

# BRIDGEVIEW

## CROSSING

### FOR LEASE : 57th Street Retail Space



3014 West 57th Street  
Sioux Falls, SD 57108



#### size

1,970 sqft



#### price

\$22.00/ sqft NNN

NNN: \$5.37 (2022)



#### traffic

57th Street:  
19,800 cars per day

Interstate 229:  
39,500 cars per day



#### sublease

Space is available as a sublease; Landlord is open to new long-term Lease Agreement with a tenant. Contact Broker for details.



#### location

High-profile 57th street location with stellar visibility from Interstate 229. Located directly across the street from Vance Thompson Vision between Western and Louise Avenues.



#### co-tenancy

The Bridges at 57th, JJ's Wine, Spirits & Cigars, Let It Fly, First Bank & Trust, Vance Thompson Vision, Dairy Queen, The Diamond Room, Verizon, Holiday, Starbucks and more!

Information deemed reliable but not guaranteed.



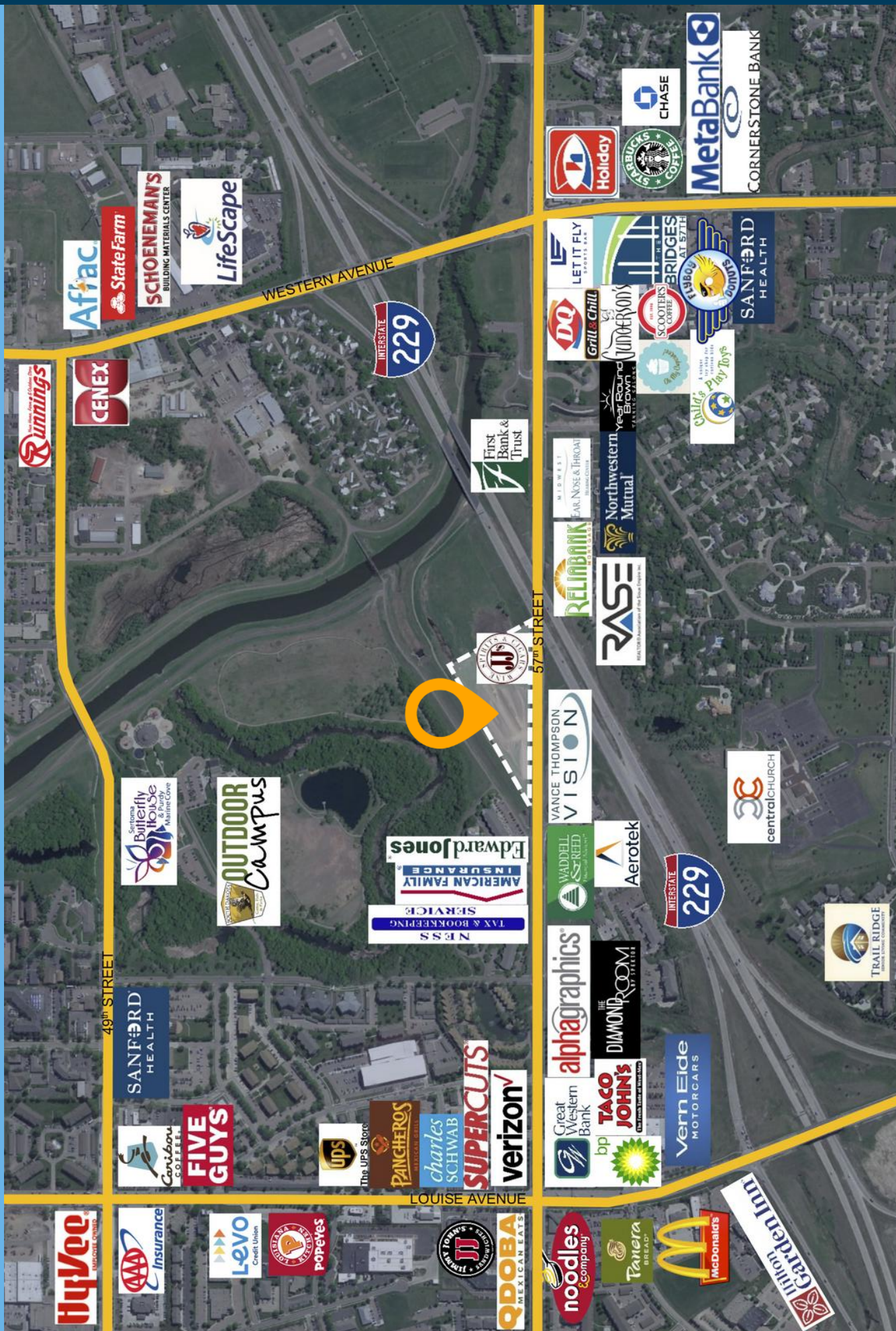
Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
VBClink.com | 605.361.8211



