

FOR LEASE



41ST STREET RETAIL SPACE

RETAIL SPACE

Bender
COMMERCIAL



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



2,342 SF



\$16.50/SF NNN

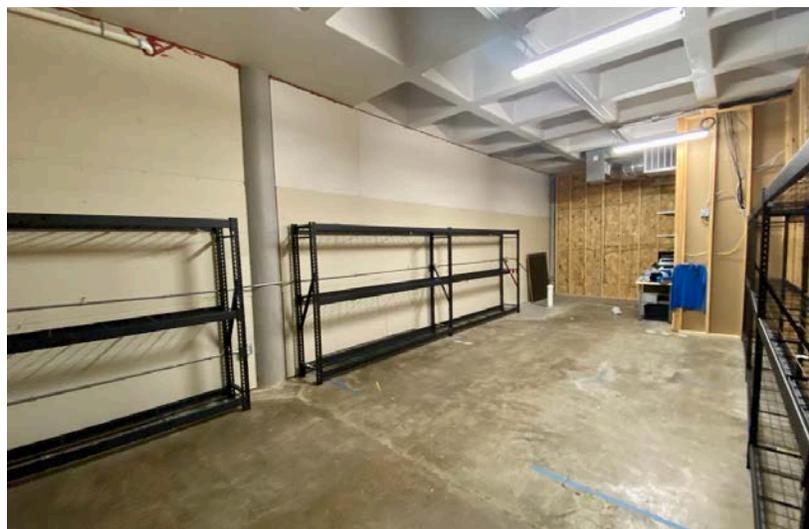
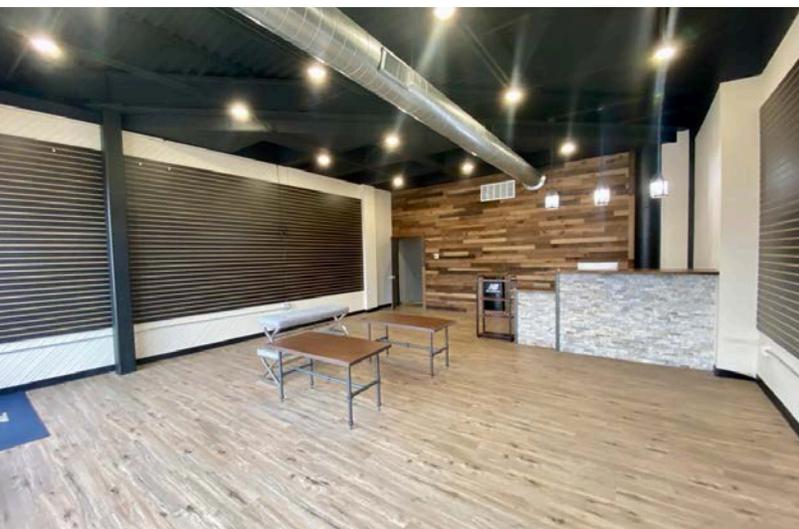
- Includes open retail area, storage area, and common area restrooms.
- Parking ratio of 1 space per 163 SF.
- Prime location with high visibility along 41st Street near Kiwanis Ave with a combined traffic count of 36,800 vehicles per day.
- Neighboring businesses and schools include O'Gorman High School,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

