

# WM

## WESTTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

Skogen Building #2

Retail/Office Space for Lease



8000 West 41st Street  
Sioux Falls, SD 57106



size

1,475 - 6,000 sqft



price

\$21.00 per sqft (NNN)

NNN estimate: \$5.50



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, ACE Hardware,  
Walgreens, Frontier  
Elementary School, Memorial  
Middle School, Roosevelt  
High School

Information deemed reliable but not guaranteed.



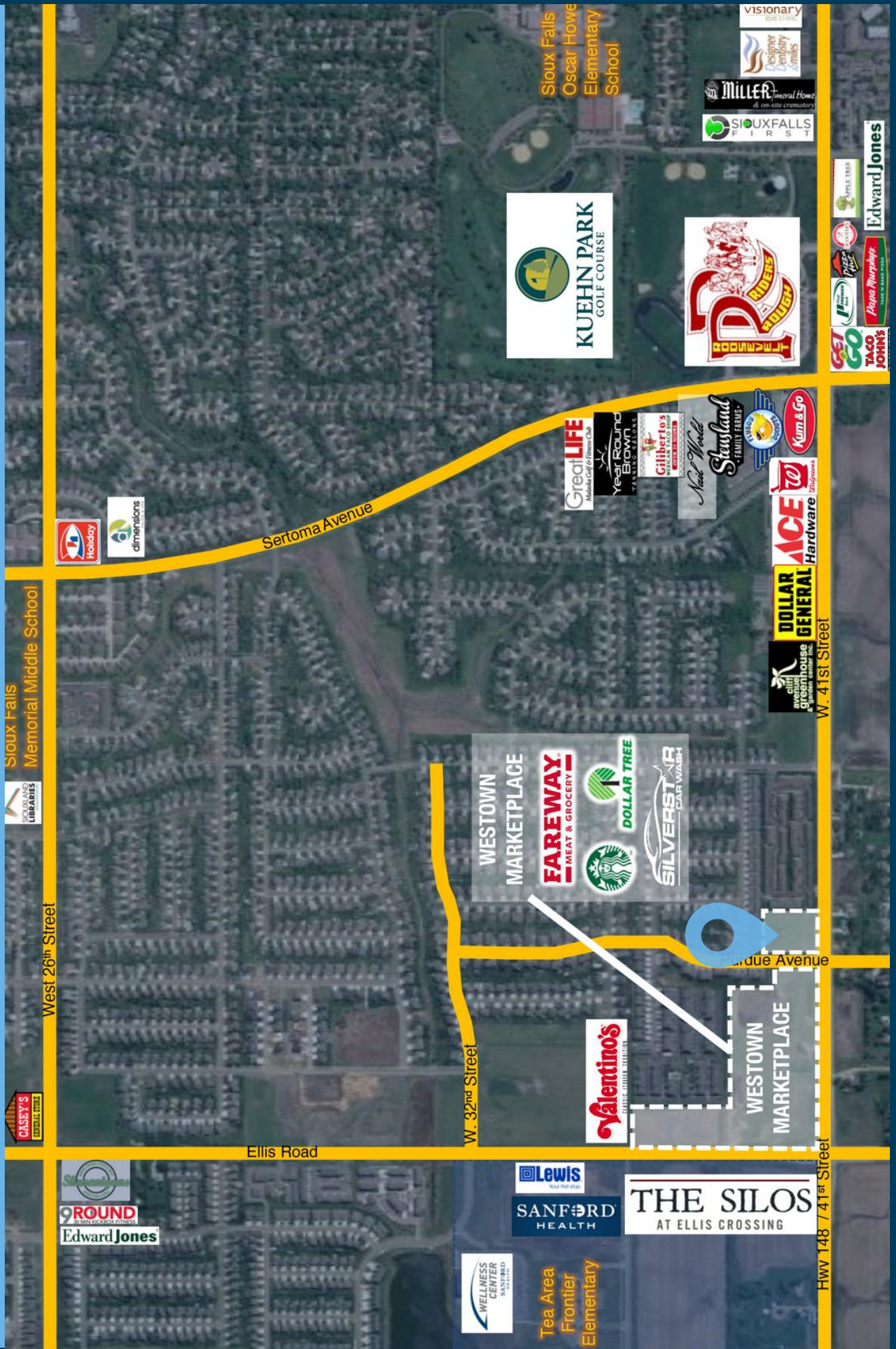
Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
VBClink.com | 605.361.8211



