

WM

WESTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

New Retail Development | Lots for Sale



size

Commercial lots ranging from 1.4 - 3.6 acres



price

See attached pricing



zoning

Entire site is zoned C-3 Commercial



population

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



location

New retail development located on the NE corner of 41st Street and Ellis Road in West Sioux Falls.



co-tenancy

Sanford Clinic, Family Wellness, Shenanigan's Bar & Grill, ACE Hardware, Walgreens, Dollar General, Frontier Elementary School, Memorial Middle School, Roosevelt High School

Property is co-listed with Harr-Lemme Real Estate. Information deemed reliable but not guaranteed.

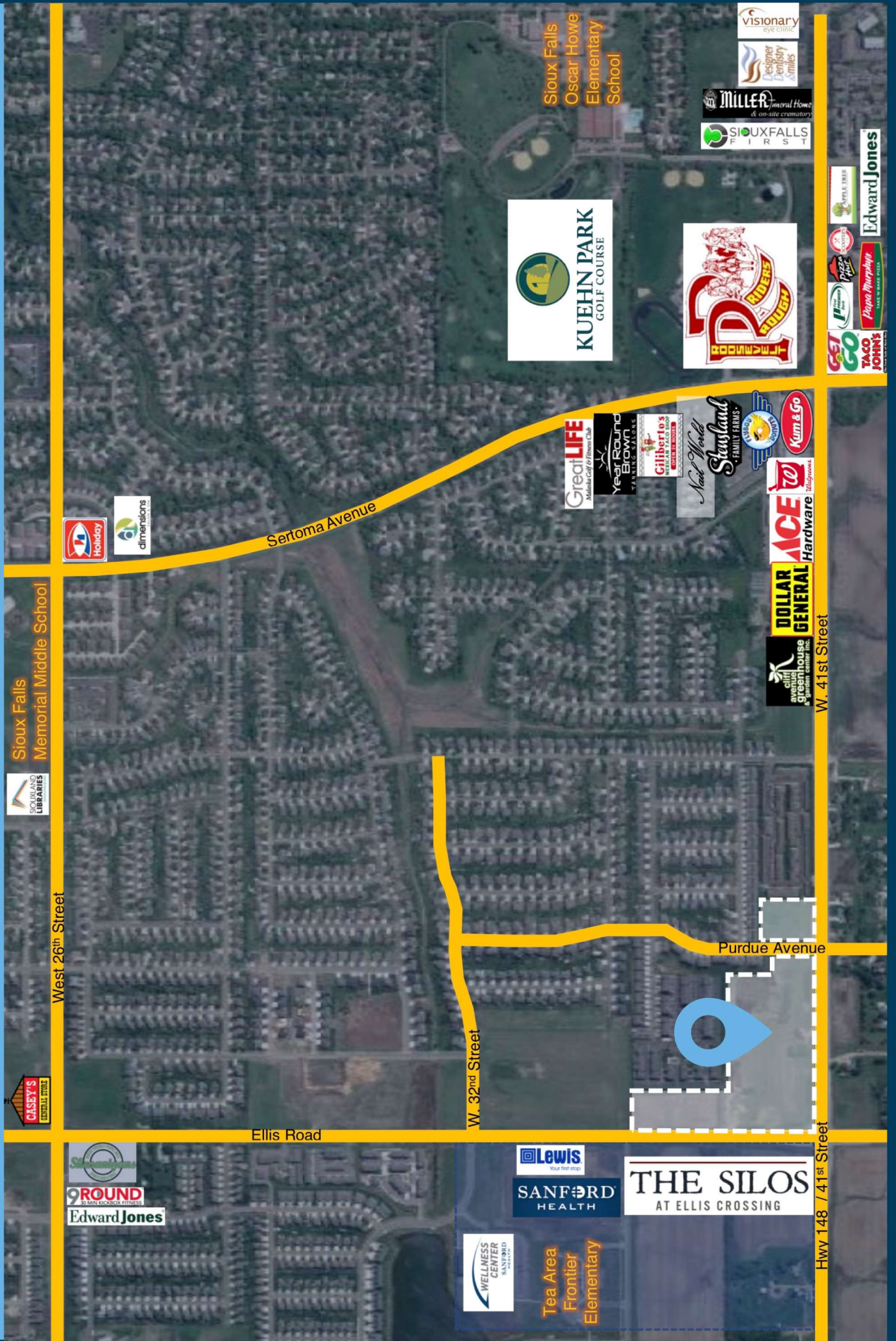


Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
VBClink.com | 605.361.8211



605.376.0127
Ryan@VBClink.com

AREA MAP





LOT 2
8,630 SF±

Scale
Feet

WEST LOBELIA STREET

S. KINDERBROOK AVE.

WEST COLEMAN PLACE

W. SHAPDRAGON STREET

S. PURDUE AVENUE

TRACT 1 OF
EUGENE'S ADDITION

W. BOULDER CREEK PLACE

W. BOULDER CR

SOUTH HEDGECOPE

WEST PURDUE PLACE

WEST PURDUE PLACE

WEST 48TH STREET

SOUTH ELLIS ROAD

RETAIL
17,240 SF
1.24 AC.

RETAIL
16,000 SF
1.15 AC.

RETAIL
12,400 SF
0.90 AC.

UNDER
CONTRACT
137 AC.

UNDER
CONTRACT
RETAIL
27,000 SF
1.94 AC.

UNDER
CONTRACT
RETAIL
30,000 SF
2.14 AC.

STARBUCKS
COFFEE
37,400 SF
2.70 AC.

SILVERSTAR
CAR WASH

RETAIL
11,300 SF
0.82 AC.

UNDER
CONTRACT
MEDICAL
16,500 SF
1.20 AC.

SOLD

Classic Corner
Convenience Store

SOLD
LOT 16
BLOCK 4



SITE PLAN

Lot A	Under Contract
Lot B	Sold
Lot C	1.75 Acres \$13 / sf
Lot D	Sold
Lot E	Sold
Lot F	Sold
Lot G	Sold
Lot H	Under Contract
Lot J	1.6 Acres \$16 / sf
Lot K	Under Contract
Lot L	Under Contract
Lot M	Sold
Lot N	Sold
Lot O	Sold
Lot P	Sold