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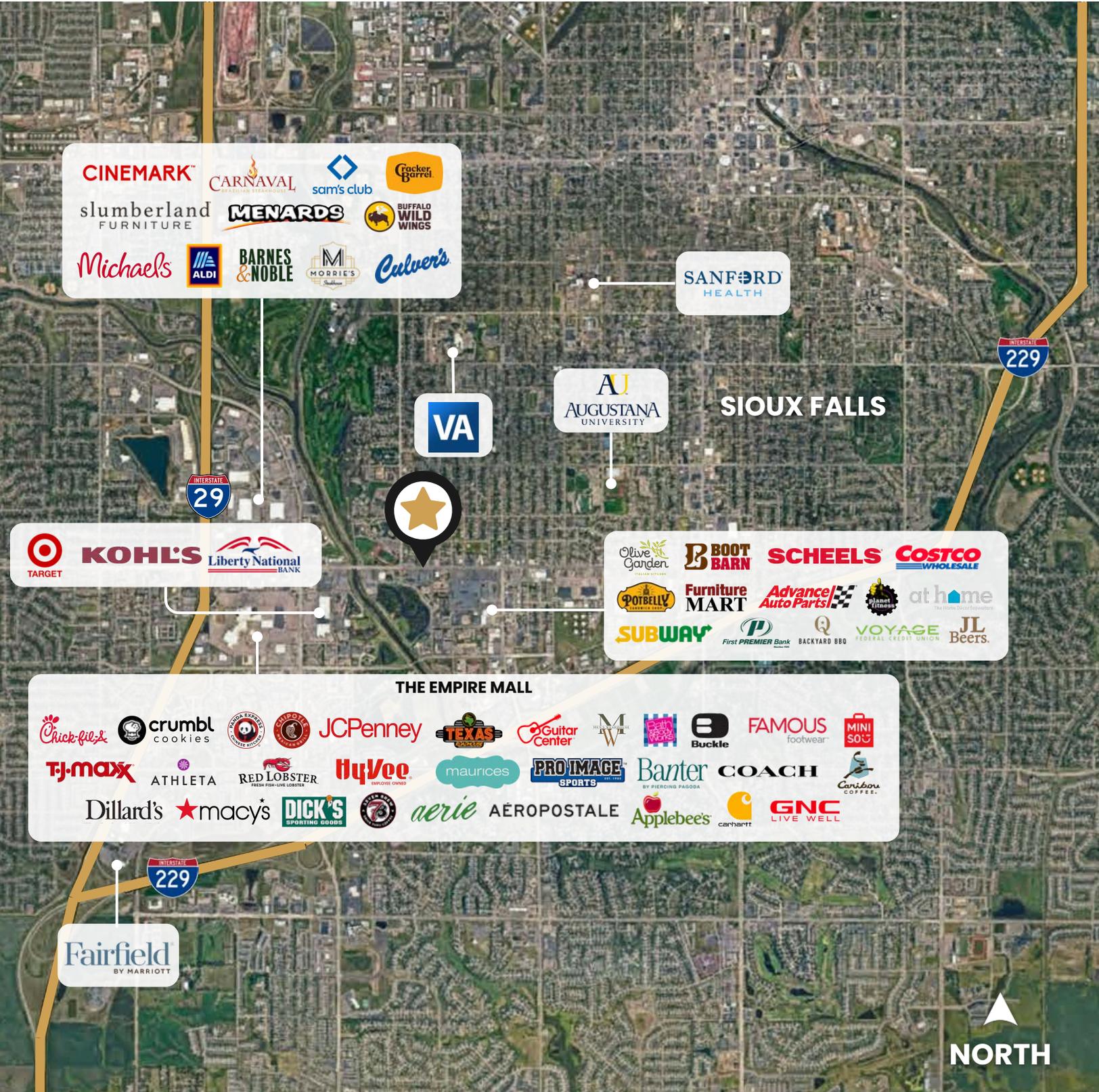
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CINEMARK **CARNAVAL** BRAZILIAN STEAKHOUSE **sam's club** **Cracker Barrel**
slumberland FURNITURE **MENARDS** **BUFFALO WILD WINGS**
Michaels **ALDI** **BARNES & NOBLE** **MORRIE'S** **Culver's**

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** **Guitar Center** **M** **Buckle** **FAMOUS footwear** **MINI SOU**
TJ-maxx **ATHLETA** **RED LOBSTER FRESH FISH-LIVE LOBSTER** **HuVee** **maurices** **PRO IMAGE SPORTS** **Banter** **COACH** **Caribou COFFEE**
Dillard's **macys** **DICK'S SPORTING GOODS** **aerie** **AEROPOSTALE** **Applebee's** **carhart** **GNC LIVE WELL**

Fairfield BY MARRIOTT

