



# BRIDGETOWNE BUILD-TO-SUIT

## 57TH + WESTERN: RARE INFILL OPPORTUNITY

2245 West 57th Street | Sioux Falls, SD 57108



### SIZE

2,500 - 10,000 sqft  
1 or 2-story building



### PRICE

Commensurate with  
Tenant's build-out and  
construction. Contact  
Broker for details.



### CO-TENANCY

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



### AVAILABLE

Approximately 12 months  
after Lease Execution



### TRAFFIC

57th Street:  
18,300 cars per day  
  
Western Avenue:  
20,800 cars per day



### LOCATION

Prime location adjacent to the  
uber-successful Bridges at 57th  
development. This is a rare infill  
opportunity in the heart of 57th Street!

Information deemed reliable but not guaranteed.



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# AREA MAP



Aflac

State Farm

SCHOENEMAN'S  
BUILDING MATERIALS CENTER  
ESTD. 1948  
Carroll's Choice

LifeScope

41st STREET

WESTERN AVENUE

INTERSTATE  
229

WESTERN AVENUE

57th STREET

CIRCLE K

CHASE

CENTRAL BANK

LET IT FLY

LET IT FLY

BRIDGES AT 57TH

SANFÆRD  
HEALTH

STARBUCKS

DO

GRILL & CHILI

COFFEE CENTERS

First Bank & Trust

W.D. WEST  
CAR, NOSE & TIRE COAT

Northwestern  
Mutual

RELIABANK

RASE  
MULTIPLE ASSOCIATION OF REAL ESTATE BROKERS

CAMBRIA

BOOZY BAKERY

AMERICAN BAKERY

VANCE THOMPSON  
VISION

WIDDELL  
SCHREED

Aerotek

INTERSTATE  
229

CENTRAL  
CHURCH



Butterfly House & Aquarium

OUTDOOR CAMPUS  
— SIOUX FALLS, SOUTH DAKOTA —

SANFÆRD  
HEALTH

Caribou  
COFFEE

FIVE GUYS

ups

charlie's  
SCHWAB

PANCHEROS

SUPERCUTS

verizon

JOSEY MIST  
SUBS

alphaGraphics

THE  
DIAMOND ROOM

Vern Eide  
MOTORCARS

First Interstate Bank

taco john's

bp

Hu-Wee  
EMPLOYEE OWNED



popetres

Levo  
Credit Union

QPOBA  
MEXICAN EATS

Pompegranate

AMERICAN BAKERY

noodles  
& COMPANY

Panera  
BREAD

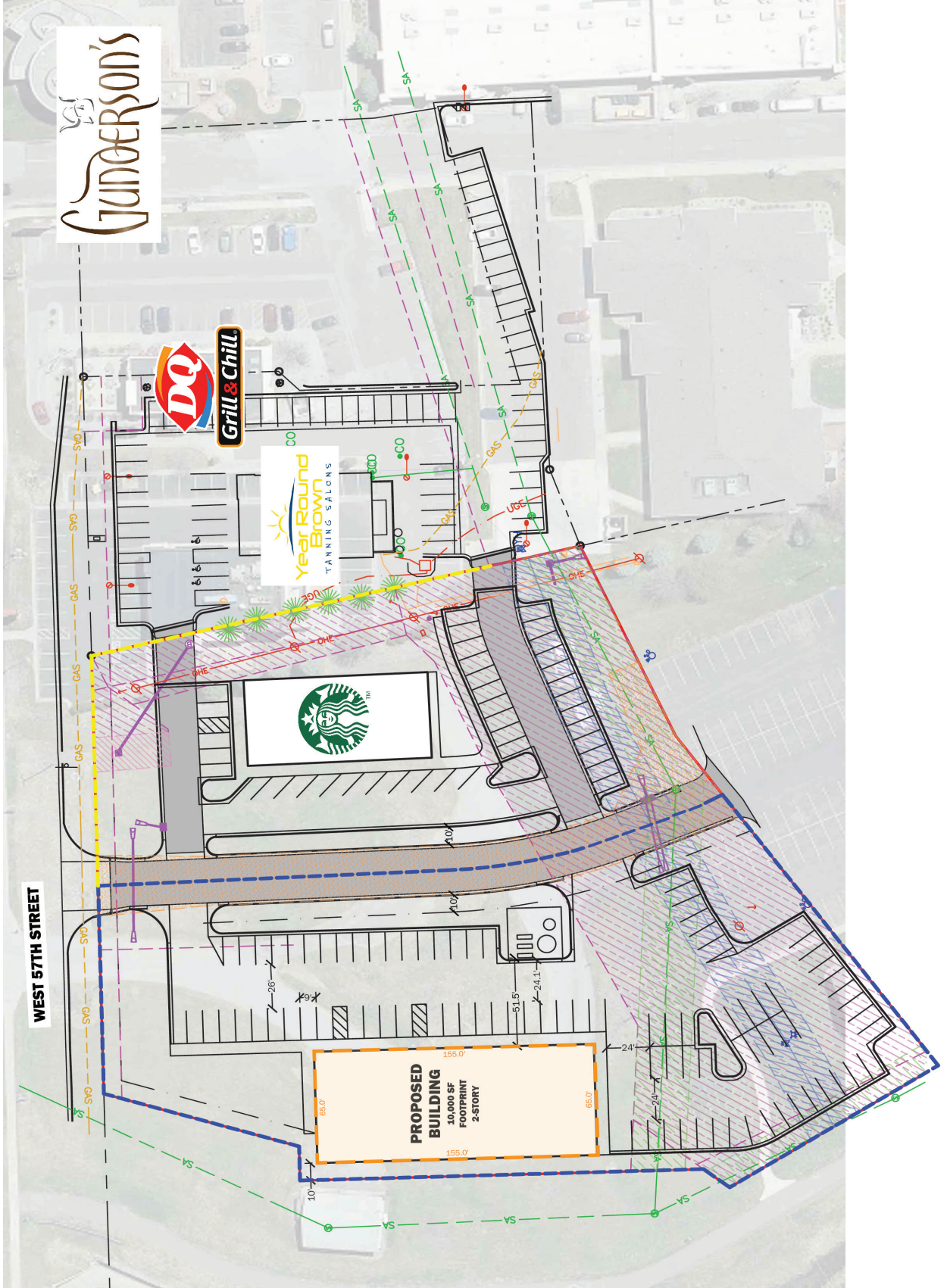
McDonald's

Hilton  
Garden Inn

TRAIL RIDGE  
SENIOR LIVING COMMUNITY



# SITE PLAN





# SITE OVERVIEW

