



FOR LEASE

41ST STREET RETAIL

RETAIL/OFFICE SPACE FOR LEASE

Bender
COMMERCIAL



**2700 & 2720 WEST 41ST STREET
SIOUX FALLS, SD**



1,415 - 4,446 SF



**\$16.50-\$21.00/SF
TIA NEGOTIABLE**

- Prime location with high visibility along 41st Street near Kiwanis Ave with a combined traffic count of 36,800 vehicles per day.
- Suite 102 (1,415 SF) includes an open retail area, storage area, and common area restrooms.
- Suite 104 (up to 4,446 SF) includes an open retail area, storage room, two (2) private offices, and restroom.
- Parking lot currently being improved and restructured. Details on Page 3.
- Neighboring businesses and schools include Team Wireless, O'Gorman High School, Ninja Ramen, Yonutz, Bricks & Minifigs, Original Pancake House, Pizza Ranch, Perkins, and many more.

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

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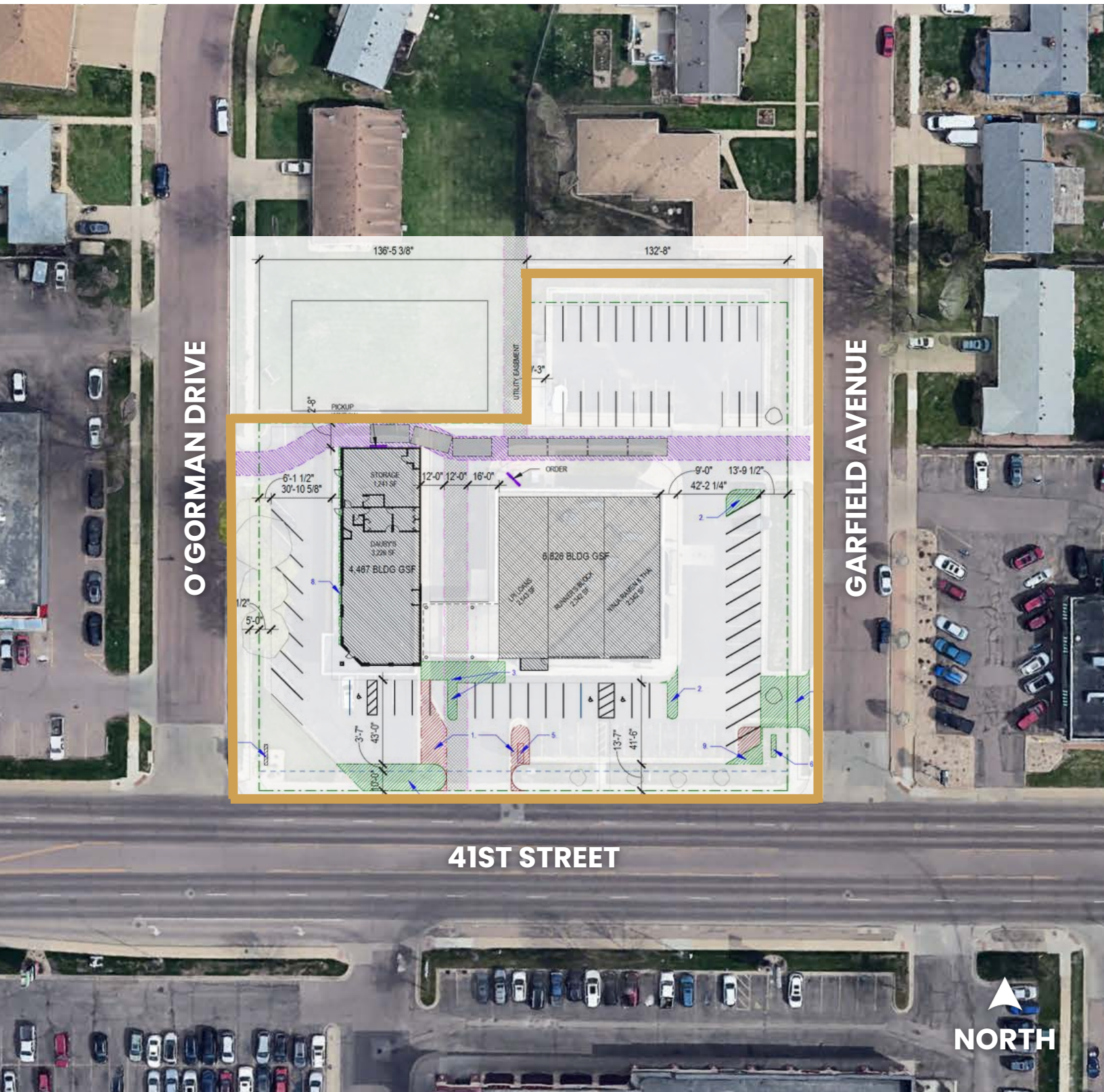


