

WESTERN MALL

RETAIL SPACE

Bender COMMERCIAL

2101 W 41ST ST, STES 46 & 47
SIOUX FALLS, SD

2,339 SF & 2,268 SF
4,607 SF TOTAL

$10.50/SF
EST NNN: $5.03/SF

- Office or retail space located inside the Western Mall.
- Suite 46 (2,339 SF) includes an open work area, two (2) private offices, conference room, kitchen, and two (2) restrooms with shower.
- Suite 47 (2,268 SF) includes four (4) private offices, conference room, classroom/open work area, kitchen, and two (2) staff restrooms.
- Opportunity to advertise on digital billboards along 41st Street (19,200 vpd) and Western Avenue (22,000 vpd).
- 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.
- Available at the end of 2026.

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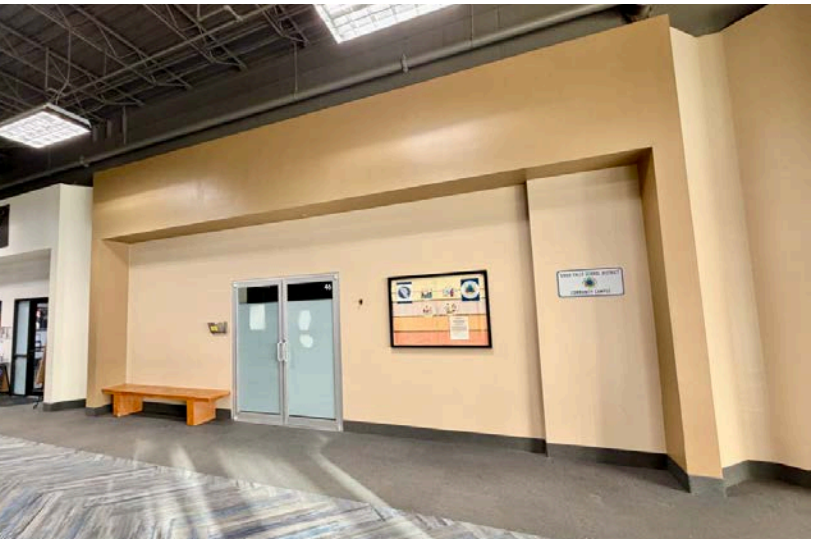
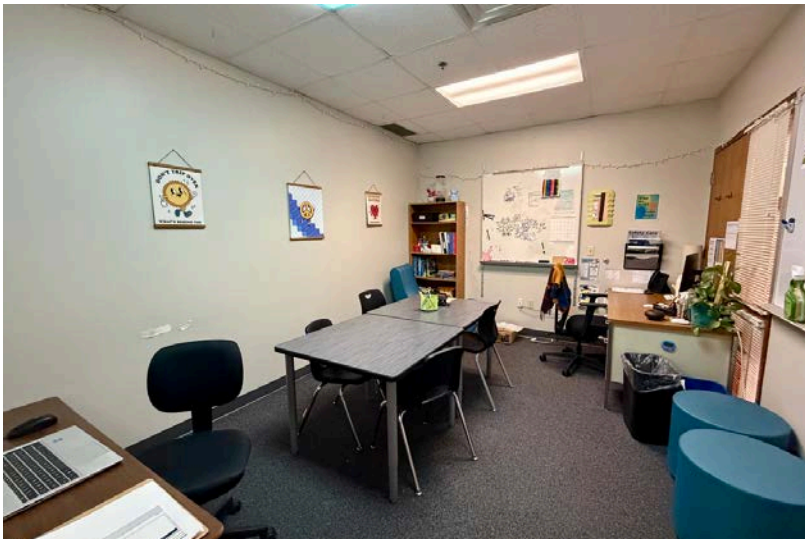
WESTERN MALL