605.376.0127  
Ryan@VBClink.com



# AREA MAP





LOT 2  
5,630.57 sq ft

W. SNAPPDRAGON

LOT 16  
BLOCK 4

8. PURDUE AVENUE

WEST LOBELIA STREET

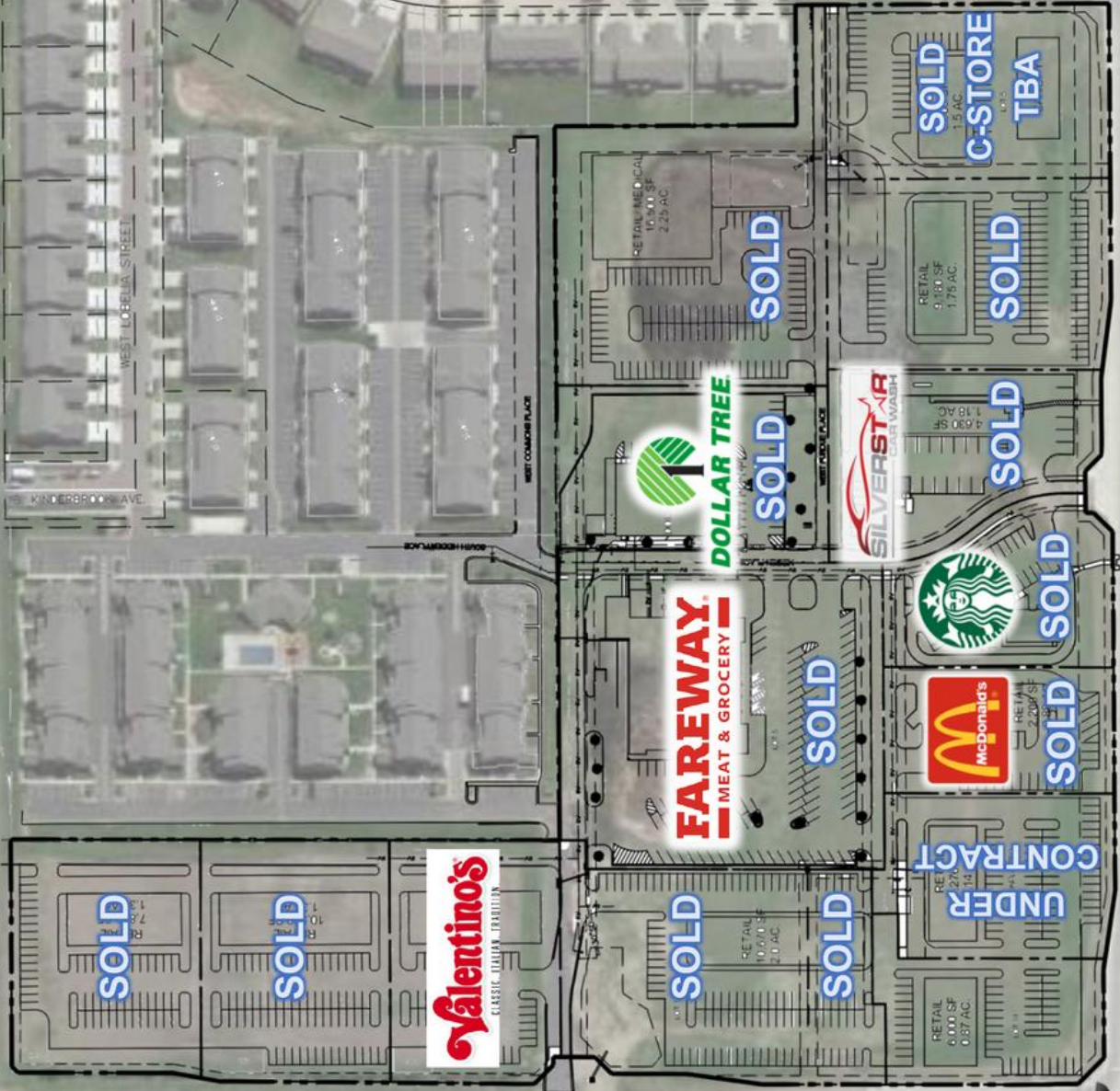
WEST KINBERG AVE

WEST COMMON PLACE

WEST FORD PLACE

41ST STREET

ELLIS ROAD



**SOLD**

**SOLD**

**Valentino's**  
CLASSIC ITALIAN RESTAURANT

**SOLD**

**SOLD**

**FAREWAY**  
MEAT & GROCERY

**SOLD**

**DOLLAR TREE**

**SOLD**

**SILVERSTAR**  
CAR WASH

**SOLD**

**STARBUCKS**

**SOLD**

**MCDONALD'S**

**SOLD**

**UNDER CONTRACT**

RETAIL  
6,000 SF  
0.87 AC.