41ST STREET RETAIL



UPDATED PARKING SITE PLAN & DRIVE THRU OPPORTUNITY*

*CONTACT BROKER FOR DETAILS



41ST STREET RETAIL



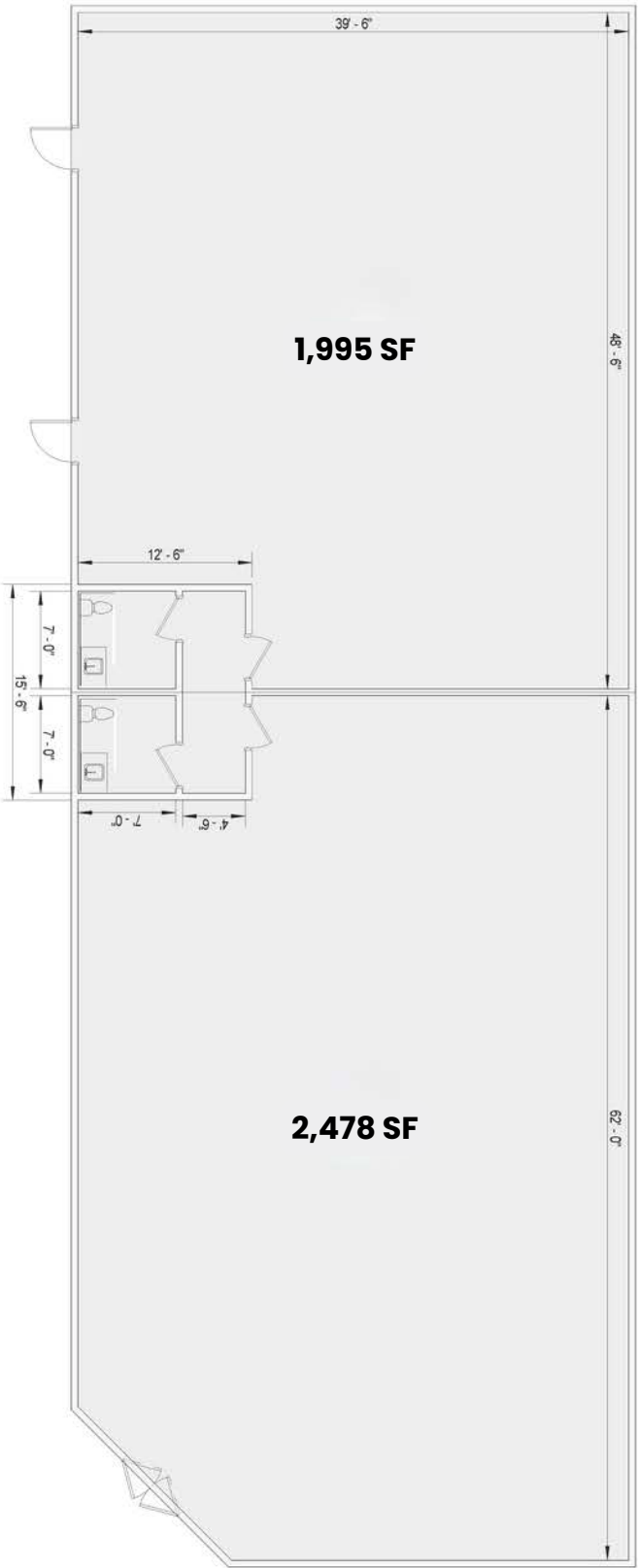
SUITE 104 - RETAIL CORNER - 4,446 SF - ABILITY TO SUBDIVIDE - \$17-21/SF



