

**FOR LEASE**



# WESTERN MALL

OFFICE/RETAIL SPACE

**Bender**  
COMMERCIAL



**2101 W 41ST ST, STE 34A**  
**SIOUX FALLS, SD**



**2,032 SF**



**\$13.50/SF**  
**EST NNN: \$5.03/SF**

- Office or retail space located inside the Western Mall.
- Two (2) entrances into the space
- Features an open work area and three (3) private offices with windows open to the mall hallways.
- 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, Reach Literacy, Potbelly Sandwich Shop, Crisp and Green, The Man Salon, HuHot, Taphouse 41, Kid to Kid, Uptown Cheapskate, and Altered Species Ales.
- One or more members of ownership are licensed real estate brokers in the state of SD.

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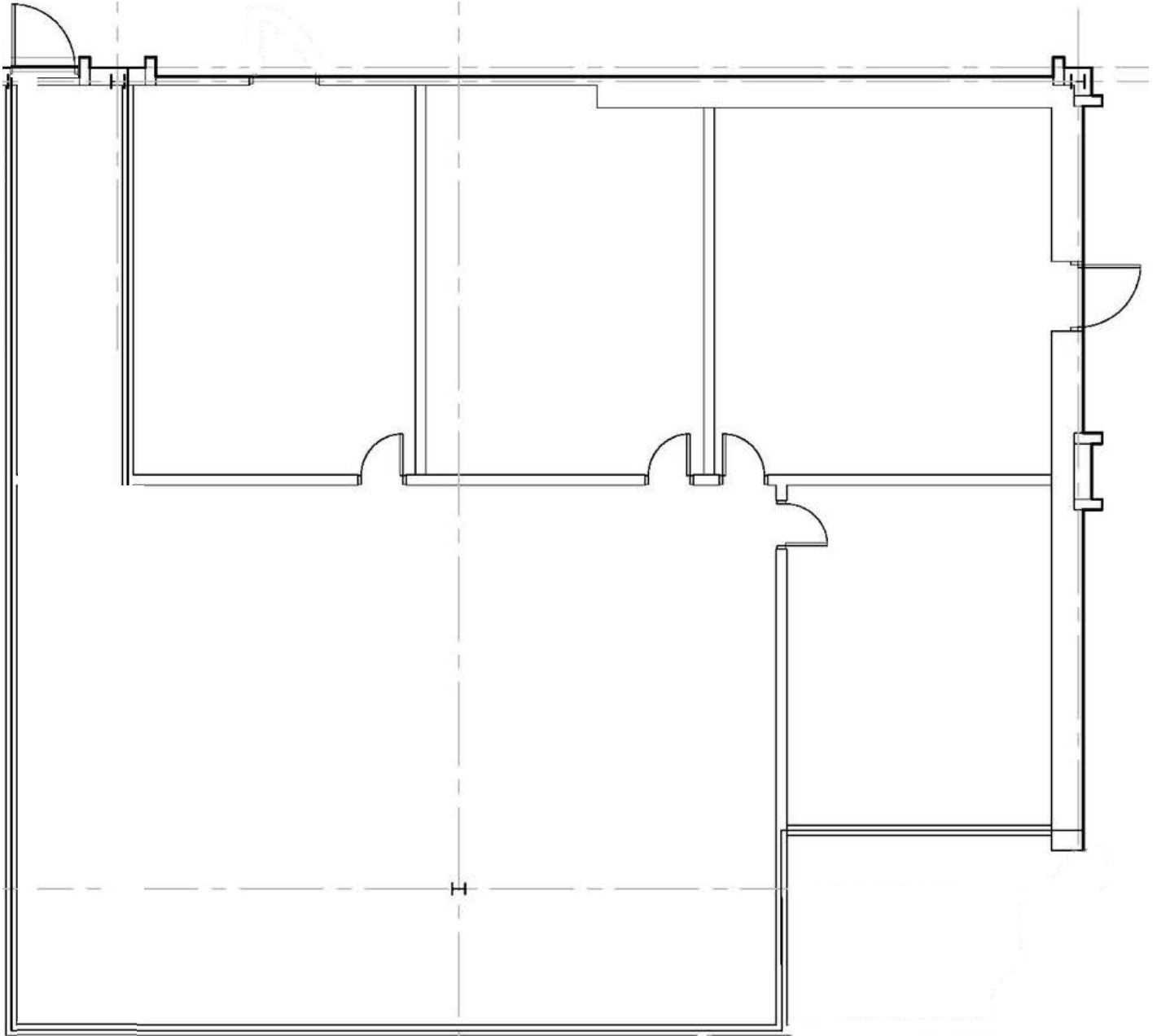
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## FLOORPLAN