RETAIL  
27,714 SF  
0.41 AC.

RETAIL  
4,630 SF  
1.18 AC.

RETAIL  
9,187 SF  
1.75 AC.

RETAIL MEDICAL  
10,000 SF  
2.29 AC.

RETAIL  
1,500 SF  
0.03 AC.

RETAIL  
1,500 SF  
0.03 AC.

**C-STORE**  
**TBA**

**SOLD**

**SOLD**

**SOLD**

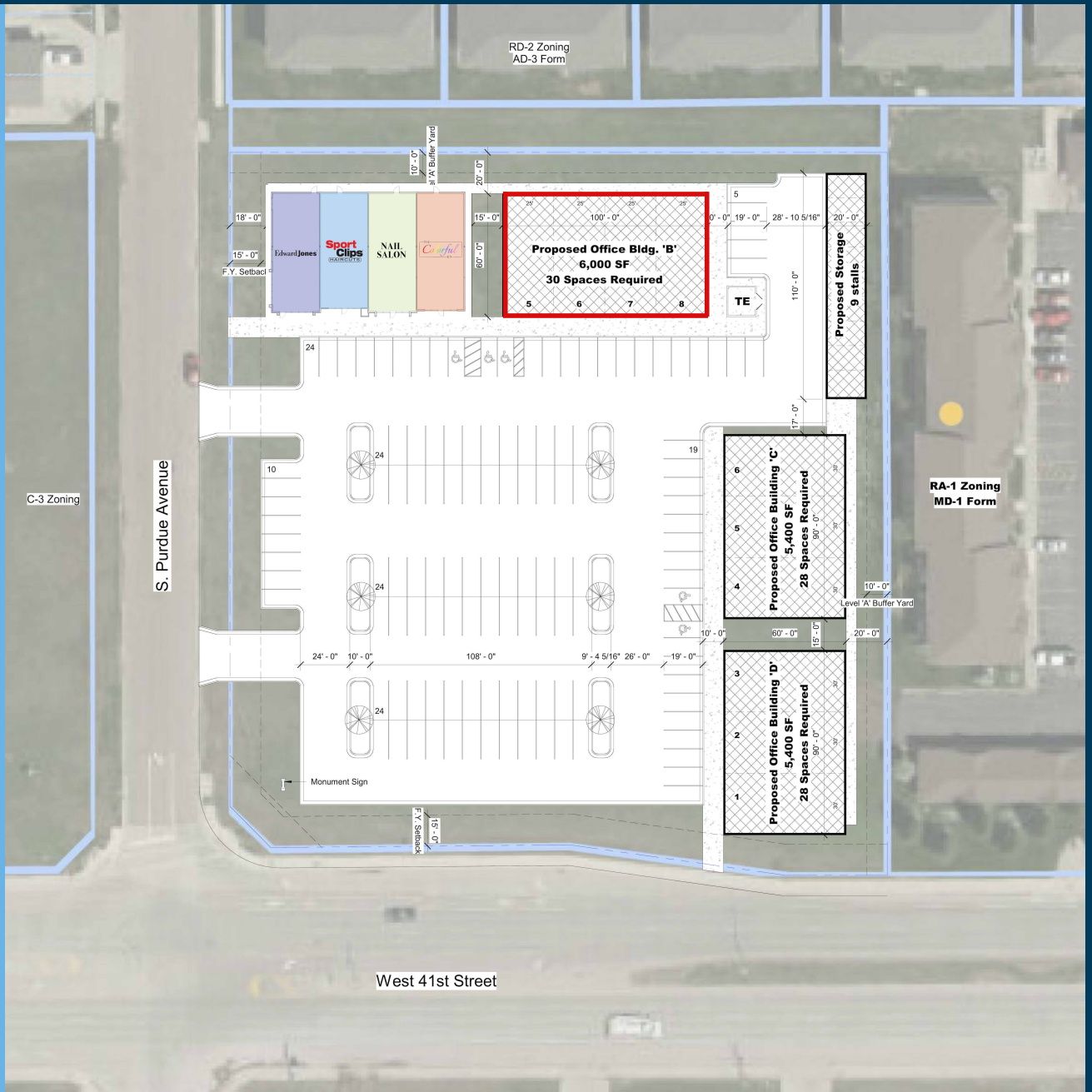
**SOLD**

**SOLD**





# SITEPLAN



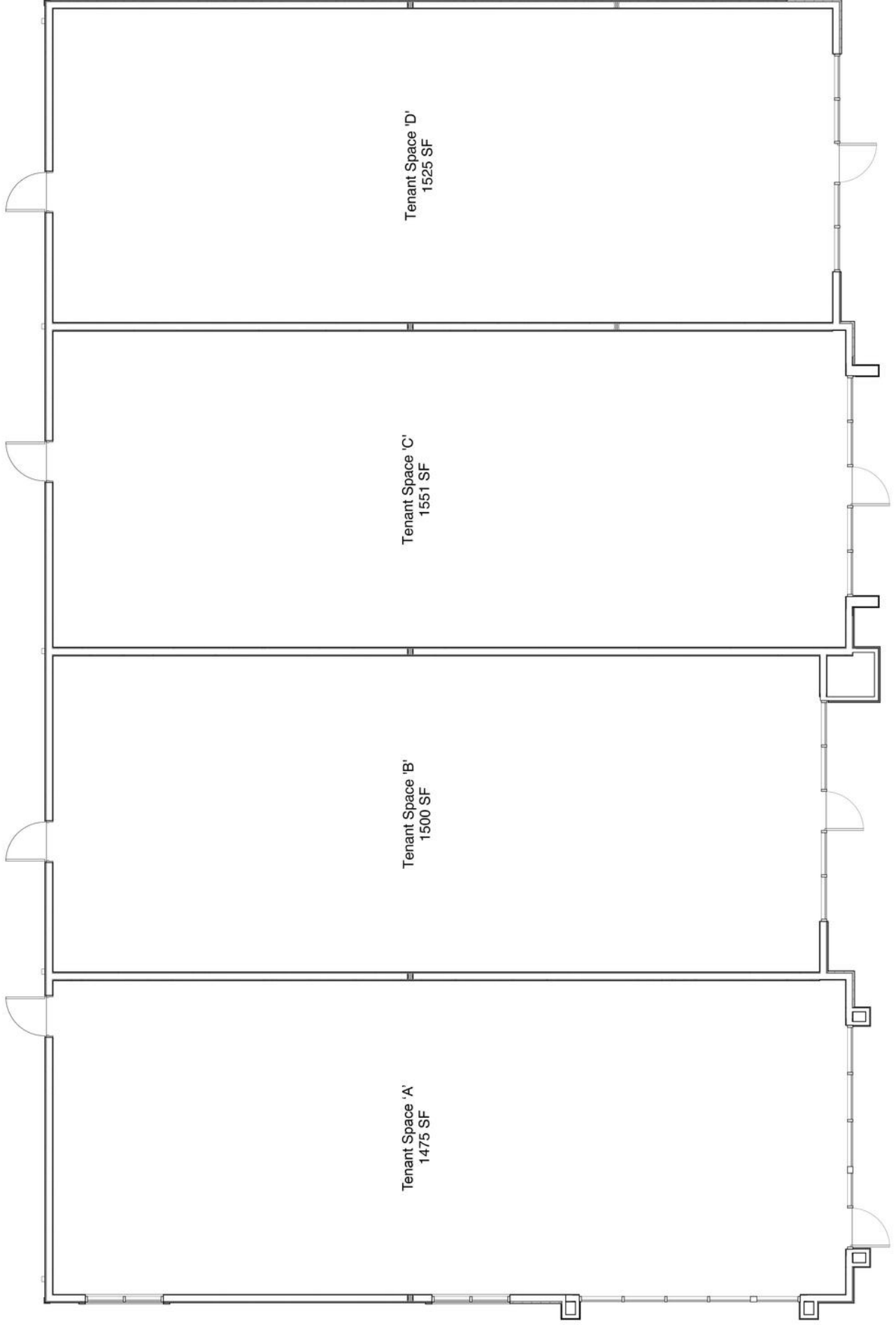
