



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.

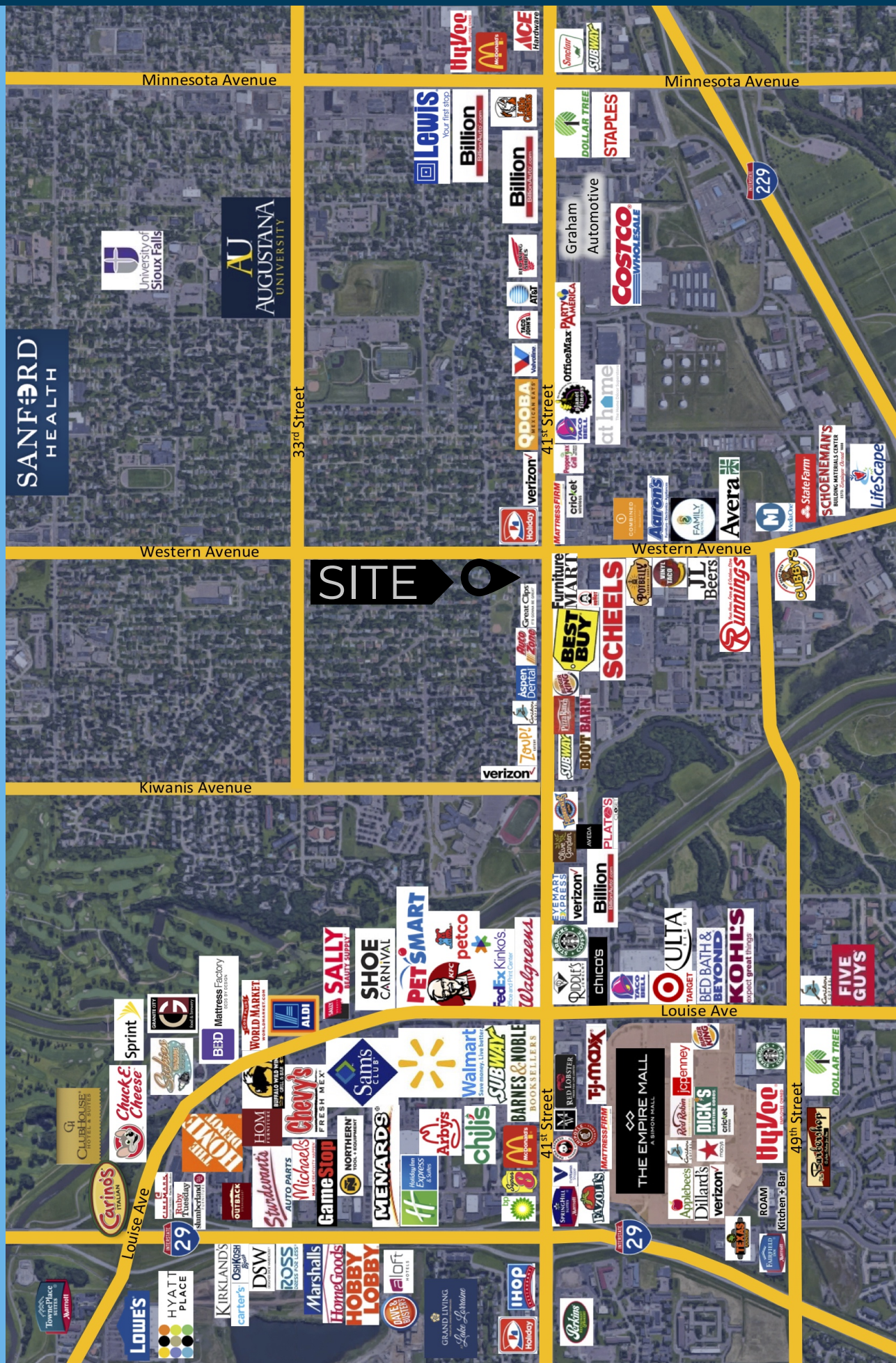


Lake Lorraine | 2571 S. Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLink.com | 605.361.8211