41ST STREET RETAIL



SUITE 104 - RETAIL CORNER - 4,446 SF - POTENTIAL SUBDIVISION



41ST STREET RETAIL



SUITE 102 – 1,415 SF – \$16.50/SF NNN



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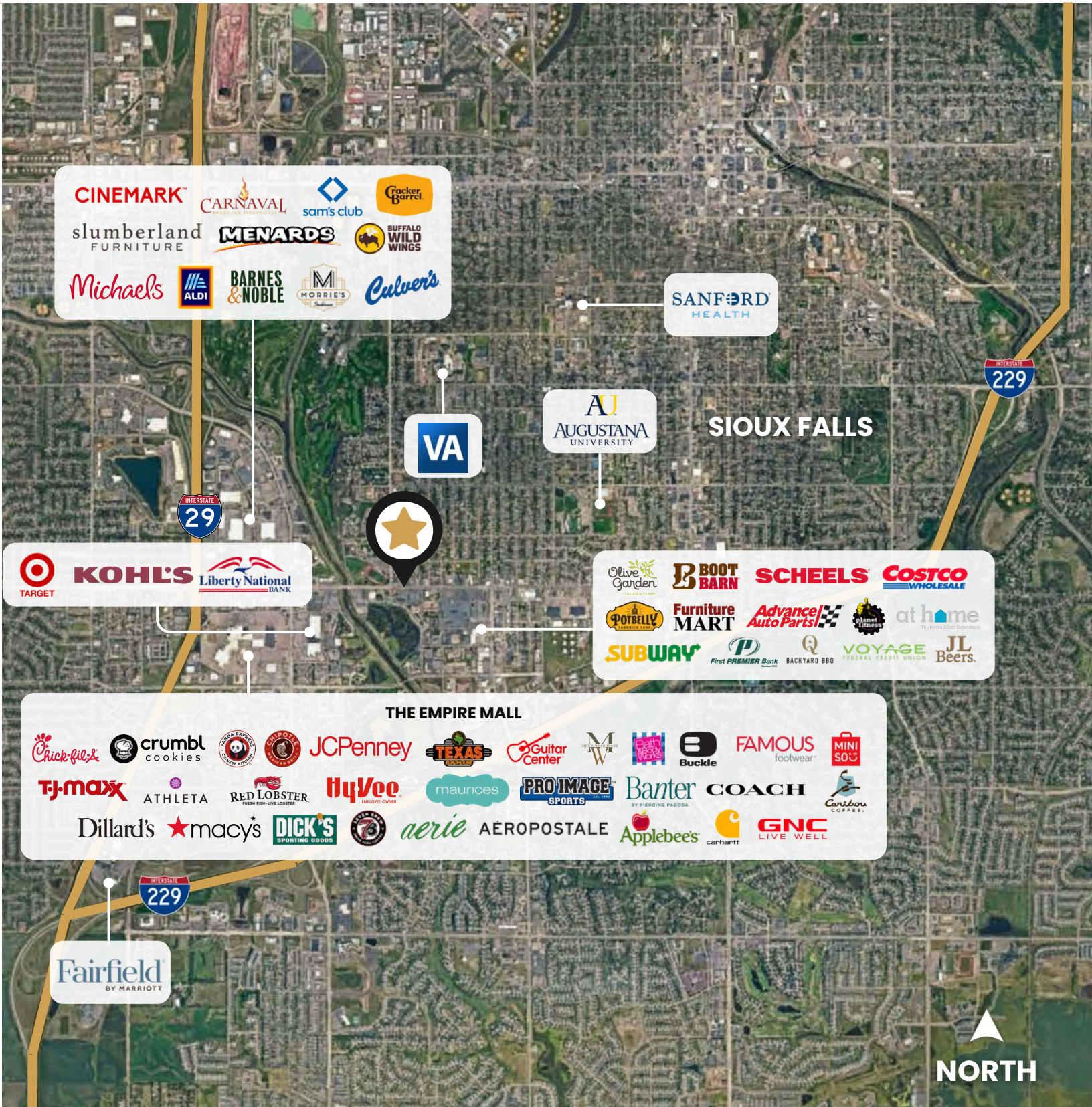
RETAIL SPACE FOR LEASE



