

**FOR
LEASE**

THE BRIDGES AT 57th & Western

5009 S WESTERN AVENUE SIOUX FALLS SD 57108
SUITES 200-210



PRIME END-CAP IN UPSCALE SHOPPING & DINING DEVELOPMENT



SIZE
3,001 SF

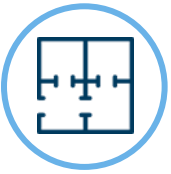


PRICE
\$22.50 PSF (NNN)

Estimated NNN
\$8.05 PSF



LOCATION
Prominently perched on the corner of 57th Street & Western Avenue inside The Bridges on 57th Development. Quick access to I-229.



LAYOUT
Open floorplan with an abundance of natural light. One in-suite restroom and one private office. A 377 SF patio overlooks the shopping development. All remaining FF&E included.



TRAFFIC
Western Avenue:
20,300 cars per day

57th Street:
18,900 cars per day



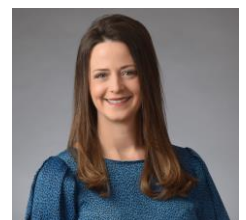
CO-TENANCY
Scooter's Coffee, Flyboy Donuts, Turks & Caicos Cabana Grill, Vivaz Medical Spa, Rainn Salon, J.ella Boutique, Oh My Cupcakes, Shop Dog Boutique, Kidtopia, Rust & Co., David Jones, Elegant Xpressions & more.

Information deemed reliable but not guaranteed.



605.361.8211 | VBCcommercial.com

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AREA RETAIL MAP



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THE BRIDGES SITE



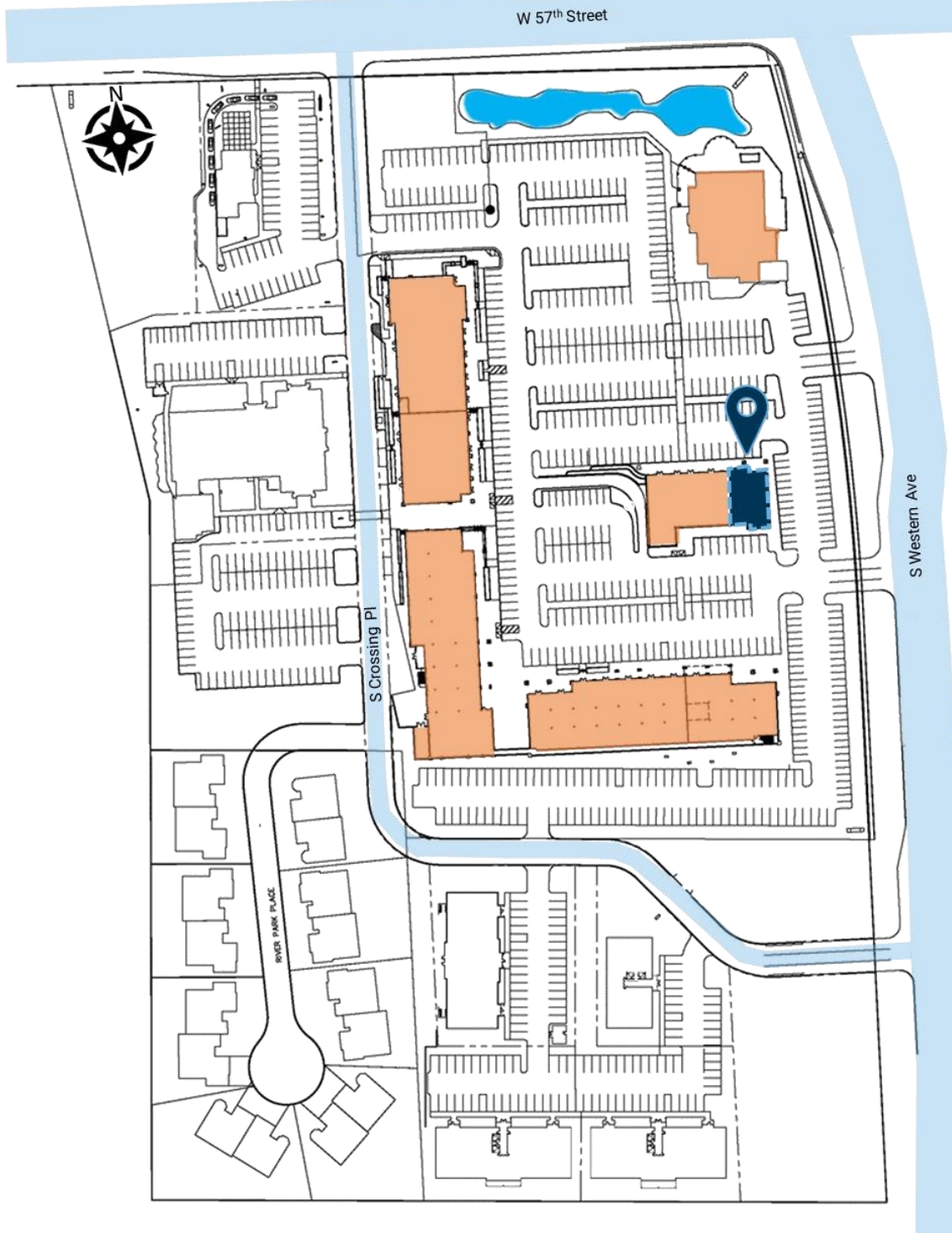
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SITE PLAN