# AERIAL RENDERING

## 1 Site Plan

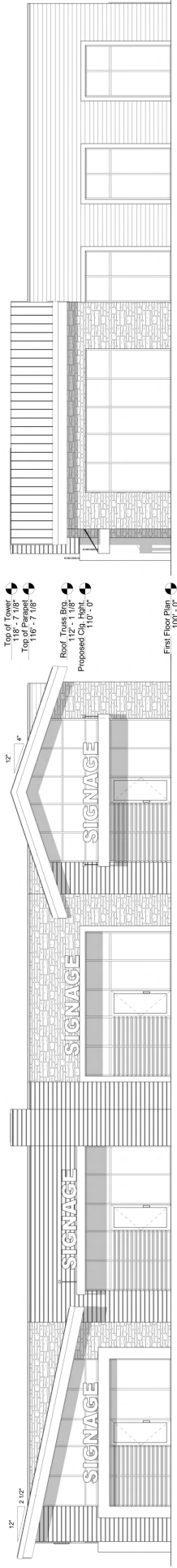
Scale: 1" = 30'-0"



# FLOORPLAN



# ELEVATIONS



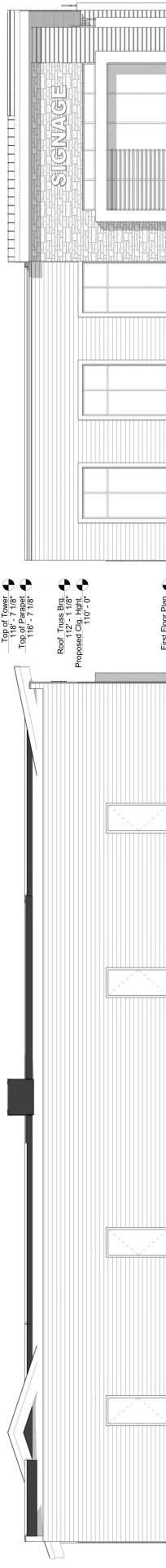
**1** South Elevation

Scale: 3/16" = 1'-0"

Tip of Tower 118'-7 1/8"  
 Top of Parapet 116'-7 1/8"  
 Roof Truss Brg. 112'-4 1/8"  
 Proposed Cg. Height 110'-0"  
 First Floor Plan 100'-0"

**3** East Elevation

Scale: 3/16" = 1'-0"