RETAIL SPACE FOR LEASE | SUITE 46













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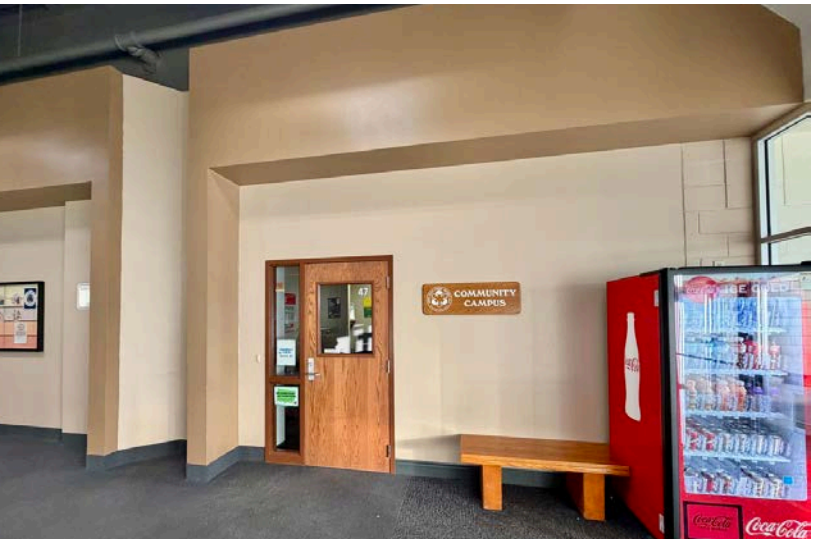
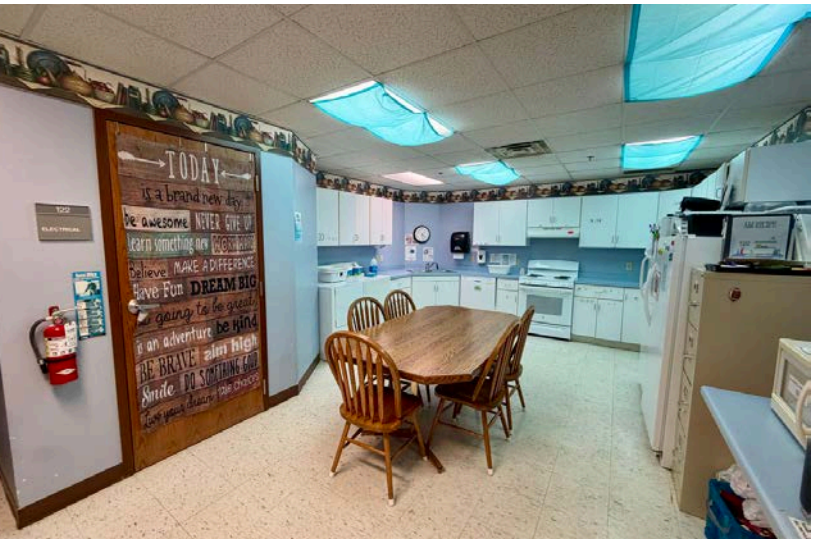
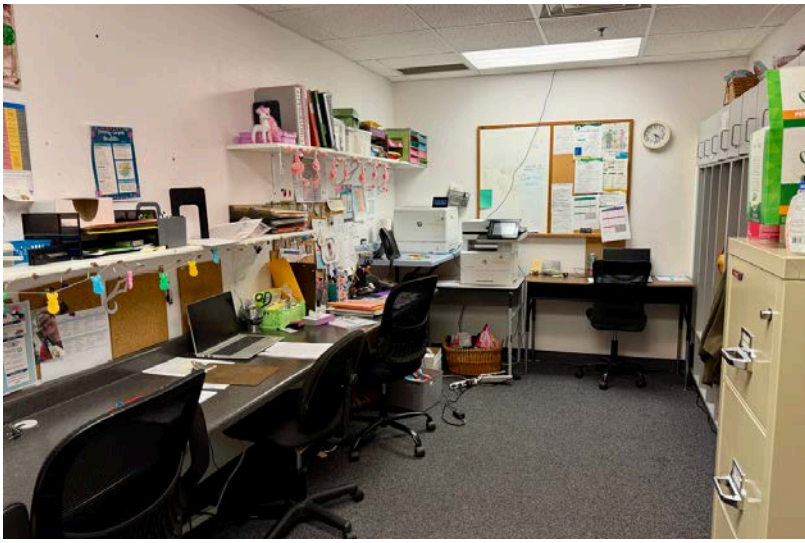
WESTERN MALL

