

**FOR
LEASE**

THE BRIDGES AT 57TH & WESTERN

5015 South Western Avenue, Sioux Falls, SD 57108

SUITE 260



Popular Shopping Destination - Small Shop Retail



SIZE

2,412 SF



PRICE

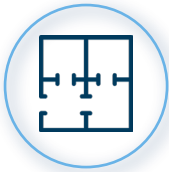
\$19.00 PSF
(NNN)

Estimated NNN
\$9.02 PSF



LOCATION

Prime retail location inside the uber-successful Bridges at 57th Street. Centrally located with great access and close proximity to I-229.



LAYOUT

This suite offers prominent window display space overlooking the development. Includes an open retail area with exposed painted ceilings, 3 dressing rooms and a storage/ workroom.



TRAFFIC

Combined traffic count of approx. 40,600 vehicles per day at the corner of 57th & Western.



CO-TENANCY

Scooter's Coffee, Club Pilates, Vivaz Medical Spa, Sports Clips, Oh My Cupcakes, Rust & Co, Child's Play Toys, Dakota Butcher, Shop Dog Boutique, Gunderson's Jewelers, Flyboy Donuts, and 3 Degrees Infrared Sauna.

Information deemed reliable but not guaranteed.



(605)-361-8211 | vbclink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512

autumn.kaufhold@vbclink.com

AREA RETAIL MAP



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THE BRIDGES SITE

AVAILABLE SUITES



Suite 260
2,412 SF
\$19.00 PSF
(NNN)

Suite 170
2,323 SF
\$19.00 PSF
(NNN)

Suite 150
1,482 SF
\$19.00 PSF
(NNN)



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SITE PLAN

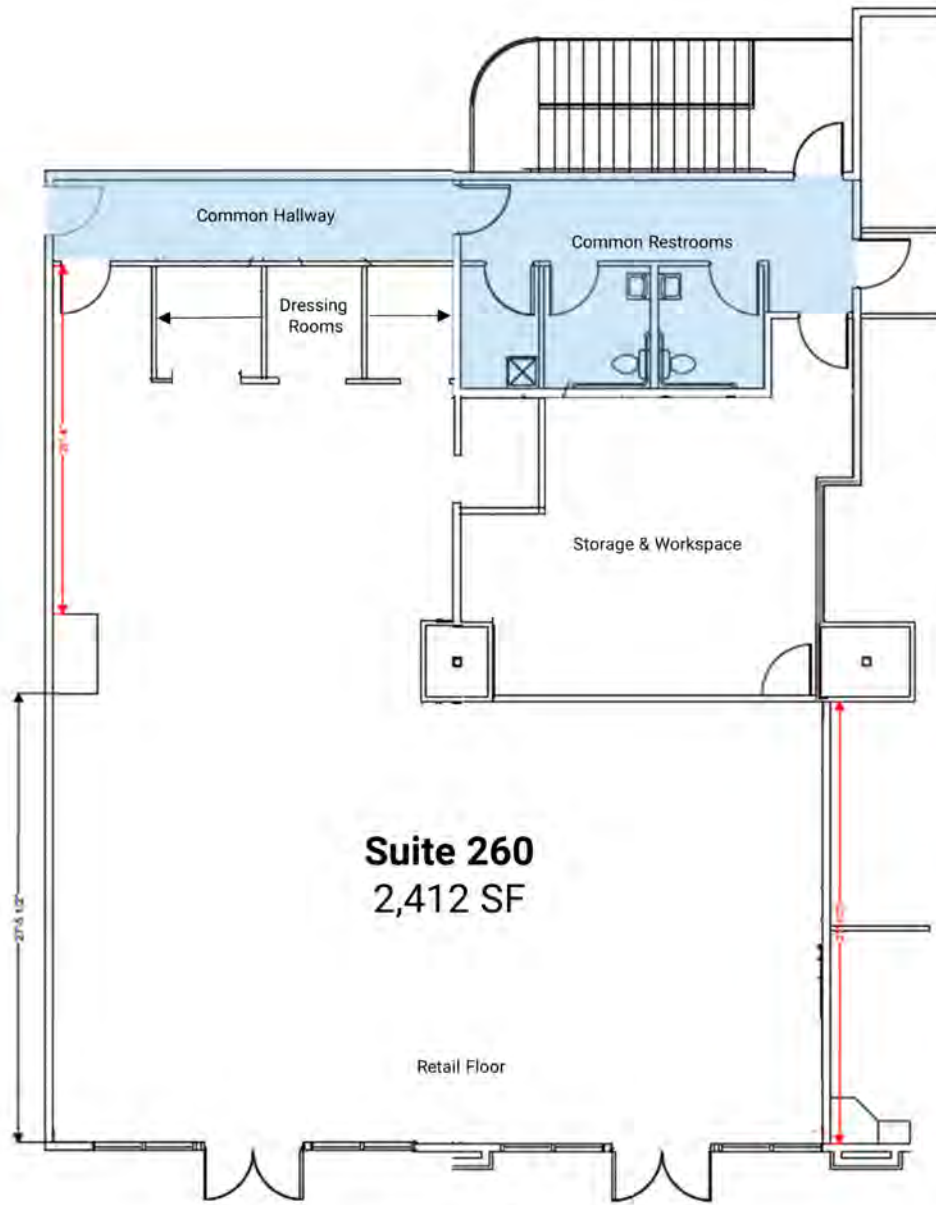


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FLOOR PLAN



Suite 260
2,412 SF

FLOOR PLAN
Scale: 1/8" = 1'



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PHOTO GALLERY

