

**FOR
LEASE**

THE BRIDGES AT 57TH & WESTERN

5015 South Western Avenue, Sioux Falls, SD 57108

SUITE 260



Popular Shopping Destination - Small Shop Retail



SIZE
2,323 SF

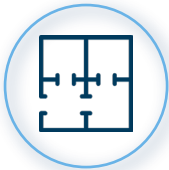


PRICE
\$19.00 PSF
(NNN)

Estimated NNN
\$8.90 PSF



LOCATION
Prime retail location inside the uber-successful Bridges at 57th Street. Great access with close proximity to I-229.



LAYOUT
Perfect for a dance studio or fitness use, this space has a grand lobby with natural light open floorplan, exposed ceilings, mirrored wall, 2 restrooms, private office with laundry hookups, and a storage room.



TRAFFIC
Western Avenue:
20,800 CPD

57th Street:
18,300 CPD



CO-TENANCY
Scooter's Coffee, Club Pilates, Vivaz Medical Spa, Sports Clips, Oh My Cupcakes, Rust & Co, Child's Play Toys, Let It Fly Sports Bar, 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



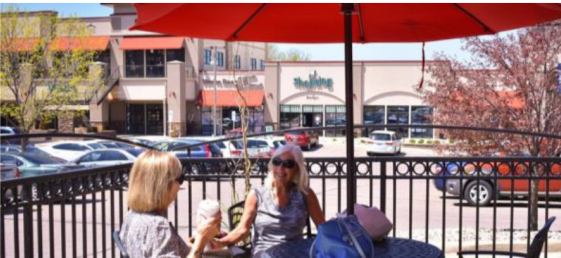
(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

THE BRIDGES SITE

AVAILABLE SUITES

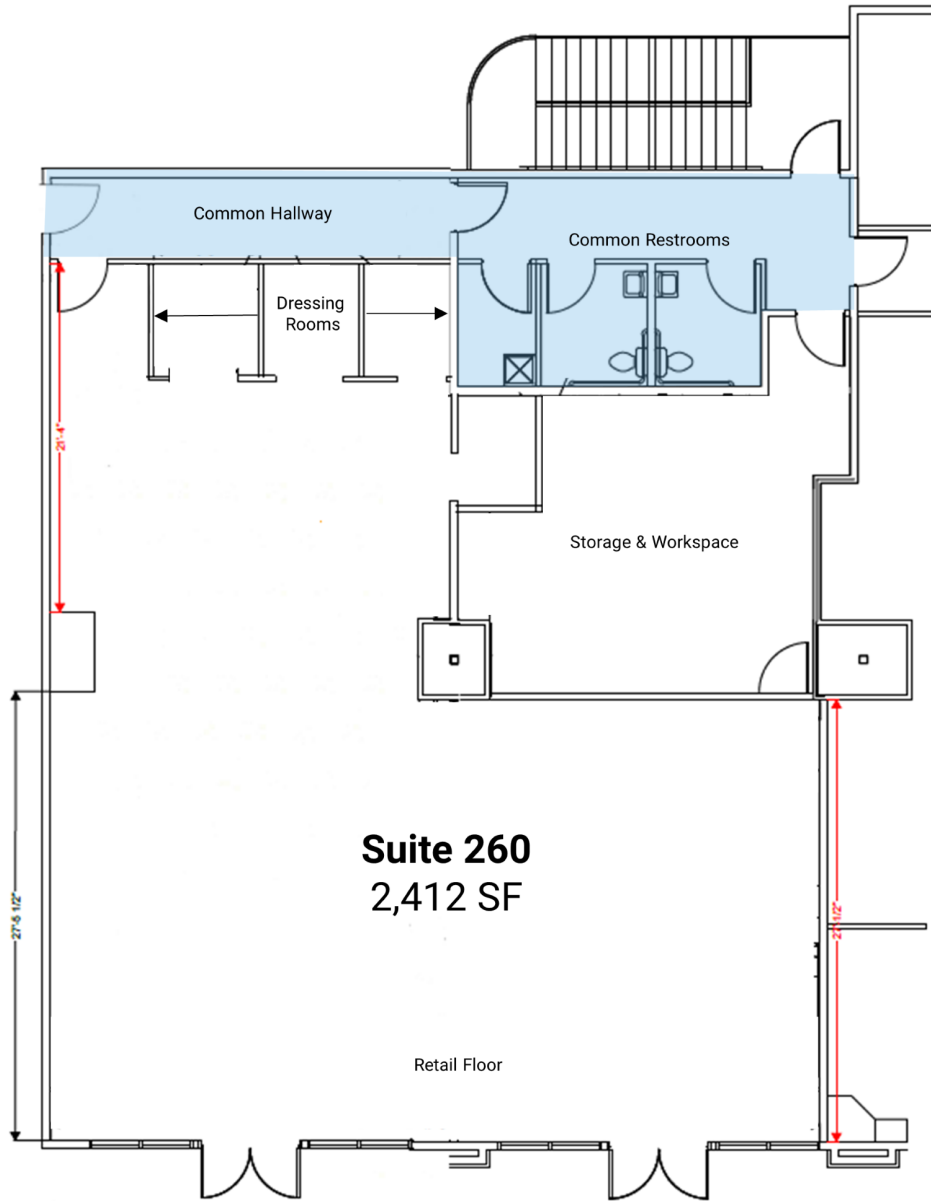


(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com

FLOORPLAN



Suite 260
2,412 SF

FLOOR PLAN
Scale: 1/8" = 1'



(605)-361-8211 | vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com
autumn.kaufhold@vbclink.com

PHOTO GALLERY



vbclink.com
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512
autumn.kaufhold@vbclink.com