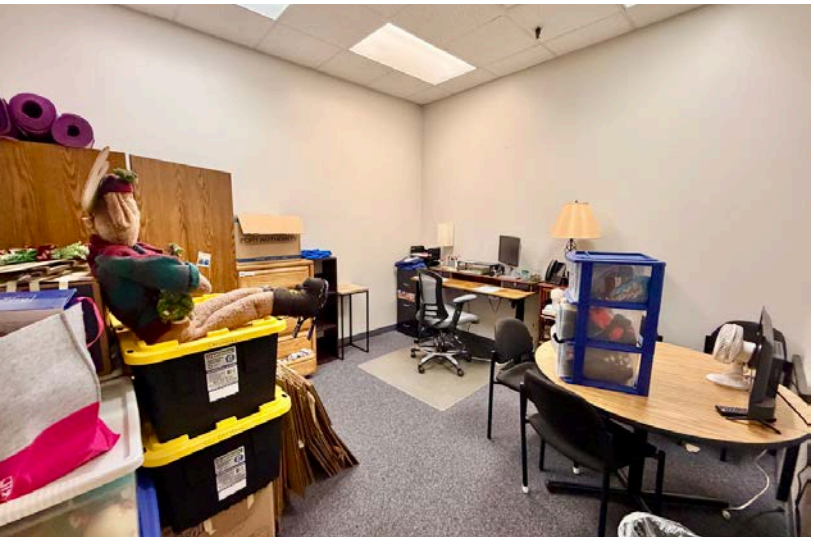
RETAIL SPACE FOR LEASE | SUITE 47

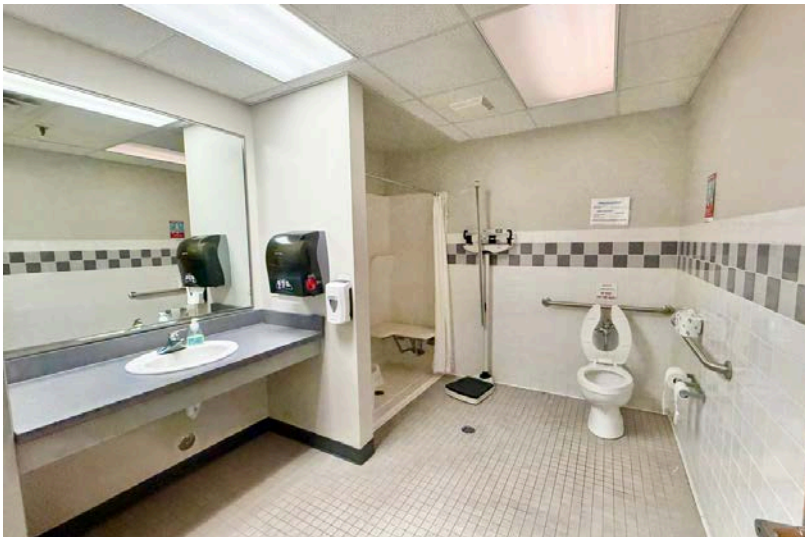