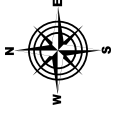
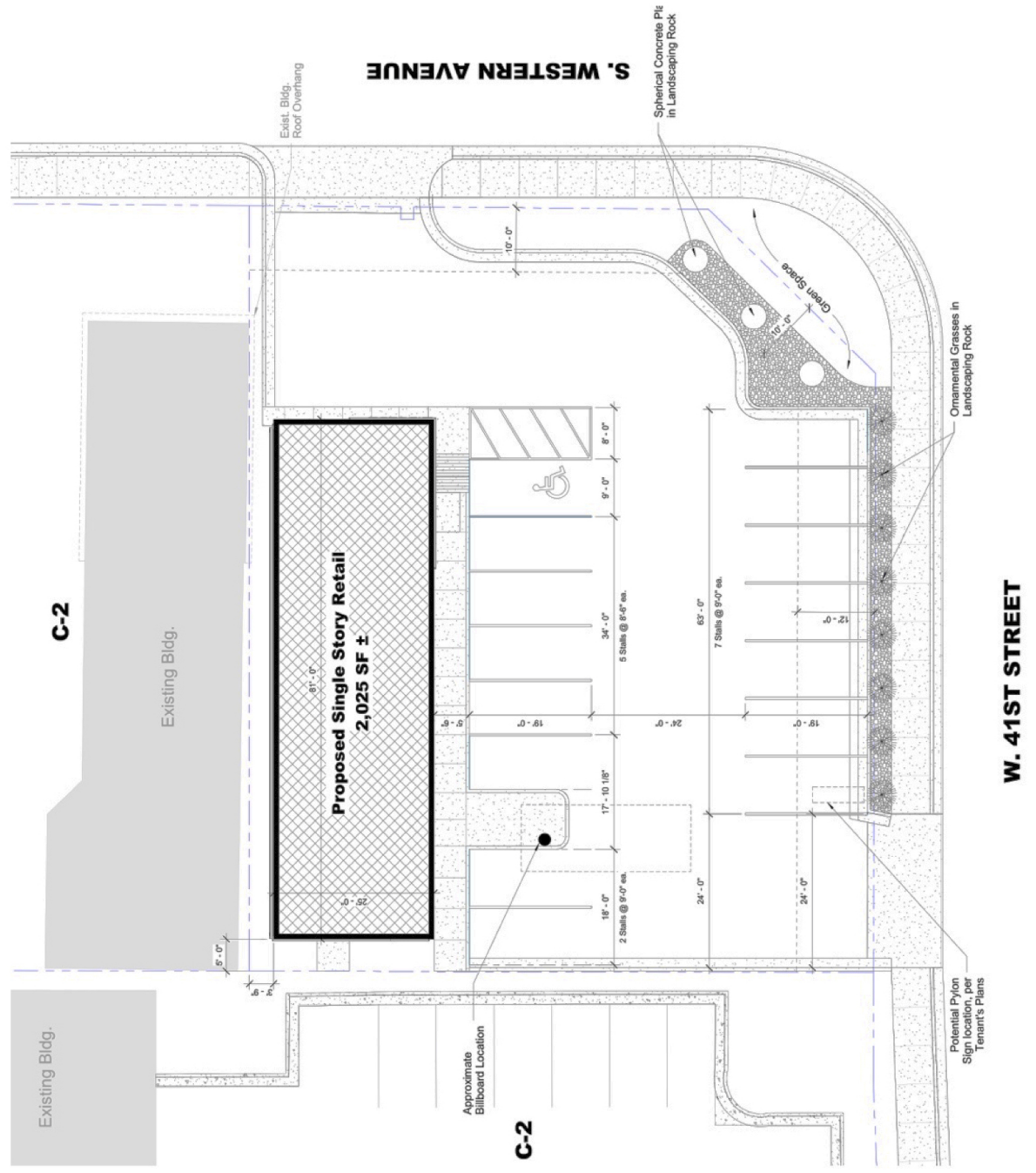


