

FOR LEASE



41ST RETAIL CORNER

STANDALONE BUILDING

Bender
COMMERCIAL



2720 WEST 41ST STREET
SIOUX FALLS, SD



4,466 SF



\$17.00/SF NNN OR
\$21.00/SF NNN WITH \$15.00/SF TIA

- Prime location with high visibility along 41st Street near Kiwanis Avenue with a combined traffic count of 36,800 vehicles per day.
- Includes an open retail area, storage room, two (2) private offices, and restroom.
- Improvements underway include new facade and additional windows.
- Neighboring businesses and schools include O'Gorman High School, Wireless World, Ninja Ramen, Yonutz, Bricks & Minifigs, Original Pancake House, Pizza Ranch, and Perkins.
- Potential drive-thru on north side of building. Contact broker for details.

ISAAC JORGENSEN | isaac@benderco.com | 605-799-5058

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PLANNED EXTERIOR IMPROVEMENTS



EXT ELEVATION - WEST - PRESENTATION



EXT ELEVATION - SOUTH - PRESENTATION



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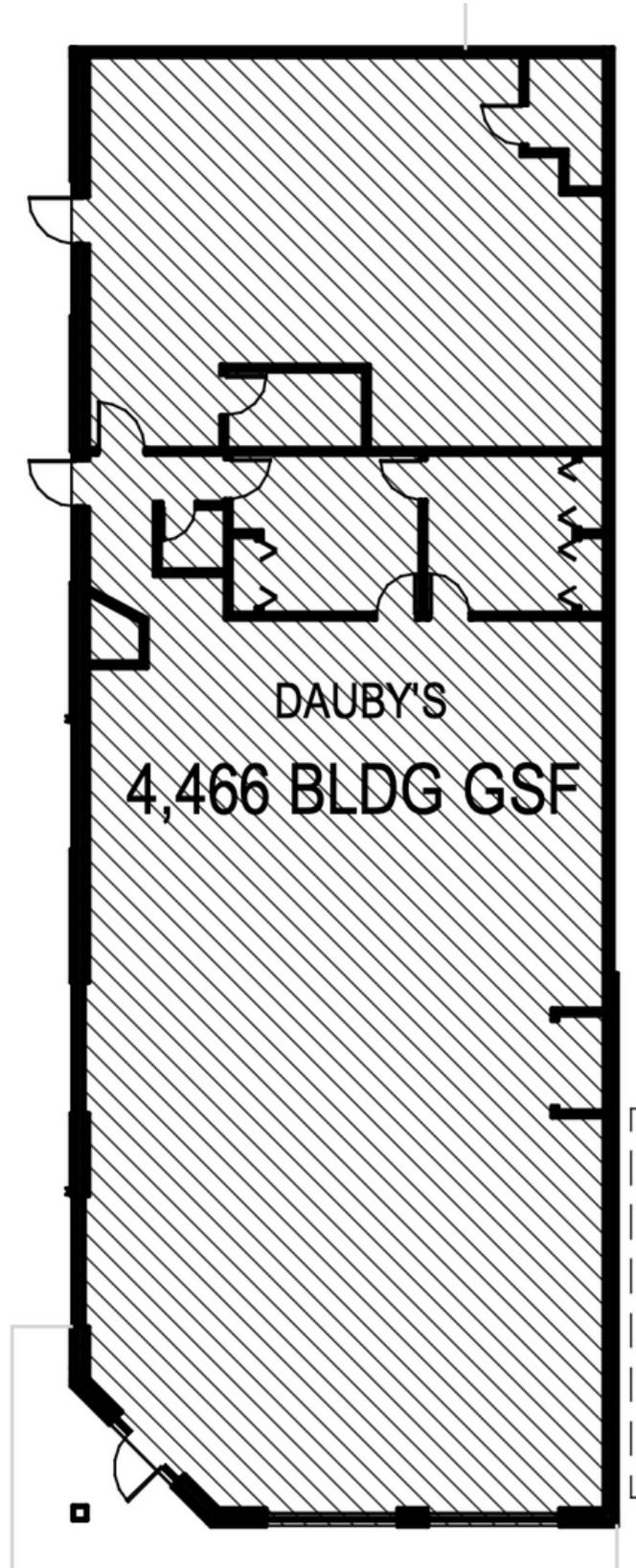
CURRENT EXTERIOR



