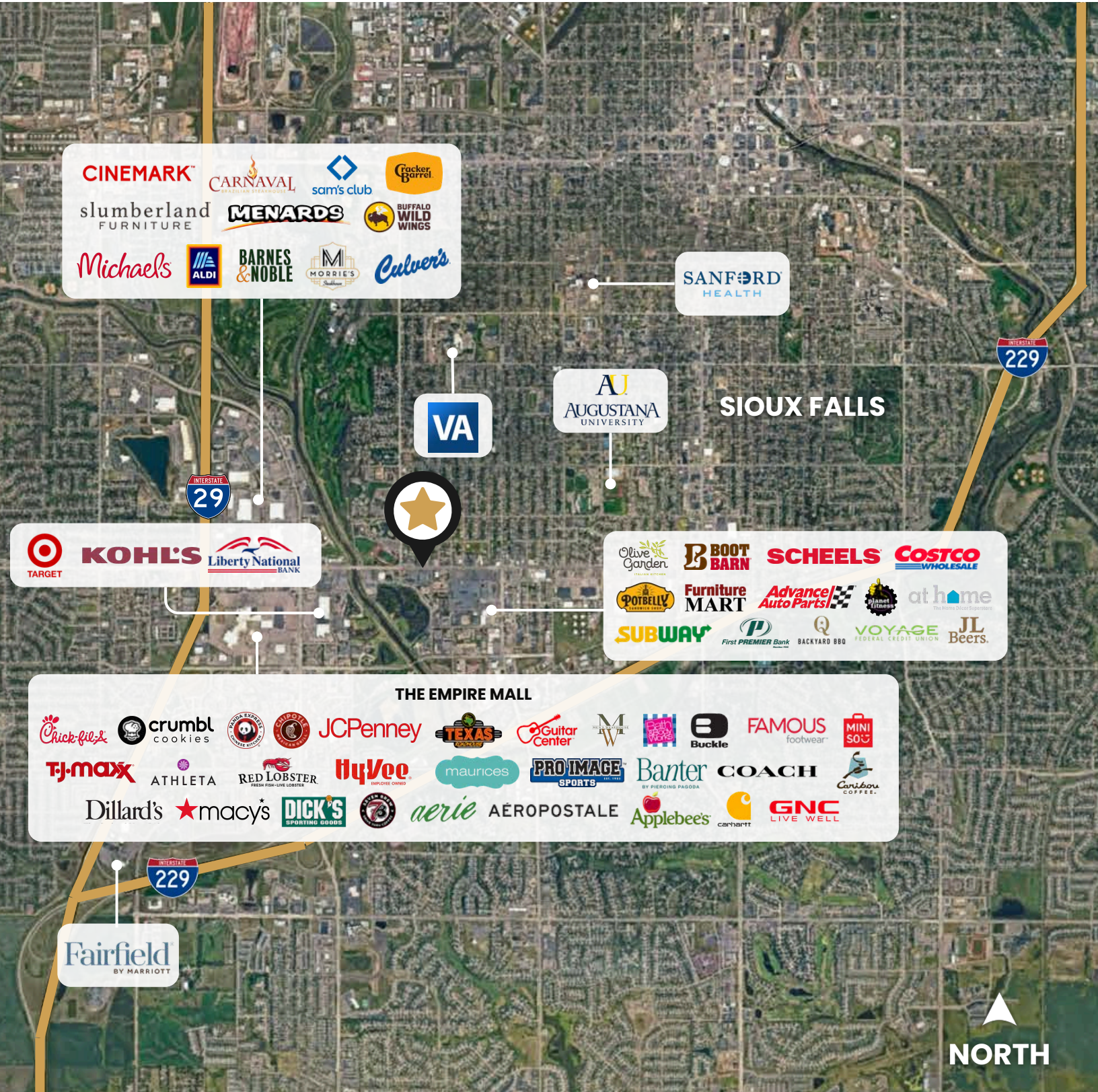
Pizza Ranch

NORTH

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**CINEMARK** **CARNAVAL** **sam's club** **Cracker Barrel**  
**slumberland FURNITURE** **MENARDS** **BUFFALO WILD WINGS**  
**Michaels** **ALDI** **BARNES & NOBLE** **MORRIE'S** **Calver's**

**SANFORD HEALTH**

**VA**

**AUGUSTANA UNIVERSITY**

**SIoux FALLS**

**TARGET** **KOHL'S** **Liberty National BANK**

**Olive Garden** **BOOT BARN** **SCHEELS** **COSTCO WHOLESALE**  
**POTBELLY** **Furniture MART** **Advance Auto Parts** **planet fitness** **at home**  
**SUBWAY** **First PREMIER Bank** **BACKYARD BBQ** **VOYAGE FEDERAL CREDIT UNION** **JL Beers**

**THE EMPIRE MALL**

**Chick-fil-A** **crumbl cookies** **PIZZA FERRELLI** **PIZZA HUT** **JCPenney** **TEXAS CENCOR** **Guitar Center** **M** **Buckle** **FAMOUS footwear** **MINI SOU**  
**TJ-maxx** **ATHLETA** **RED LOBSTER FRESH FISH-LIVE LOBSTER** **HuVee** **maurices** **PRO IMAGE SPORTS** **Banter BY PIERING PAGODA** **COACH** **Caribou COFFEE**  
**Dillard's** **macys** **DICK'S SPORTING GOODS** **aerie** **AÉROPOSTALE** **Applebee's** **carhart** **GNC LIVE WELL**

**Fairfield BY MARRIOTT**



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