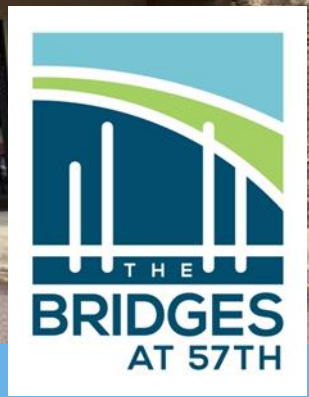


**FOR  
LEASE**

# The Bridges at 57th & Western

5019 S. Western Avenue Sioux Falls, SD 57108  
Suite 150



Shopping Center Retail / Office Space



## SIZE

Suite 150 - 1,836 SF



## PRICE

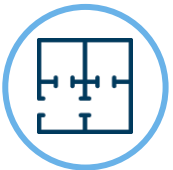
\$22.50 PSF (NNN)

Estimated NNN  
\$8.00 PSF



## LOCATION

Prime retail location in the uber-successful Bridges at 57th development. Great access to I-229.



## LAYOUT

Space includes 2 offices, 1 in-suite bathroom with carpeted open retail floor or workspace area.



## Traffic

Western Avenue:  
18,900 cars per day

57th Street:  
13,600 cars per day



## CO-TENANCY

Scooter's Coffee, Flyboy Donuts, Turks & Caicos Cabana Grill, Vivaz Medical Spa, Rainn Salon, J.ella Boutique, Oh My Cupcakes, Shop Dog Boutique

Information deemed reliable but not guaranteed.



605.351.5512

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2571 S Westlake Dr #100 Sioux Falls SD 57106

Information deemed reliable but not guaranteed.

# AREA RETAIL MAP



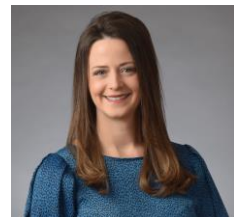
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# THE BRIDGES SITE



605.351.5512

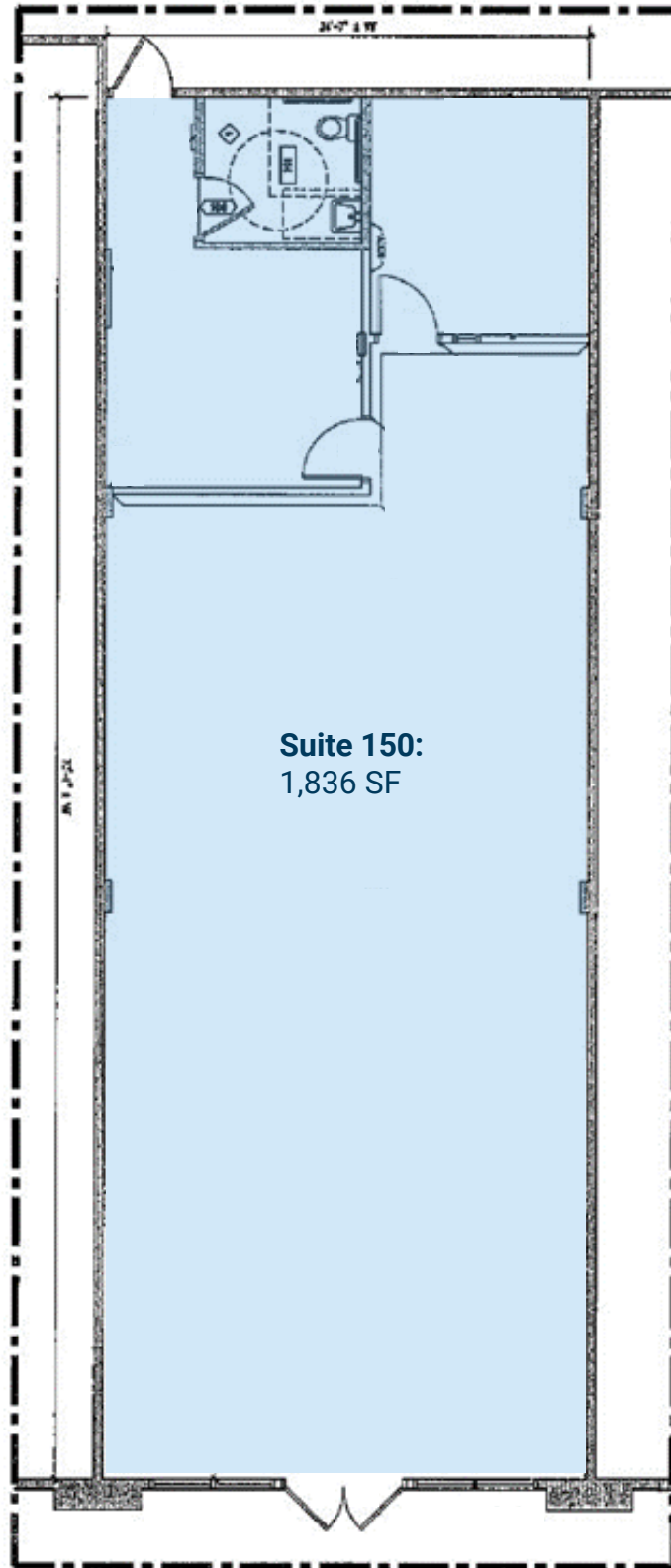
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# FLOOR PLAN



**Suite 150:**  
1,836 SF



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# PHOTO GALLERY



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