605.376.0127  
Ryan@VBClink.com

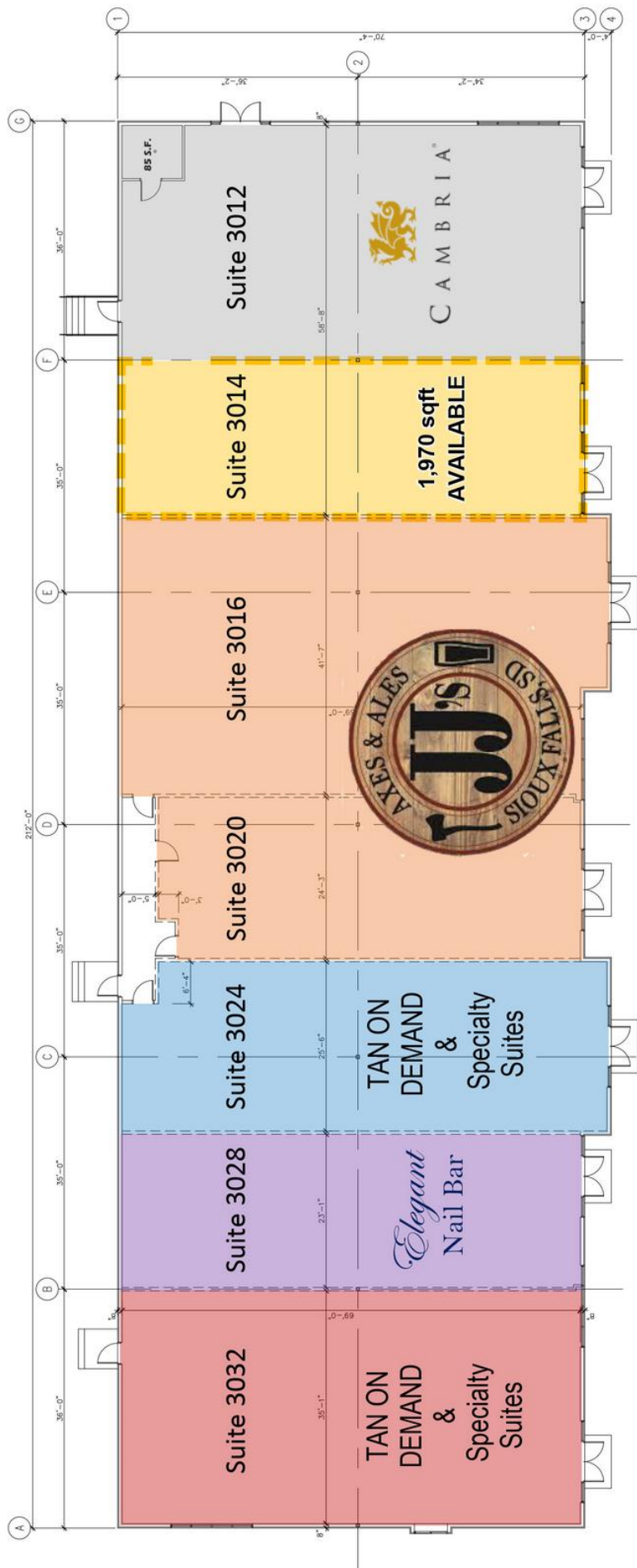


# AREA RETAIL MAP



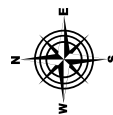