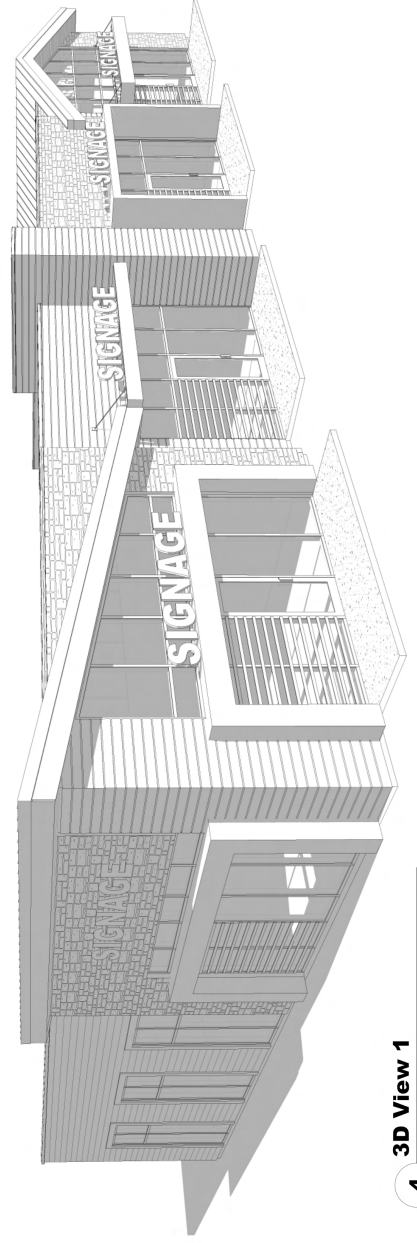
**5** North Elevation

Scale: 3/16" = 1'-0"

Top of Tower 118'-7 1/8"  
 Top 116'-7 1/8"  
 Roof Truss Brg. 112'-4 1/8"  
 Proposed Cg. Height 110'-0"  
 First Floor Plan 100'-0"  
 T.O. FOOTING 96'-0"

**2** West Elevation

Scale: 3/16" = 1'-0"



**4** 3D View 1

Scale:





Southwest Perspective



Southeast Perspective