605.376.0127
Ryan@VBCLink.com

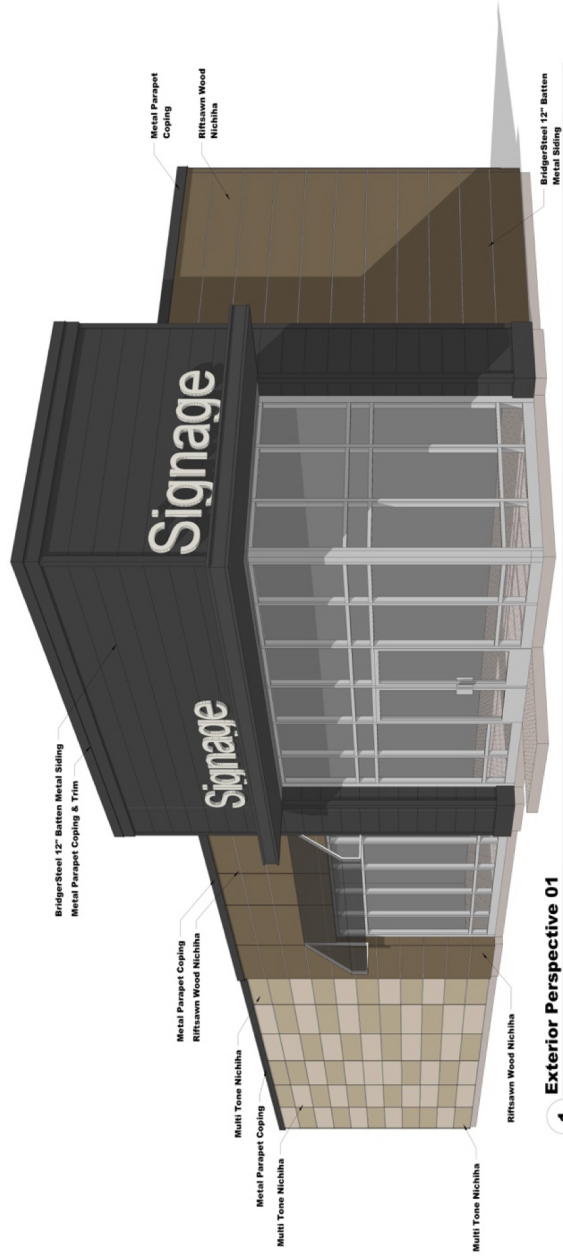
AERIAL MAP



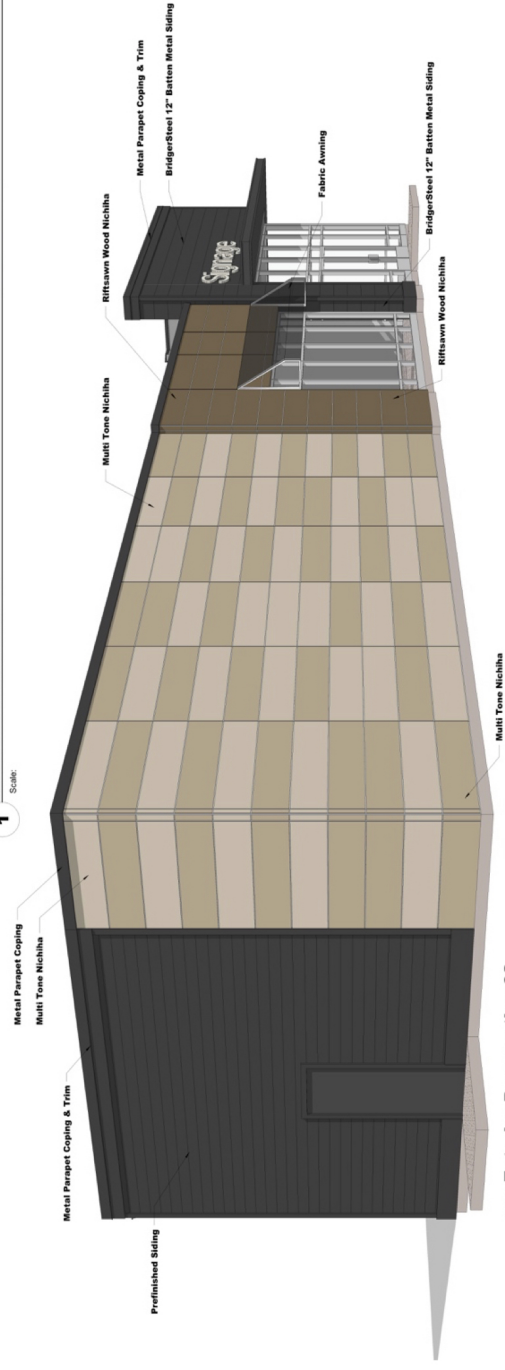
SITE PLAN



EXTERIOR PERSPECTIVE

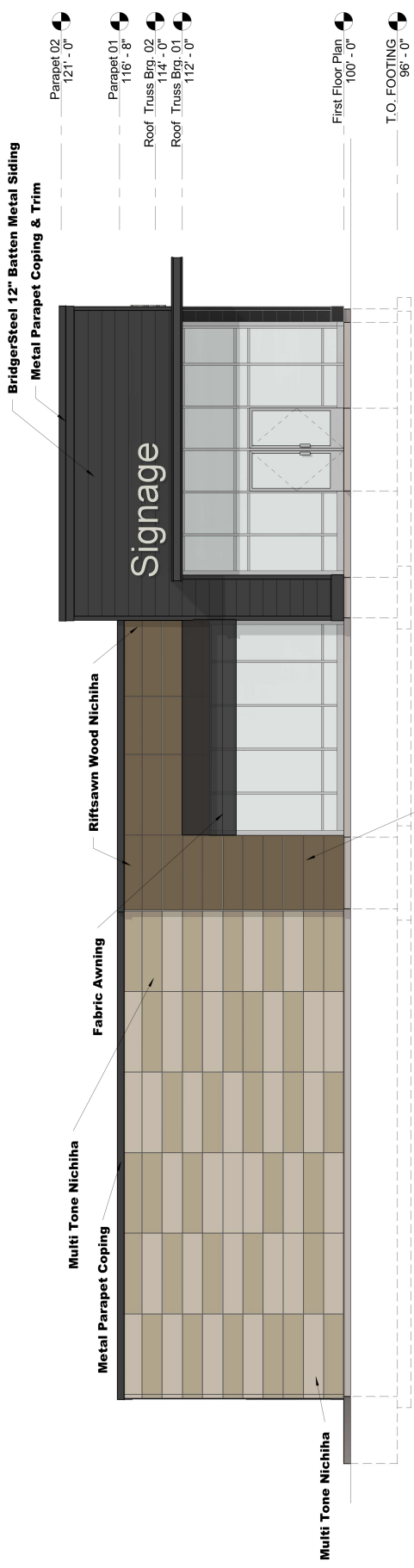


Exterior Perspective 01

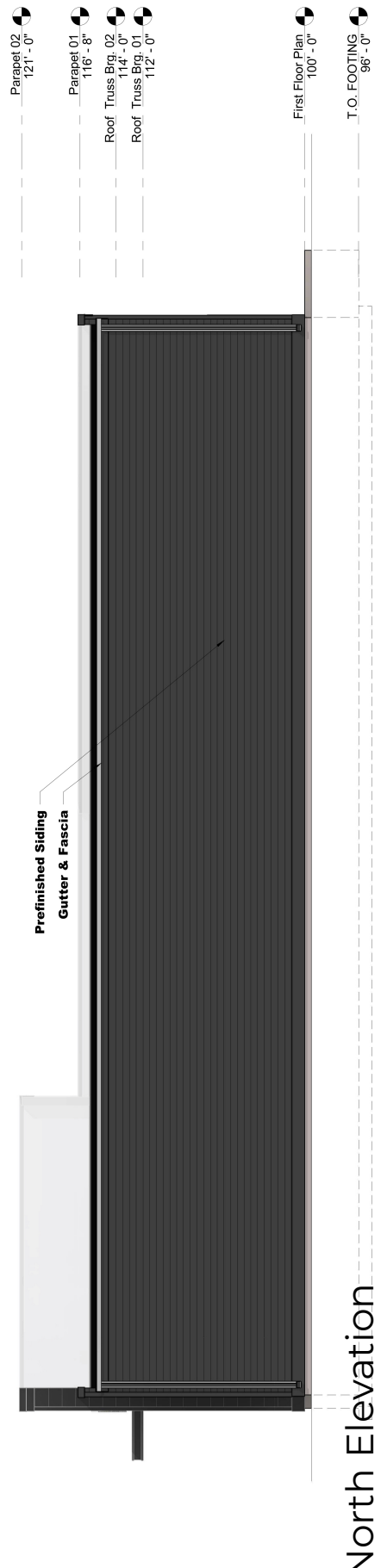


Exterior Perspective 02

ELEVATIONS



South Elevation



North Elevation

FLOORPLAN