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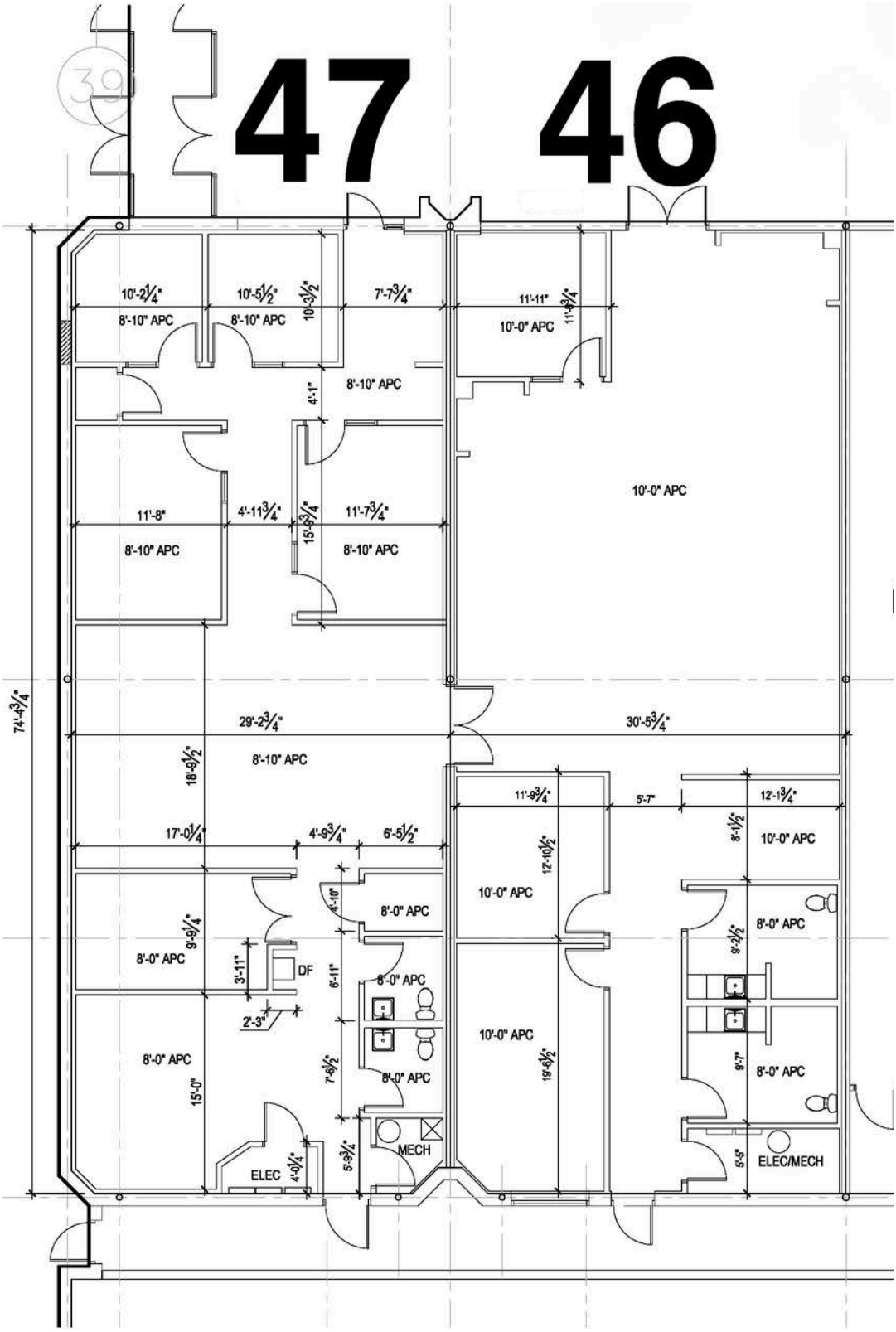
WESTERN MALL