# BUILDING PLAN

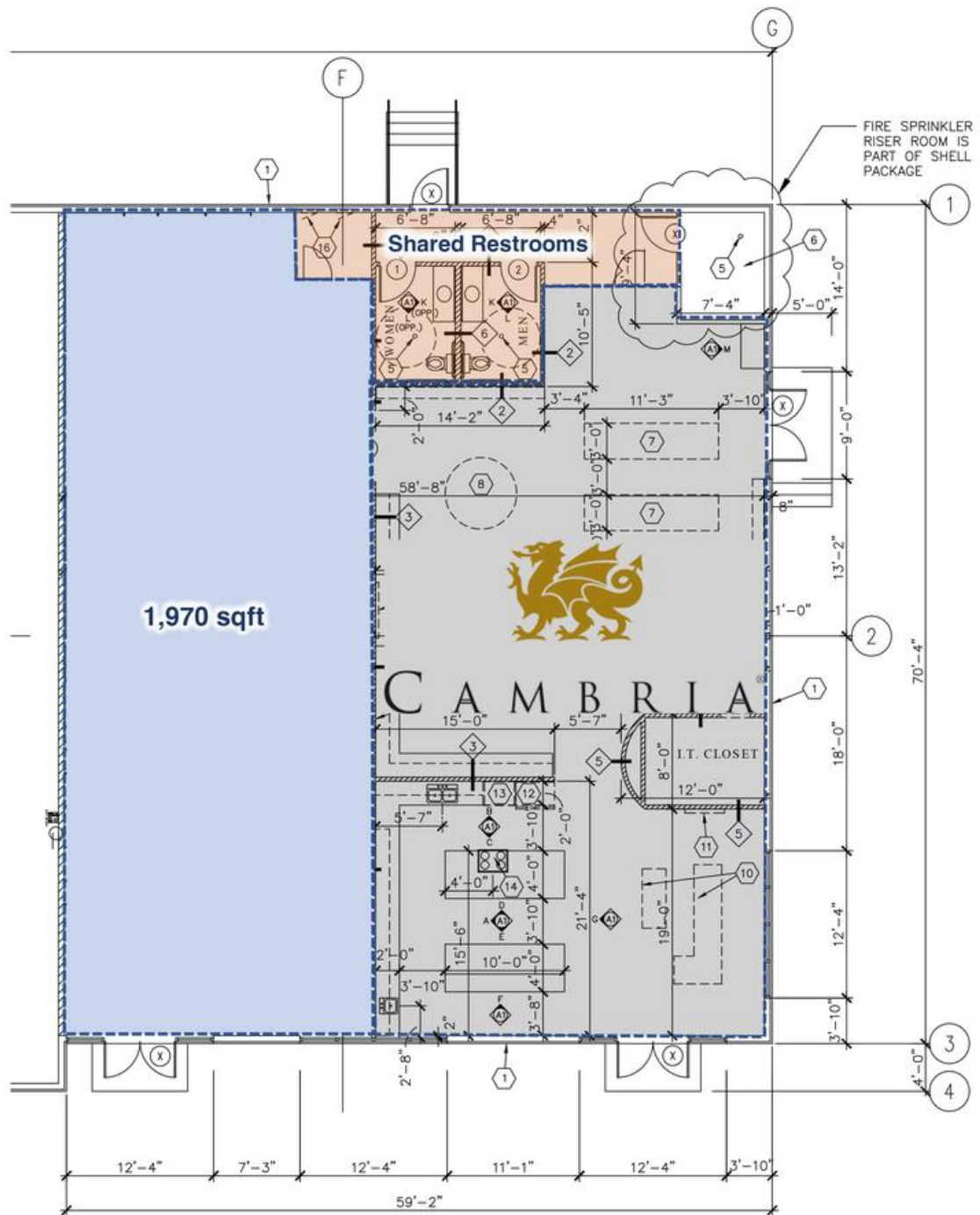


FLOOR PLAN

1/8" = 1'-0"



# FLOOR PLAN



FLOOR PLAN  
(4,190.5 S.F.)



1/8" = 1'-0"

# PHOTOS

