



# CORNER 41

## 41st + Western

### Prime Hard Corner Retail Space



2100 West 41st Street  
Sioux Falls, SD 57105



#### size

2,025 sqft



#### price

\$29.50 per foot NNN



#### location

Site is located on the northwest hard corner of West 41st Street and South Western Avenue.



#### tia

Landlord offering \$25/foot as a buildout allowance. Landlord also offering \$16,000 allowance for new pylon sign. Vanilla shell will be completed late summer 2021.



#### traffic

41st Street: 24,000 cars per day

Western Avenue: 19,000 cars per day



#### co-tenancy

Scheel's, Best Buy, Costco, Qdoba, Caribou Coffee, Pepperjax Grille, Verizon, Holiday, Burger King, AT HOME, Planet Fitness, Aspen Dental

Information deemed reliable but not guaranteed.



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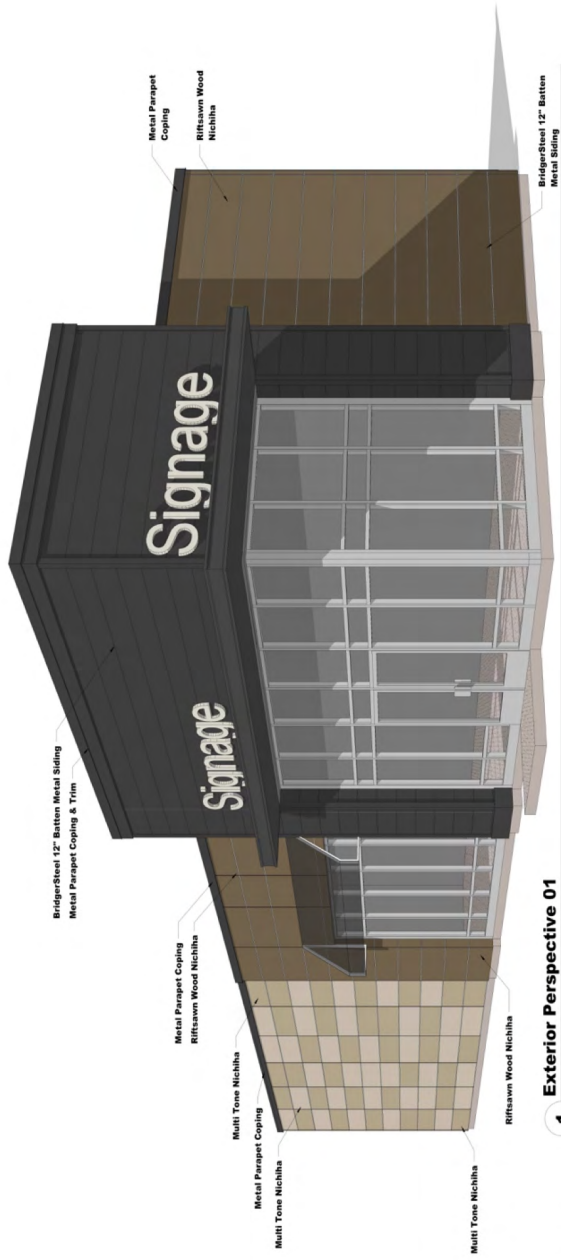






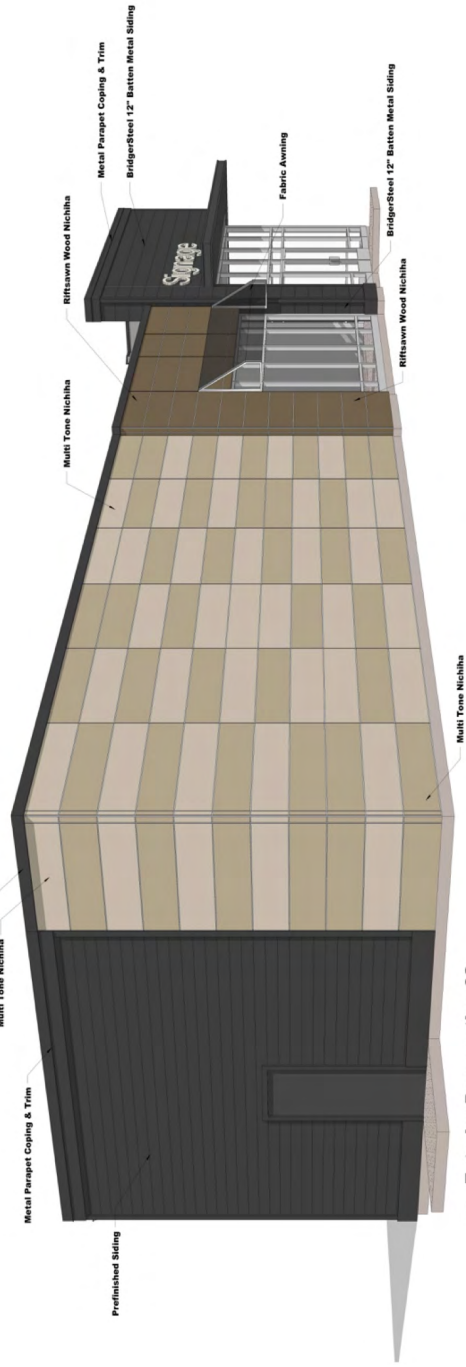


# EXTERIOR PERSPECTIVE



1 Exterior Perspective 01

Scale:



