

**FOR
LEASE**

The Bridges at 57th & Western

5015 S. Western Avenue Sioux Falls, SD 57108
Suite 260



Shopping Center Retail Space



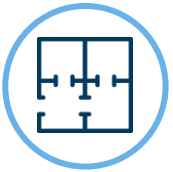
SIZE
2,412 SF



PRICE
\$21.00 PSF (NNN)
Estimated NNN
\$8.55 PSF



LOCATION
Prime retail location in the uber-successful Bridges at 57th development. Great access 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
Western Avenue:
19,900 cars per day
57th Street:
19,800 cars per day



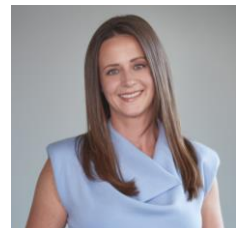
CO-TENANCY
Oh My Cupcakes, Dart Boutique, Scooter's Coffee Mason Jar Boutique, David Jones Fashion, Rust & Co, Let It Fly, Vivaz Medical Spa, Shop Dog Boutique, Gunderson's Jewelers, Flyboy Donuts, 3 Degrees Infrared Sauna Studio

Information deemed reliable but not guaranteed.



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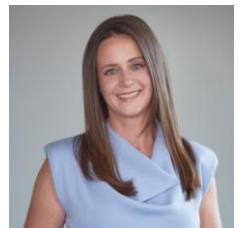
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AREA RETAIL MAP



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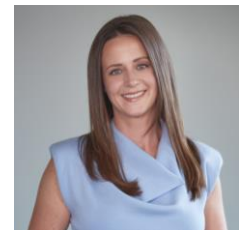
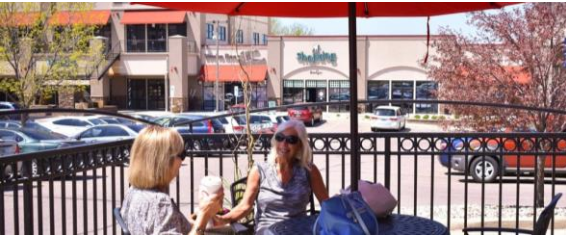
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THE BRIDGES SITE



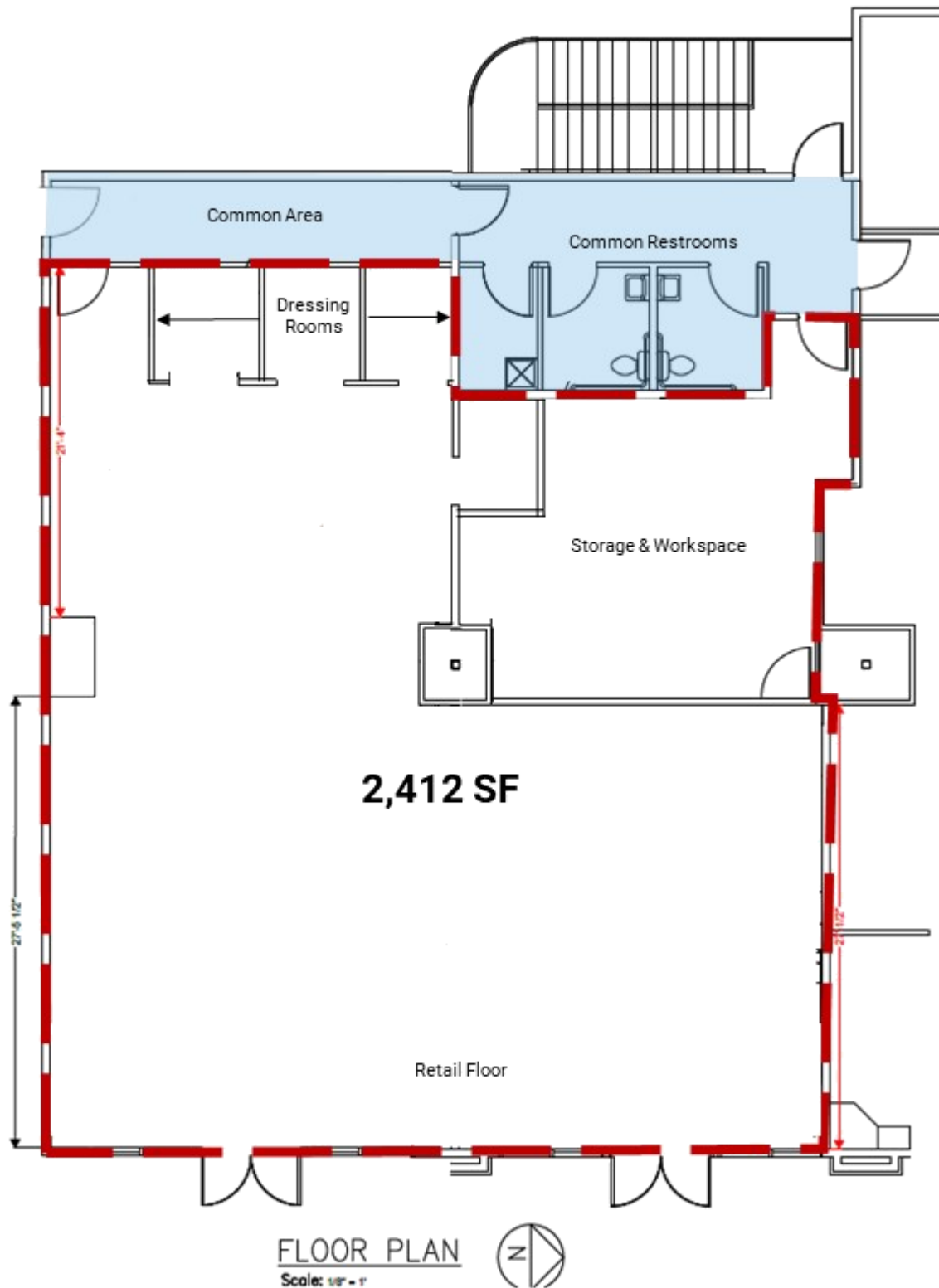
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FLOOR PLAN



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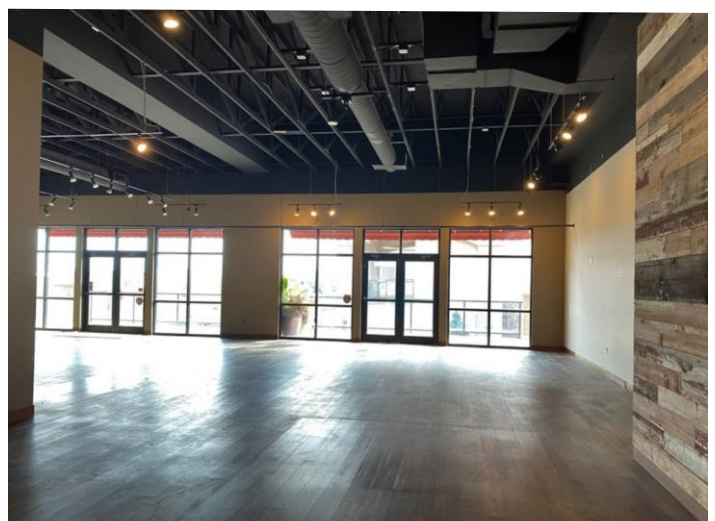
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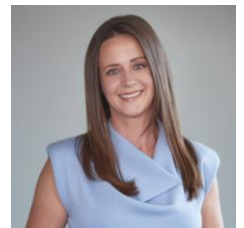
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PHOTO GALLERY



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