

**FOR LEASE**



# 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**  **\$13.50/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



# WESTERN MALL



## RETAIL SPACE FOR LEASE | SUITE 47





# WESTERN MALL



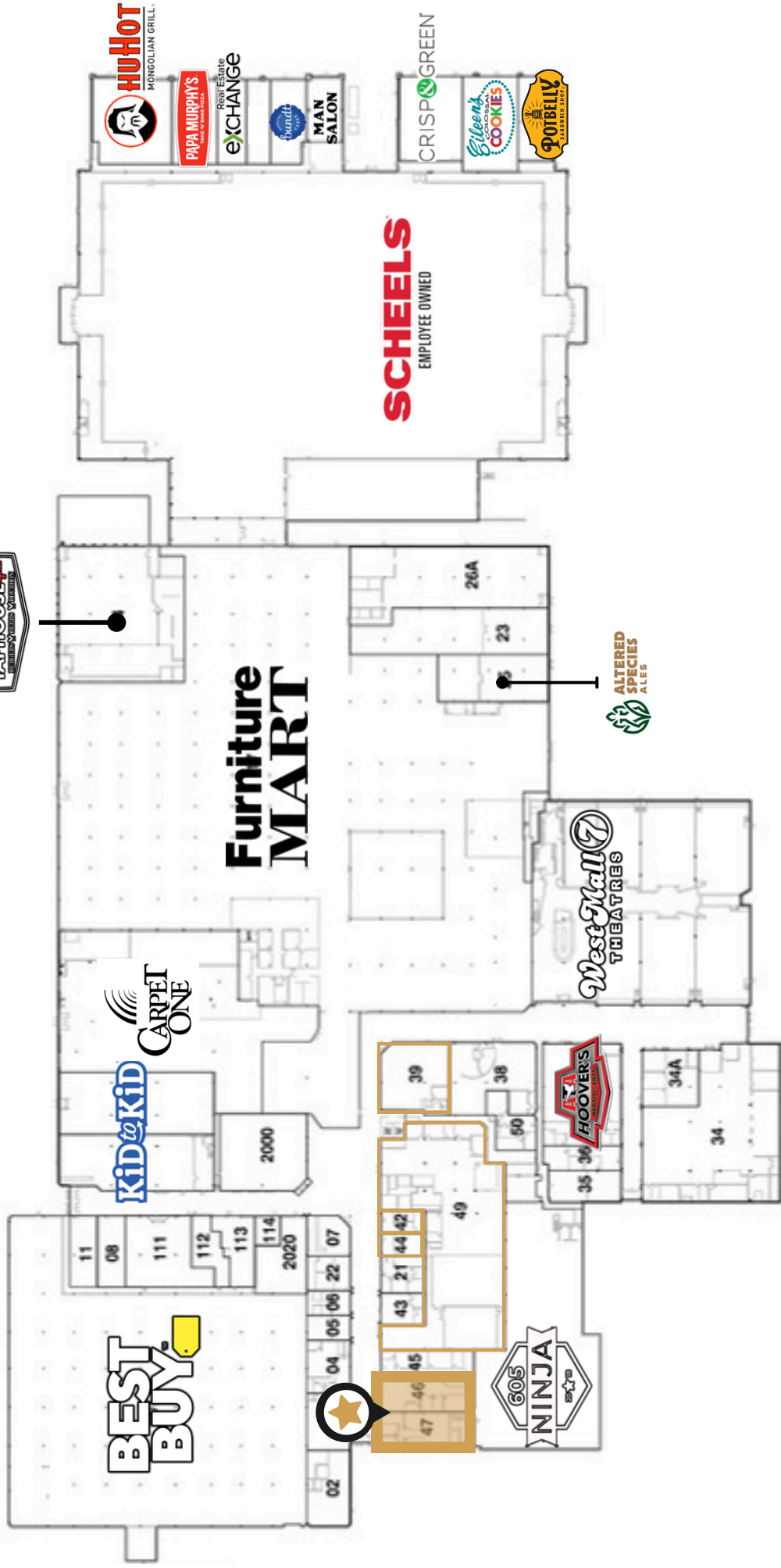
OFFICE/RETAIL SPACE FOR LEASE



# WESTERN MALL



## OFFICE/RETAIL SPACE FOR LEASE



# WESTERN MALL



## 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.



## 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



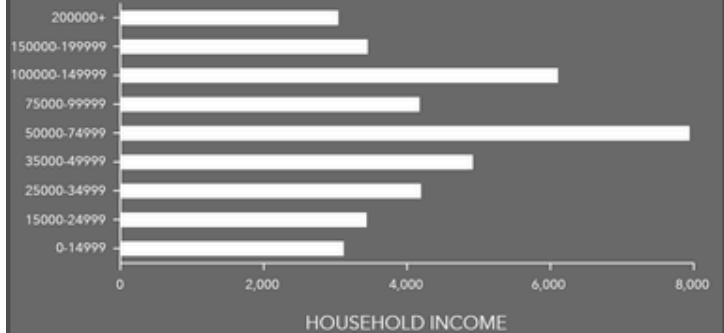
\$40,460

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