

WM WESTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

New Retail Development | Lots for Sale



size

~~Lot 9 : +/- 1.63 acres~~
Lot 13 : +/- 1.14 acres



price

~~Lot 9 : \$13 per sqft~~
Lot 13 : \$16 per sqft



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.

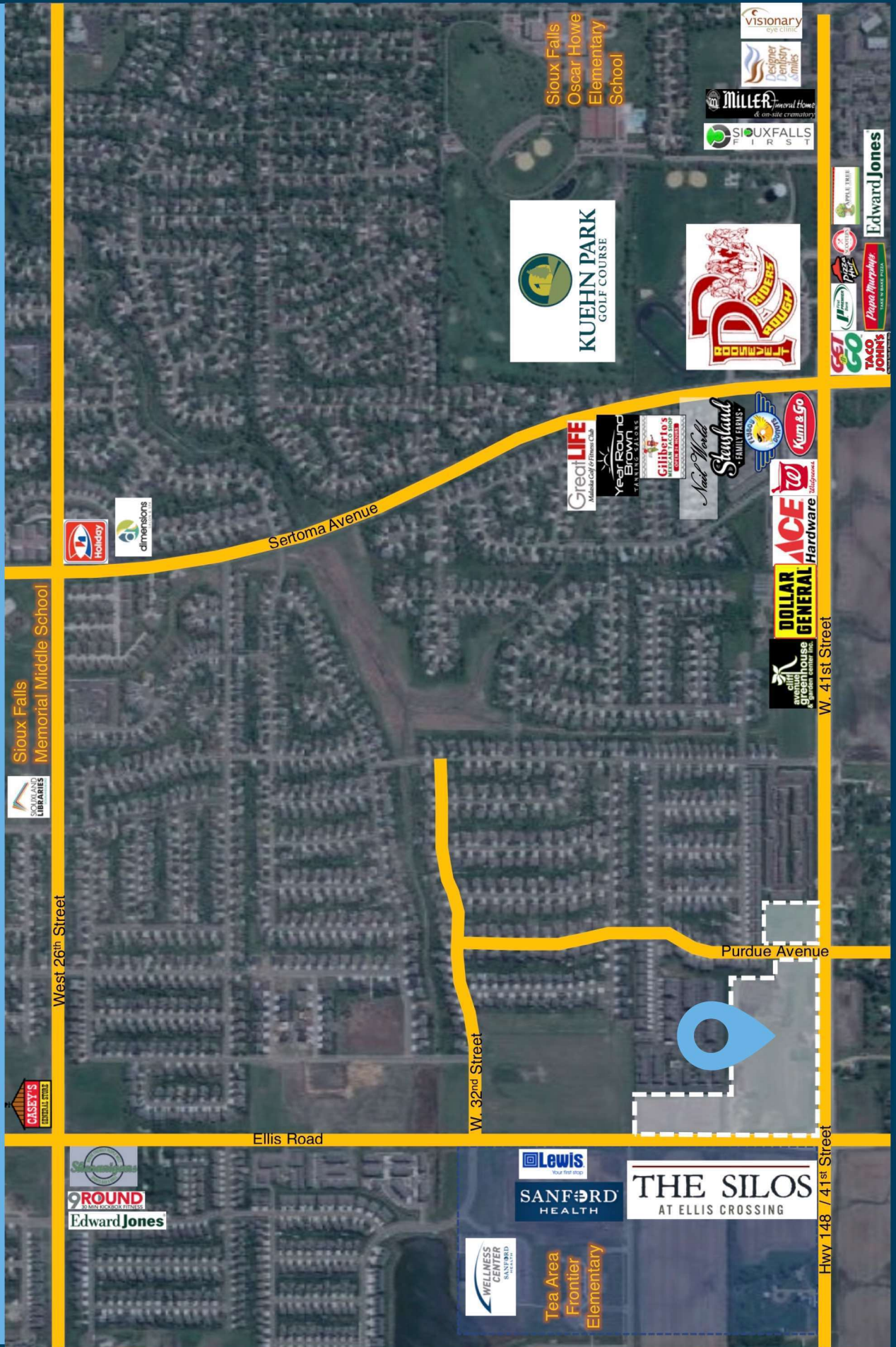


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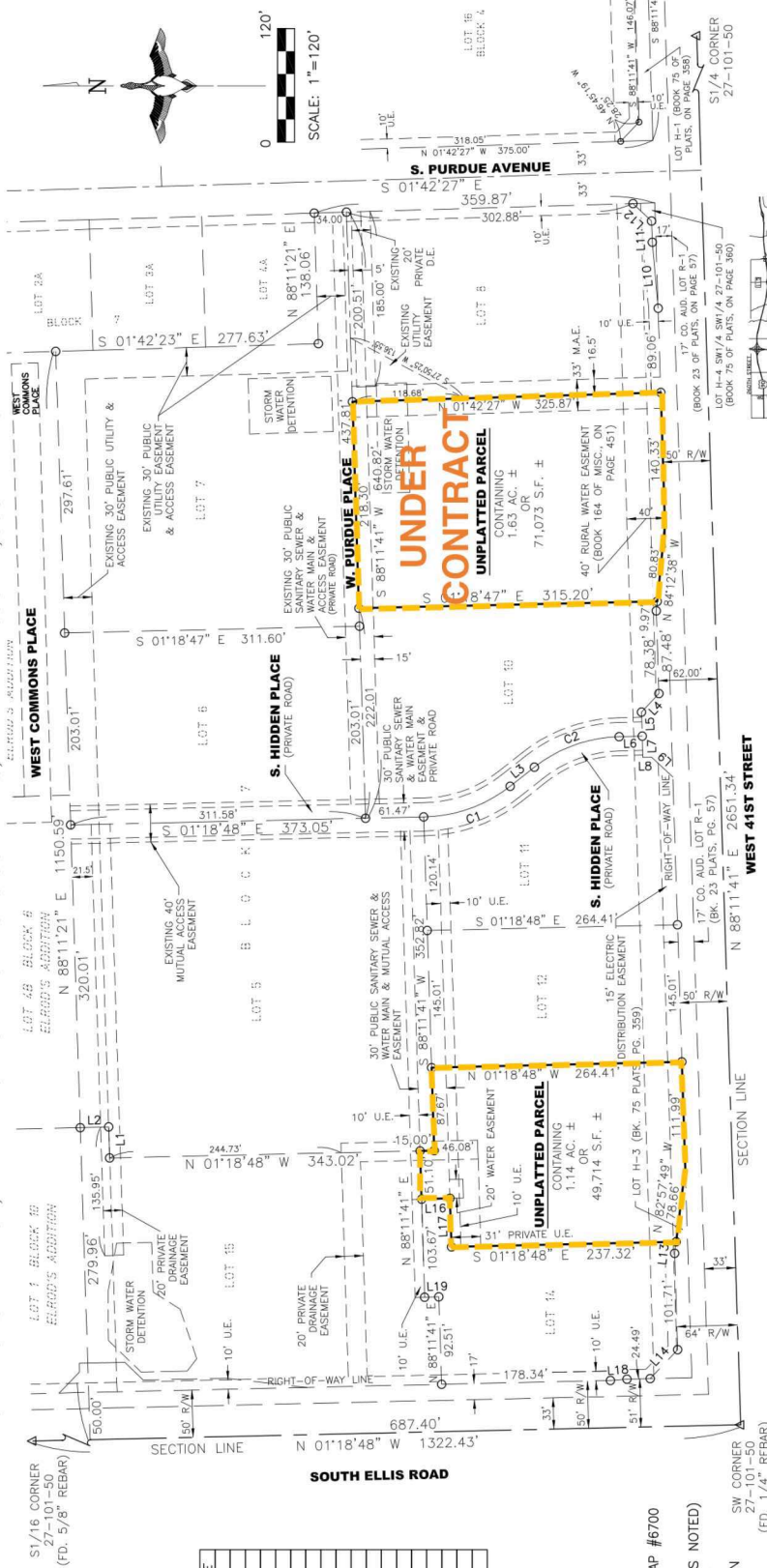
AREA MAP



PARCEL MAP

EXHIBIT A

OF ELROD'S ADDITION, AN ADDITION TO THE CITY OF SIOUX FALLS, MINNEHAHA COUNTY, SOUTH DAKOTA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.09'	98.57'	S 19°28'54" E	37°37'39"	
C2	150.00'	96.83'	S 19°48'26" E	36°59'17"	

PREPARED BY:

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