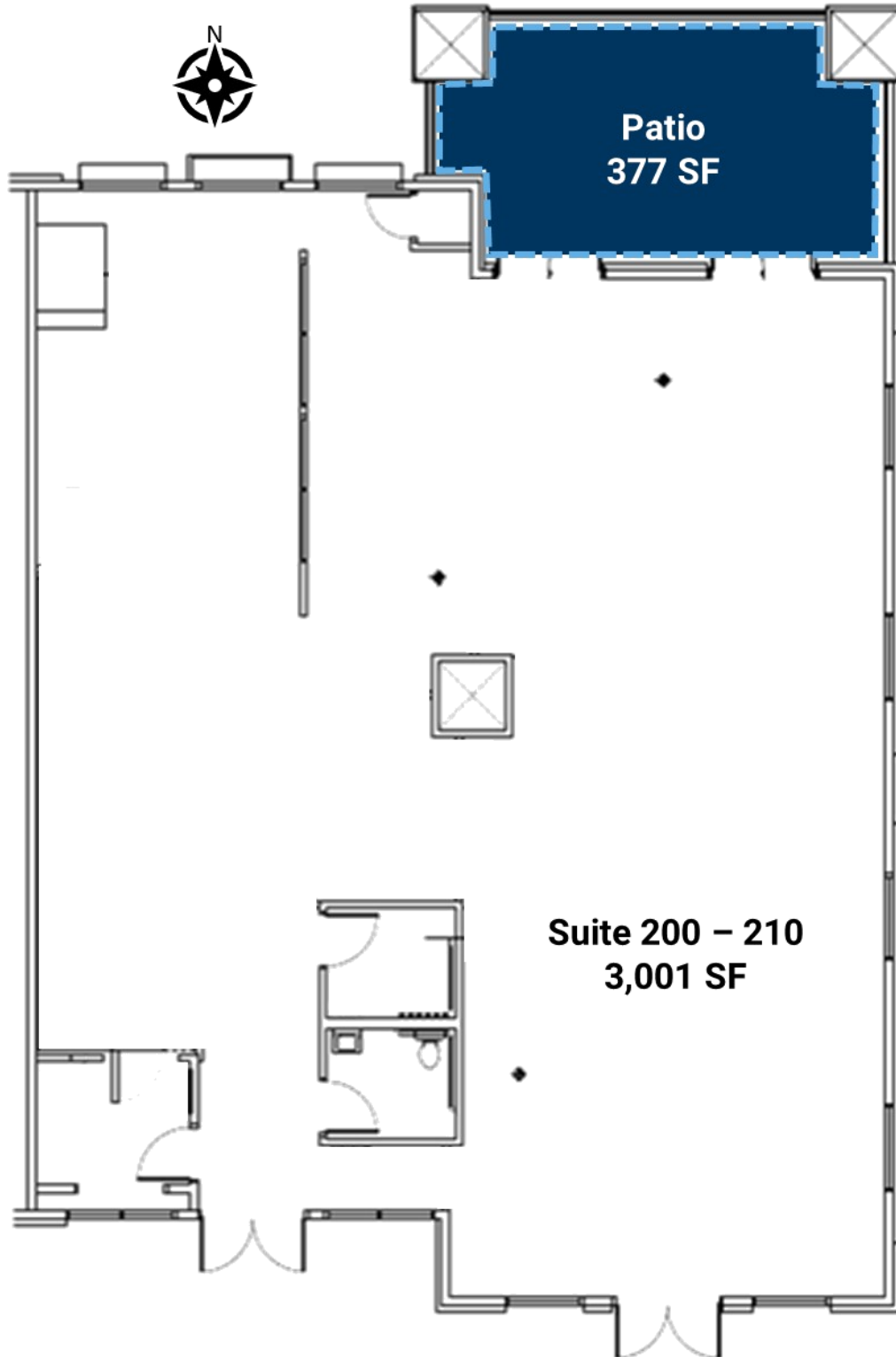
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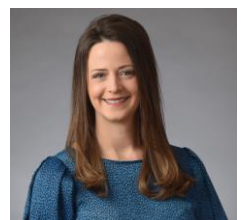
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FLOOR PLAN



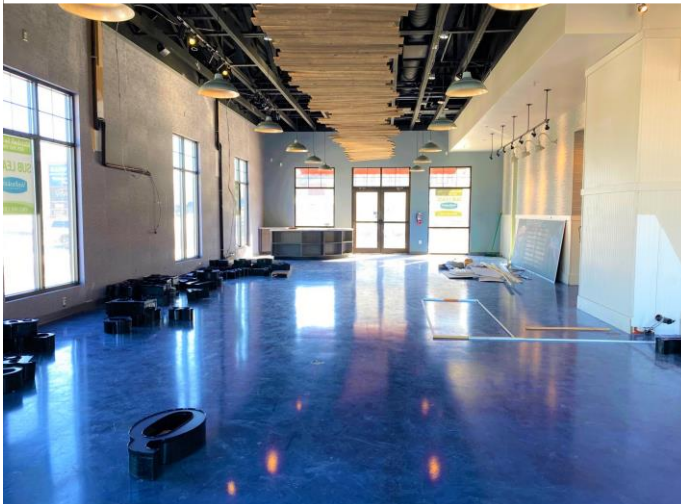
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PHOTO GALLERY



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