41ST RETAIL CORNER



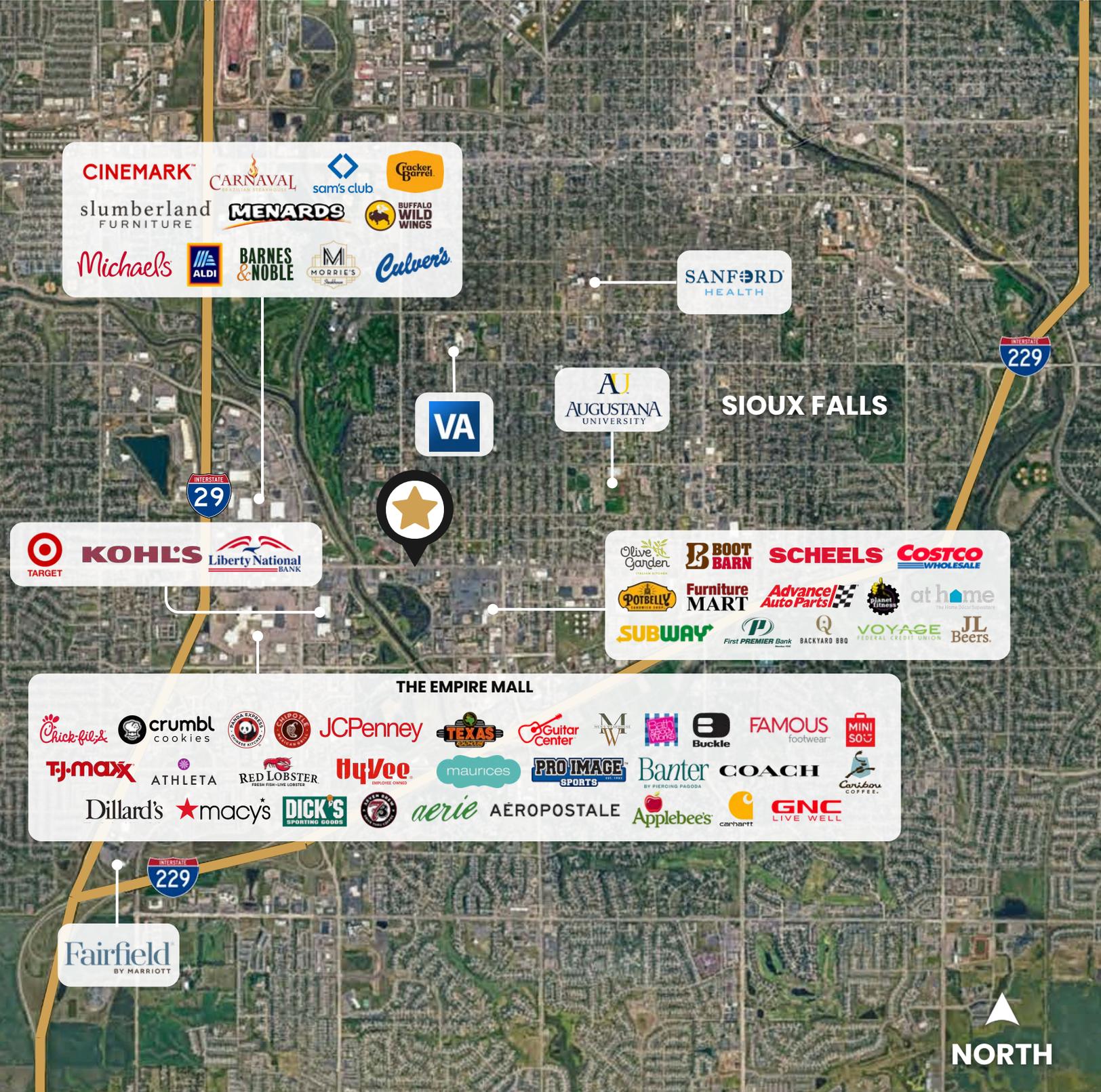
FLOORPLAN



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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** **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 FERRELL** **PIZZA HUT** **JCPenney** **TEXAS CHICKEN** **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 PASOGA** **COACH** **Caribou COFFEE**
Dillard's **★macy's** **DICK'S SPORTING GOODS** **aerie** **AÉROPOSTALE** **Applebee's** **carhart** **GNC LIVE WELL**

Fairfield BY MARRIOTT