FLOORPLAN



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WESTERN MALL

OFFICE/RETAIL SPACE FOR LEASE



2025 Bender Companies. Information herein deemed reliable, but not guaranteed.

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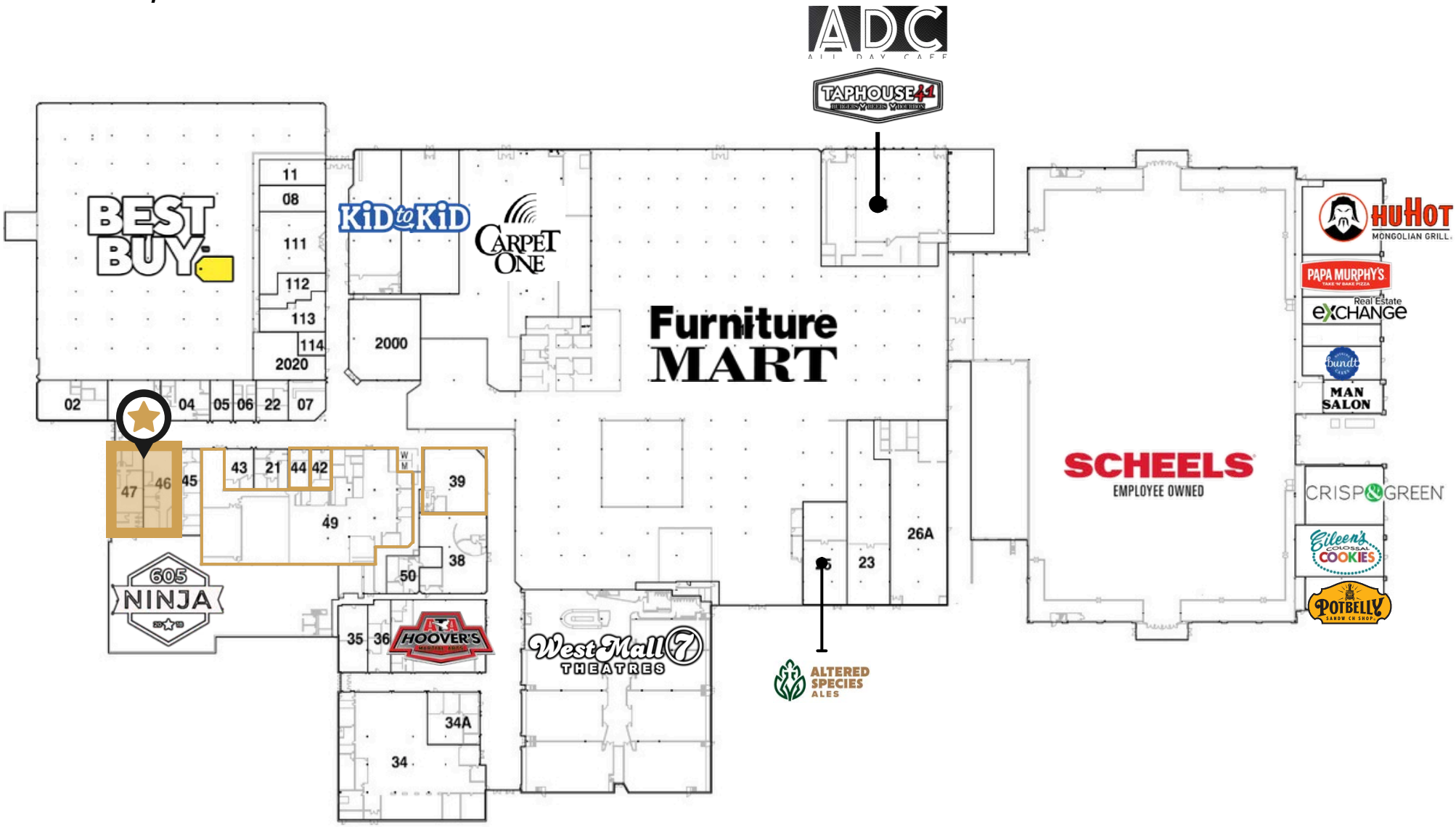
OFFICE/RETAIL SPACE FOR LEASE



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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.

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RETAIL SPACE FOR LEASE

DEMOGRAPHIC SUMMARY

KEY FACTS

93,405
Population

37.1
Median Age

40,379
Households

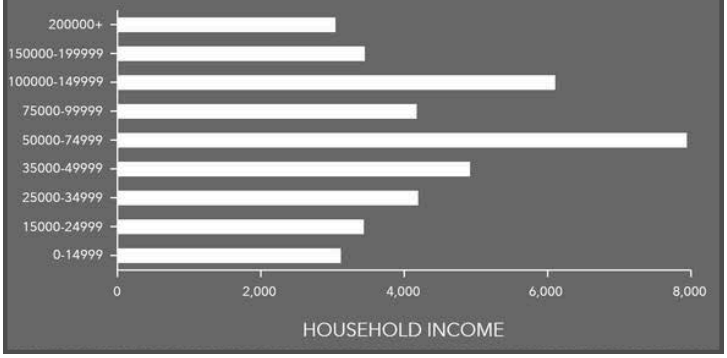
$53,858
Median Disposable Income

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

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