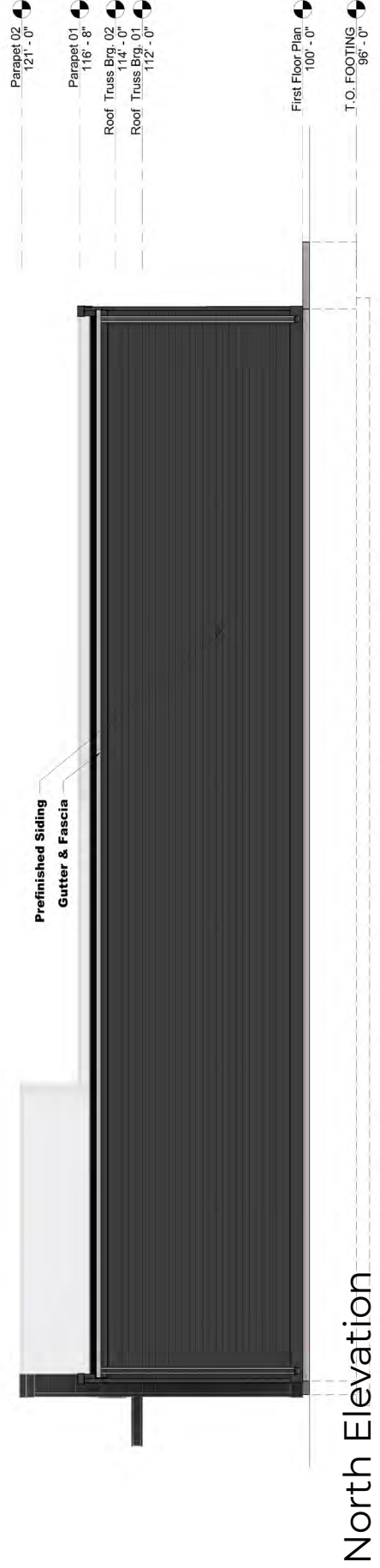
2 Exterior Perspective 02

Scale:

# ELEVATIONS

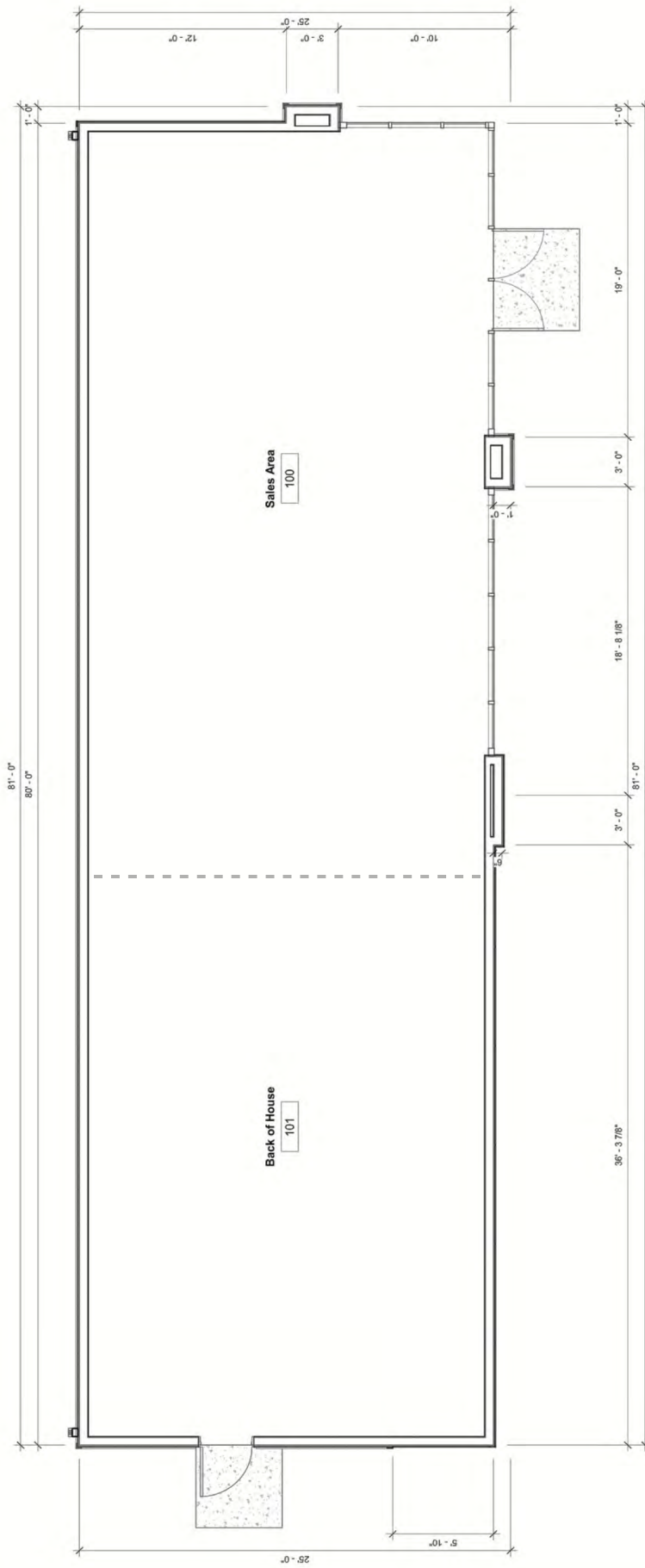


South Elevation



North Elevation

# FLOORPLAN





PHOTOS