# WESTERN MALL

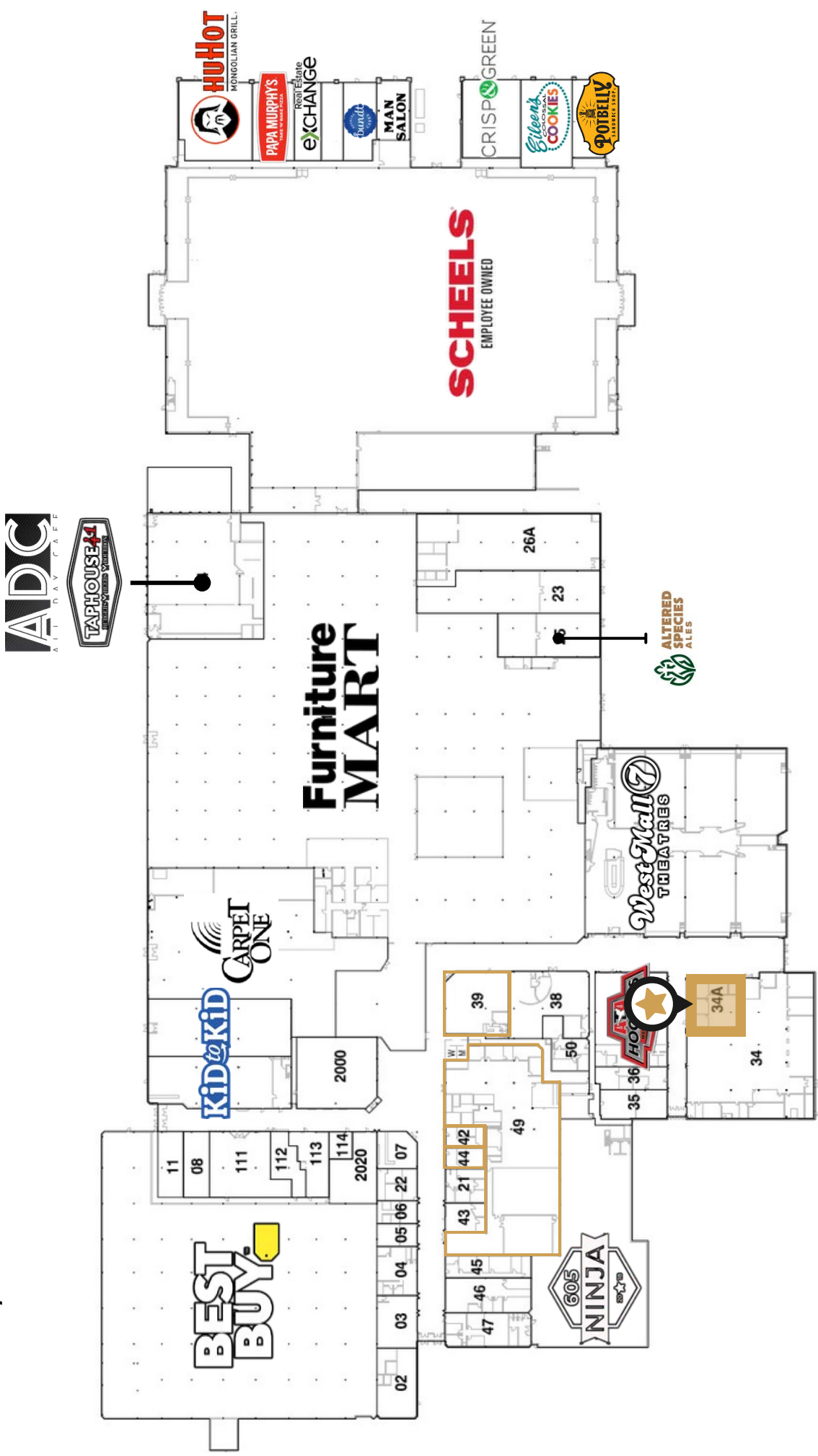
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## OFFICE/RETAIL SPACE FOR LEASE



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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.



## RETAIL SPACE FOR LEASE

### DEMOGRAPHIC SUMMARY

#### KEY FACTS

93,405

Population



40,379

Households

37.1

Median Age

\$53,858

Median Disposable Income

#### INCOME



\$61,777

Median Household Income



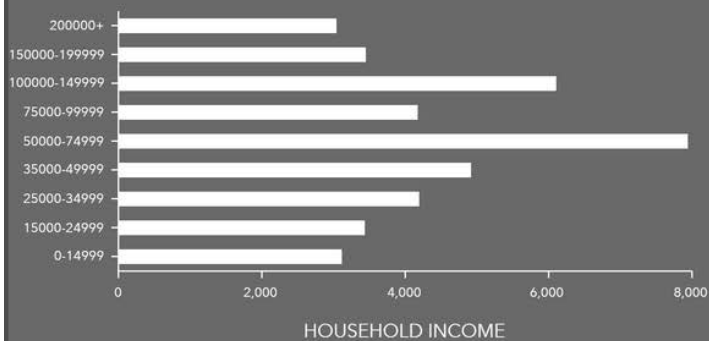
\$40,460

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