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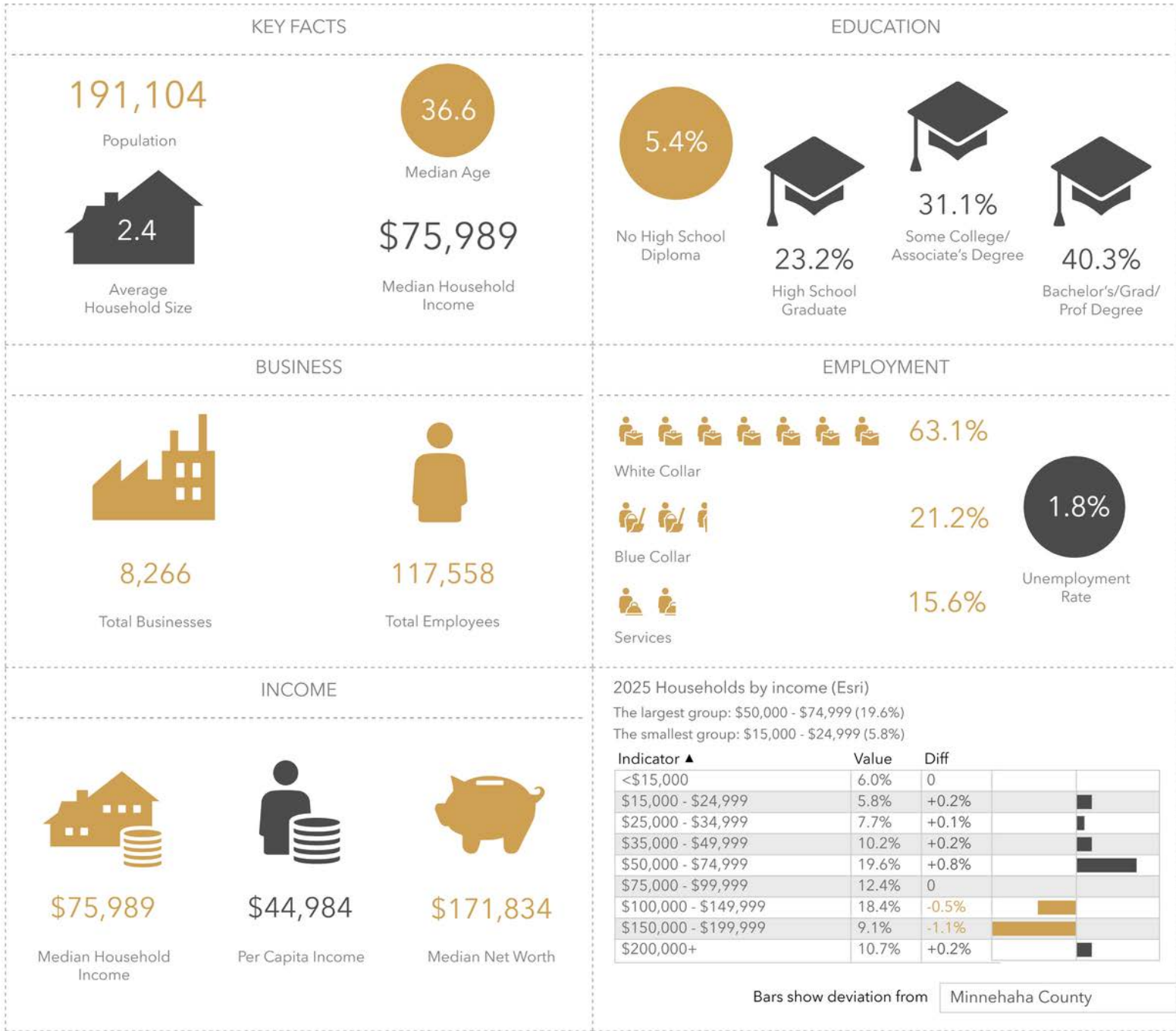


Bender Commercial Real Estate Services | 305 West 57th Street, Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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DEMOGRAPHICS

Key Facts



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri