



# WESTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

## RETAIL/OFFICE SPACE FOR LEASE

8000 W 41st Street | Sioux Falls, SD 57106



### SIZE

1,475 - 6,000 sq ft



### PRICE

\$21.00 psf  
\$5.50 psf (NNN)



### ZONING

Live-Work  
(office, services, small retail)



### POPULATION

50,000 people live in Sioux Falls WEST of Interstate 29!



### LOCATION

New development located on the NE corner of 41st Street and South Purdue Avenue in West Sioux Falls.



### CO-TENANCY

Fareway Meat + Grocery, Starbucks, Dollar Tree, Sanford Clinic, Family Wellness, McDonald's, Taco Bell, Valvoline, ACE Hardware, Walgreens, Frontier Elementary School, Memorial Middle School, Roosevelt High School.

Information deemed reliable but not guaranteed.



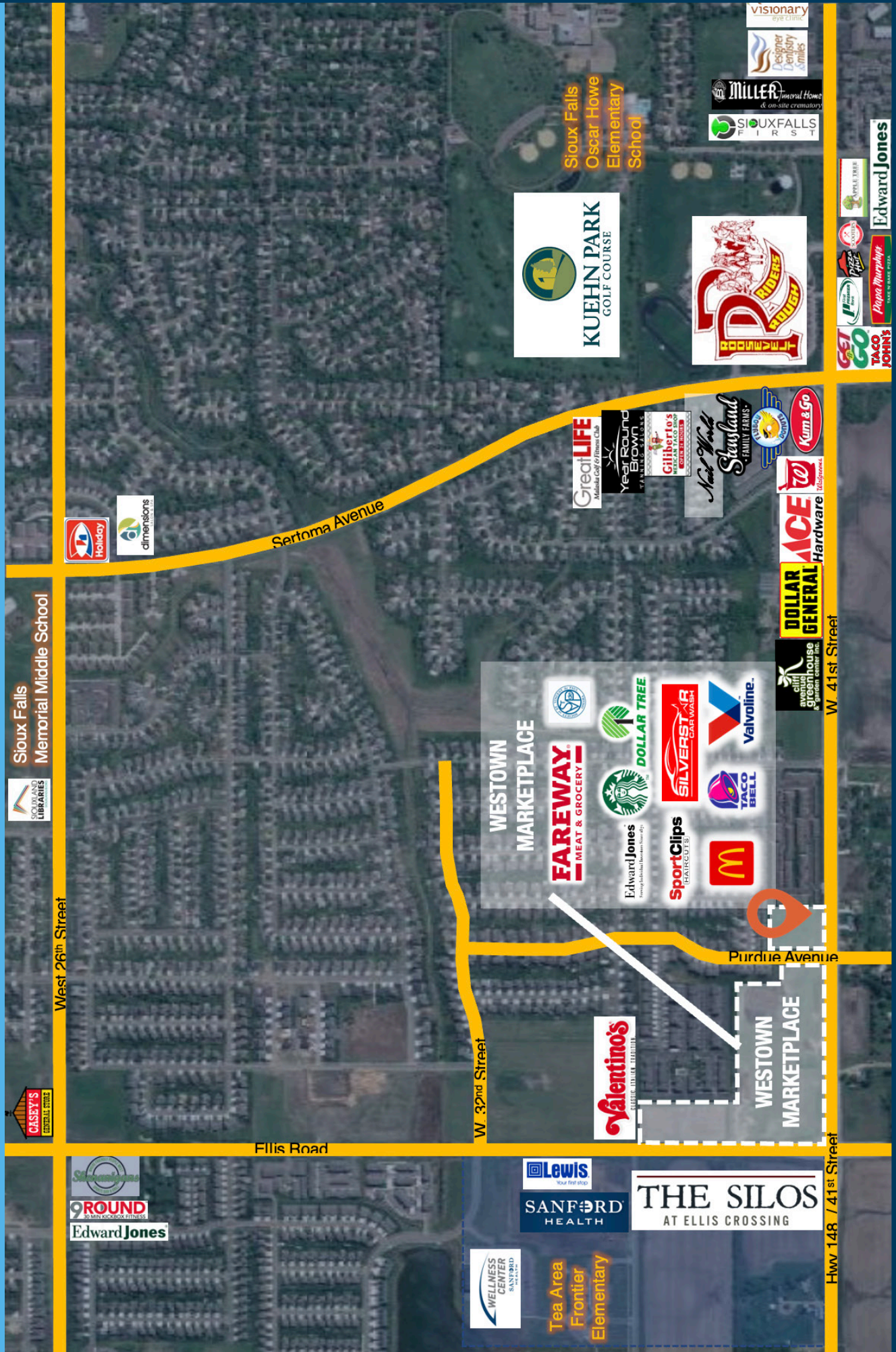
Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
VBClink.com | 605.361.8211



605.376.0127  
Ryan@VBClink.com

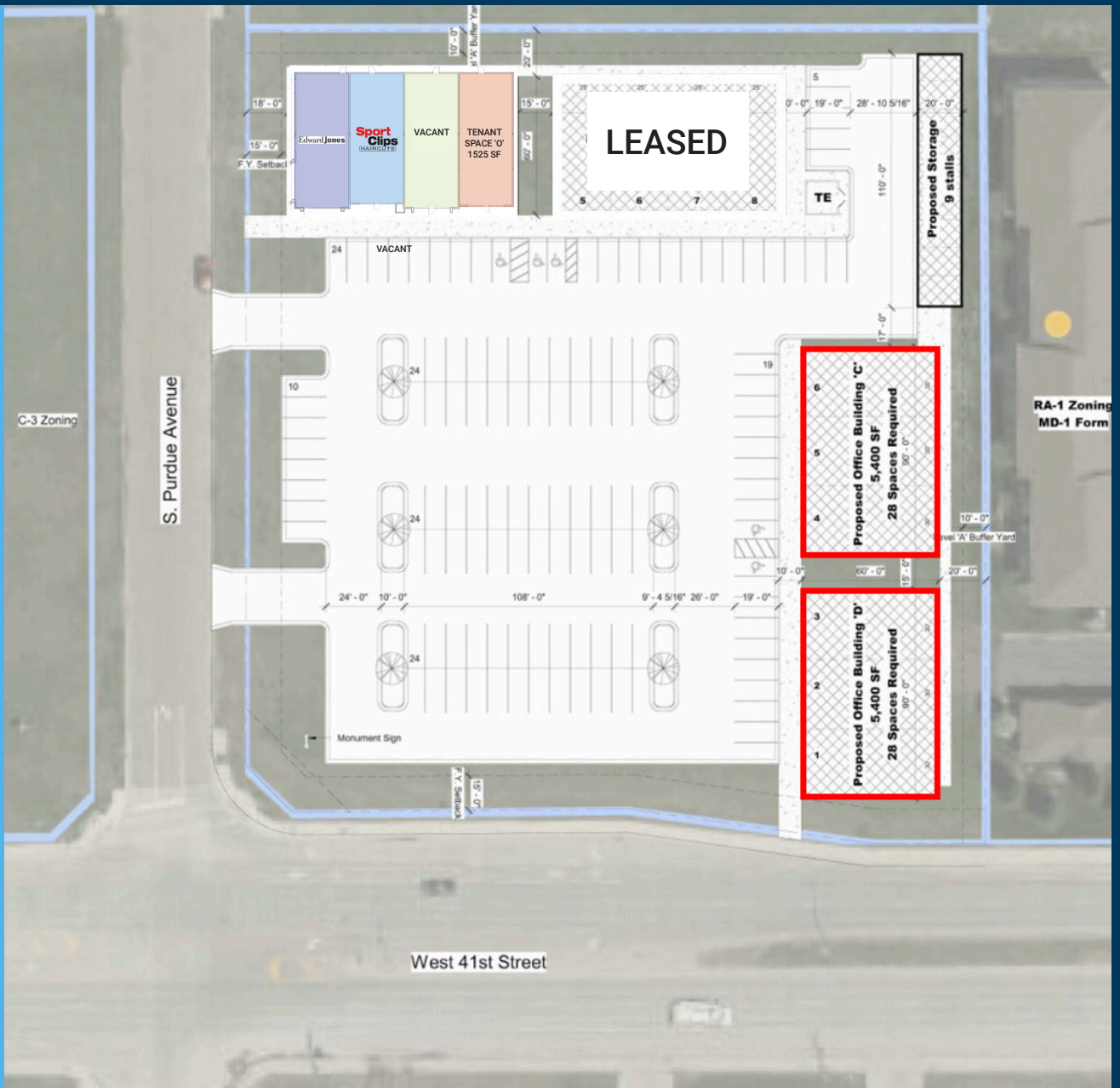


# AREA RETAIL MAP





# AERIAL RENDERING | SITE PLAN



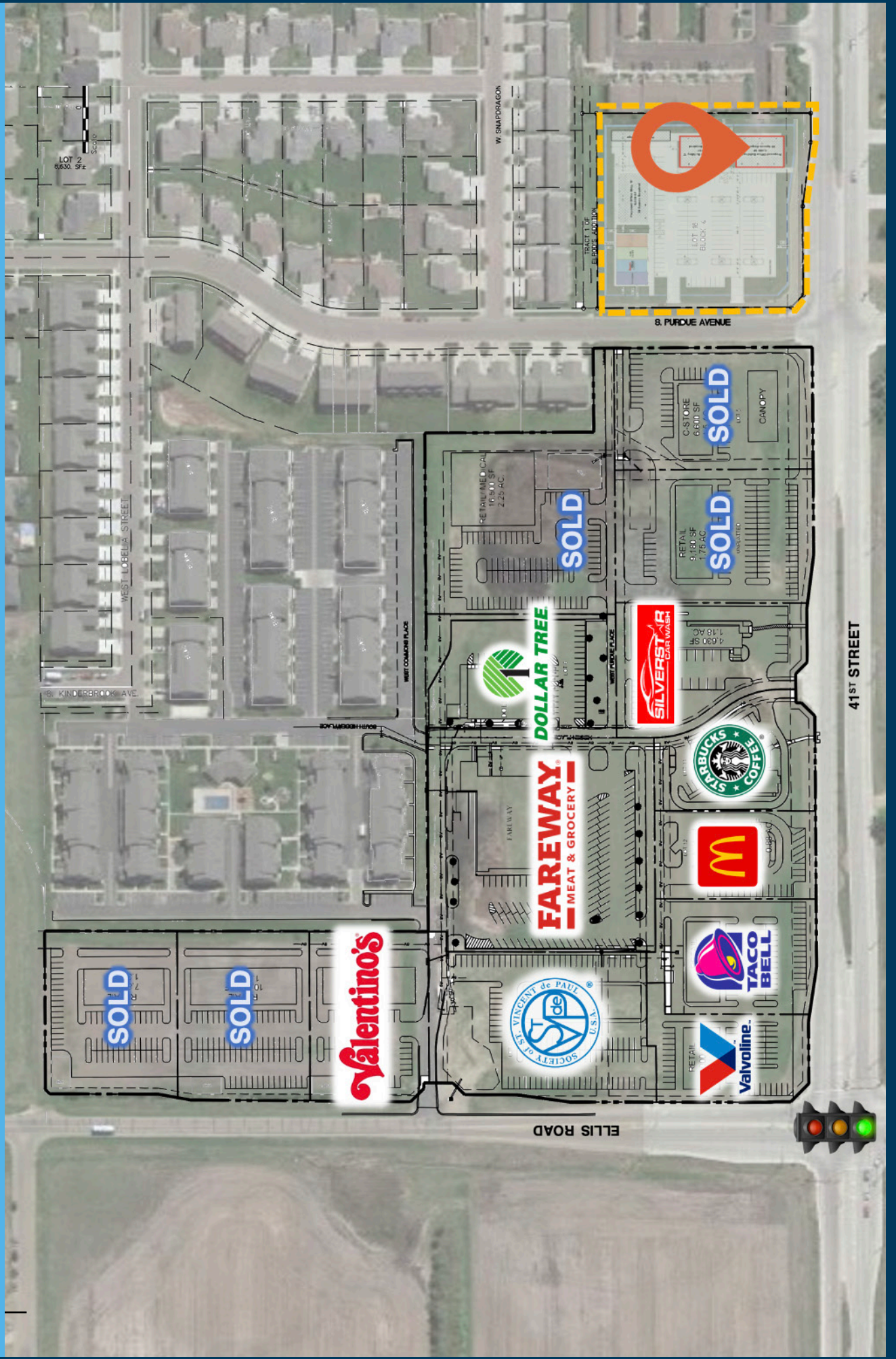
## 1 Site Plan

Scale: 1" = 30'-0"

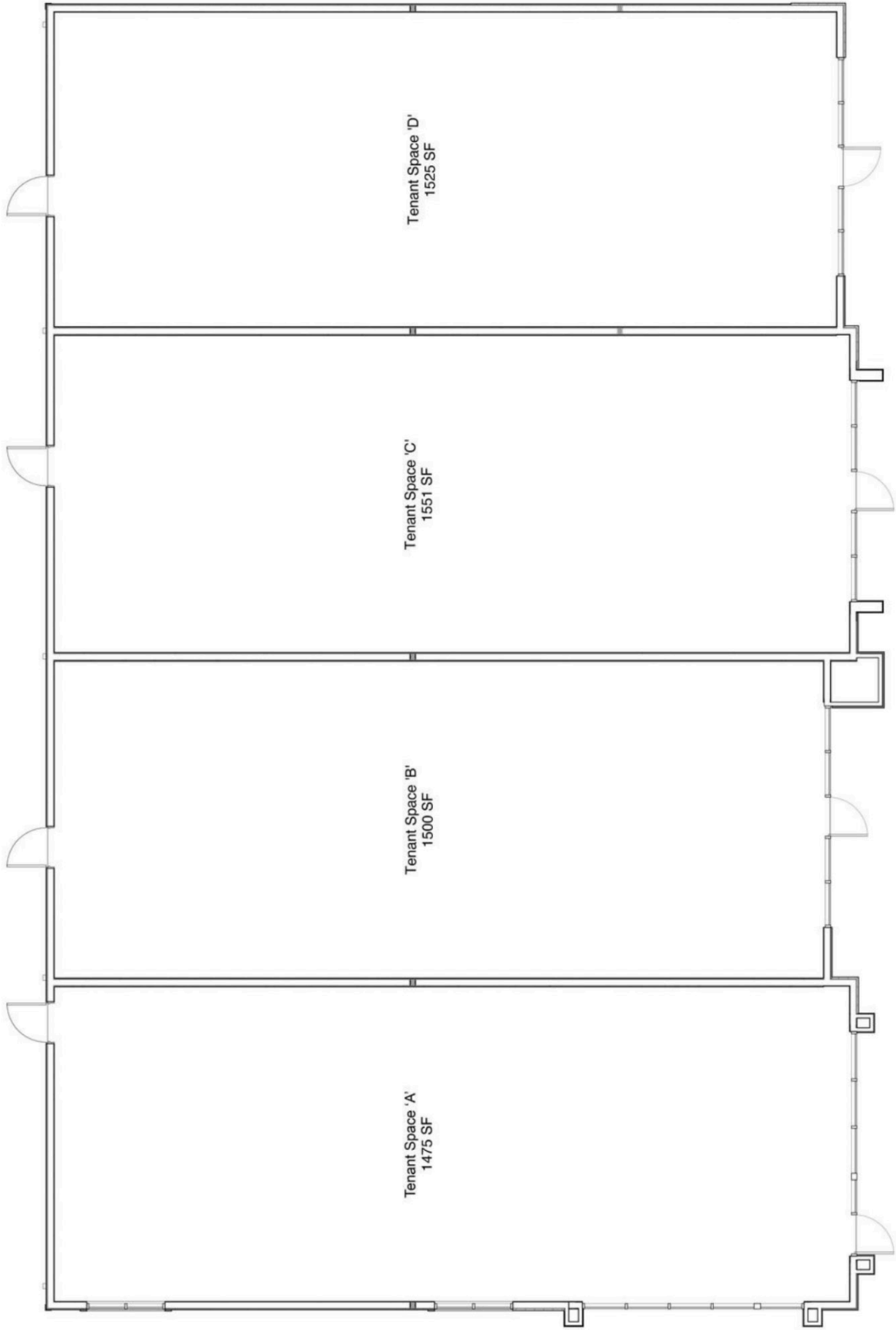




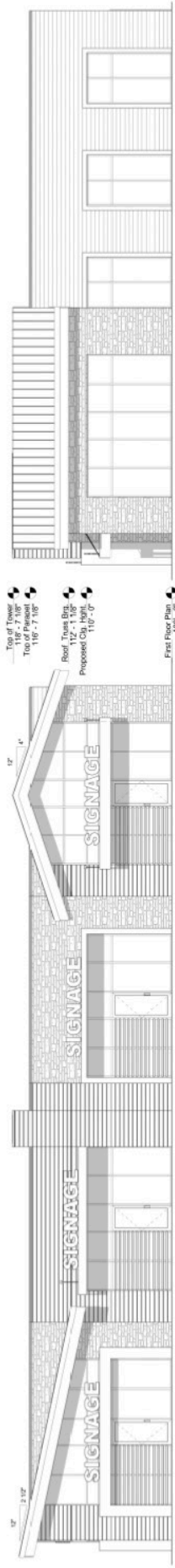
# PARCEL MAP



# FLOOR PLAN



# ELEVATIONS



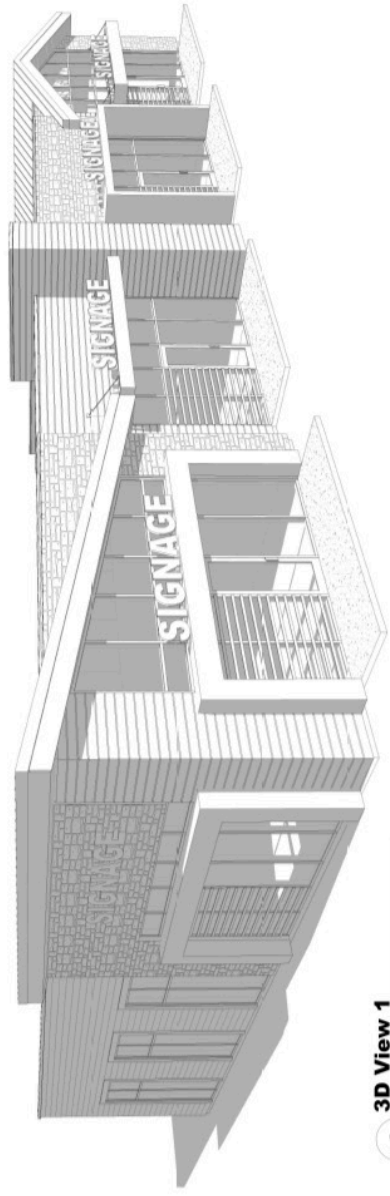
**1** South Elevation  
Scale: 3/16" = 1'-0"

**3** East Elevation  
Scale: 3/16" = 1'-0"



**5** North Elevation  
Scale: 3/16" = 1'-0"

**2** West Elevation  
Scale: 3/16" = 1'-0"



**4** 3D View 1  
Scale:



# PERSPECTIVES

## SOUTHWEST PERSPECTIVE



## SOUTHEAST PERSPECTIVE

