



PARK PLACE INVESTMENT

41ST STREET SHOPPING CENTER

IRREPLACEABLE 41ST STREET LOCATION

3101 - 3109 West 41st Street | Sioux Falls, SD 57105



SIZE

Building A : 30,752 sqft
Building B : 35,848 sqft



PRICE

\$8,000,000.00
(CAP Rate: 7.3%)



TRAFFIC

26,200 cars per day. Park Place Center is located in the heart of 41st Street, with one of the highest traffic counts in Sioux Falls.



LOCATION

Located just east of The Empire Mall & across from O'Gorman High School on one of the busiest streets in South Dakota.



DETAILS

2 mixed used buildings, including storage units, on a total of 4.26 acres of land in Sioux Falls' core retail shopping area. Contact Broker for P&L.



CO-TENANCY

The Empire Mall, Target, Walmart, Starbucks, Stensland Family Farms, Plato's Closet, Olive Garden, Karl's TV & Appliance, and O'Gorman High School.

Information deemed reliable but not guaranteed.



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605.351.5512

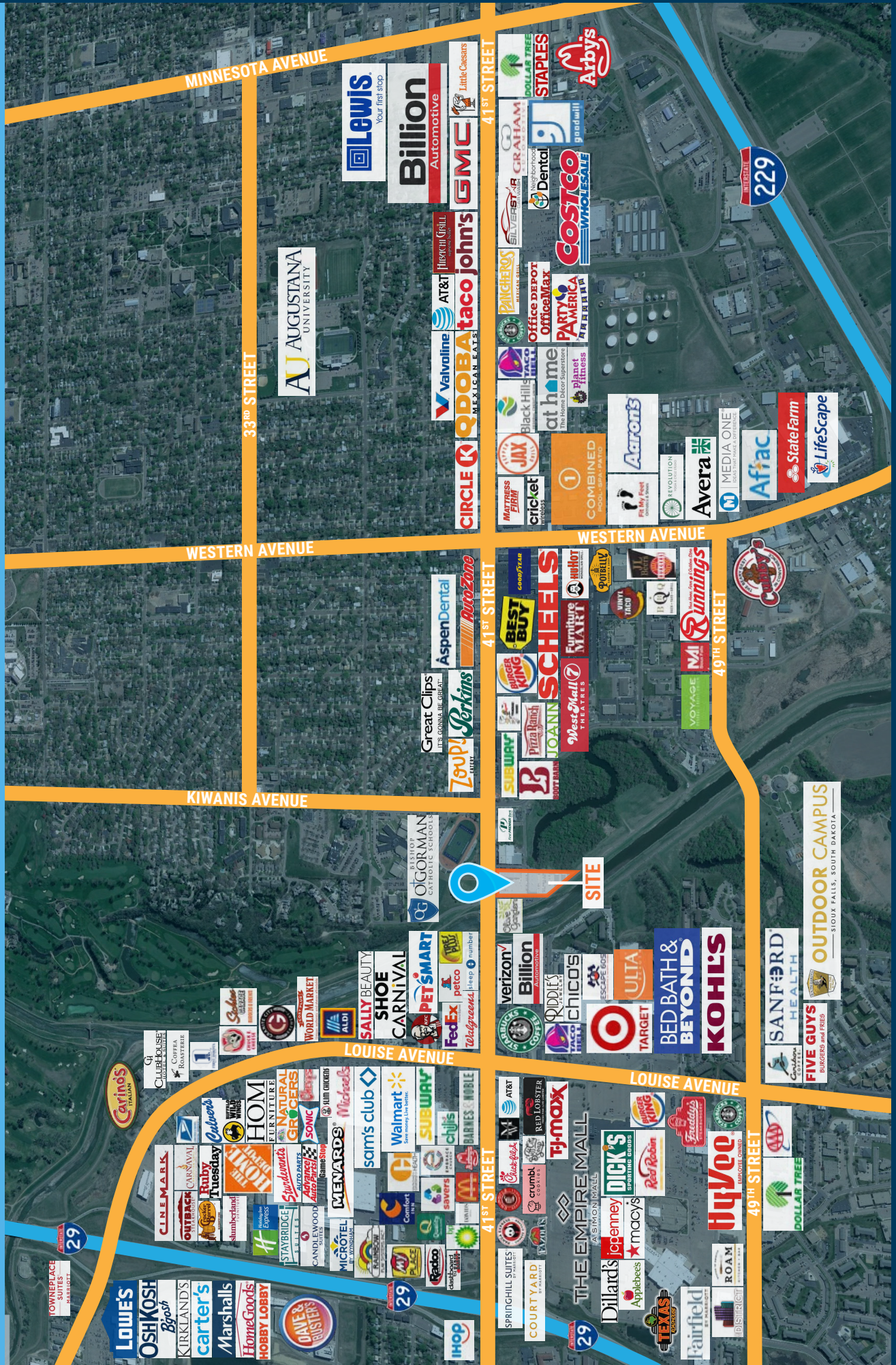
autumn.kaufhold@vbclink.com



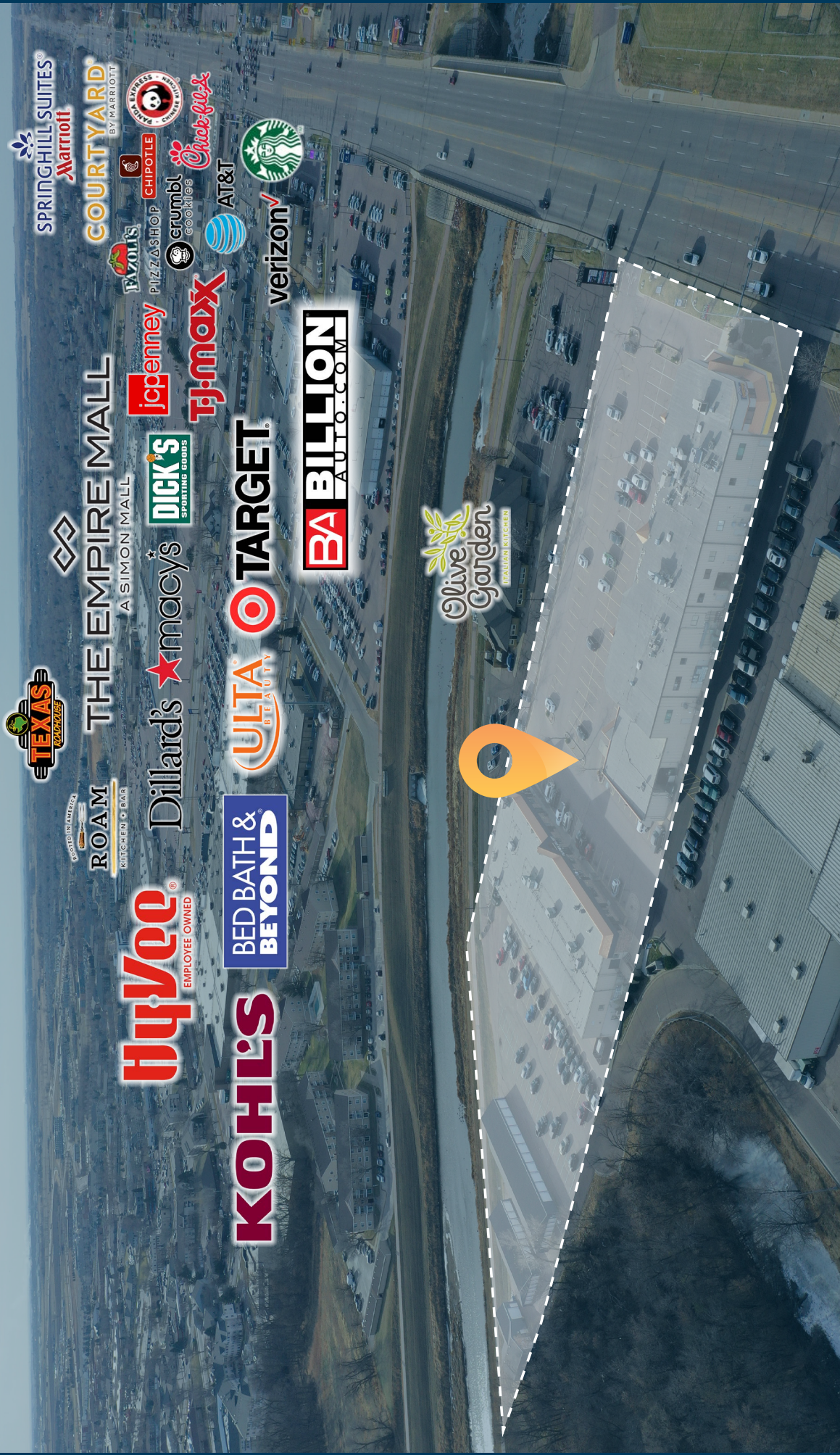
605.376.0127

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AREA RETAIL MAP



AREA OVERVIEW

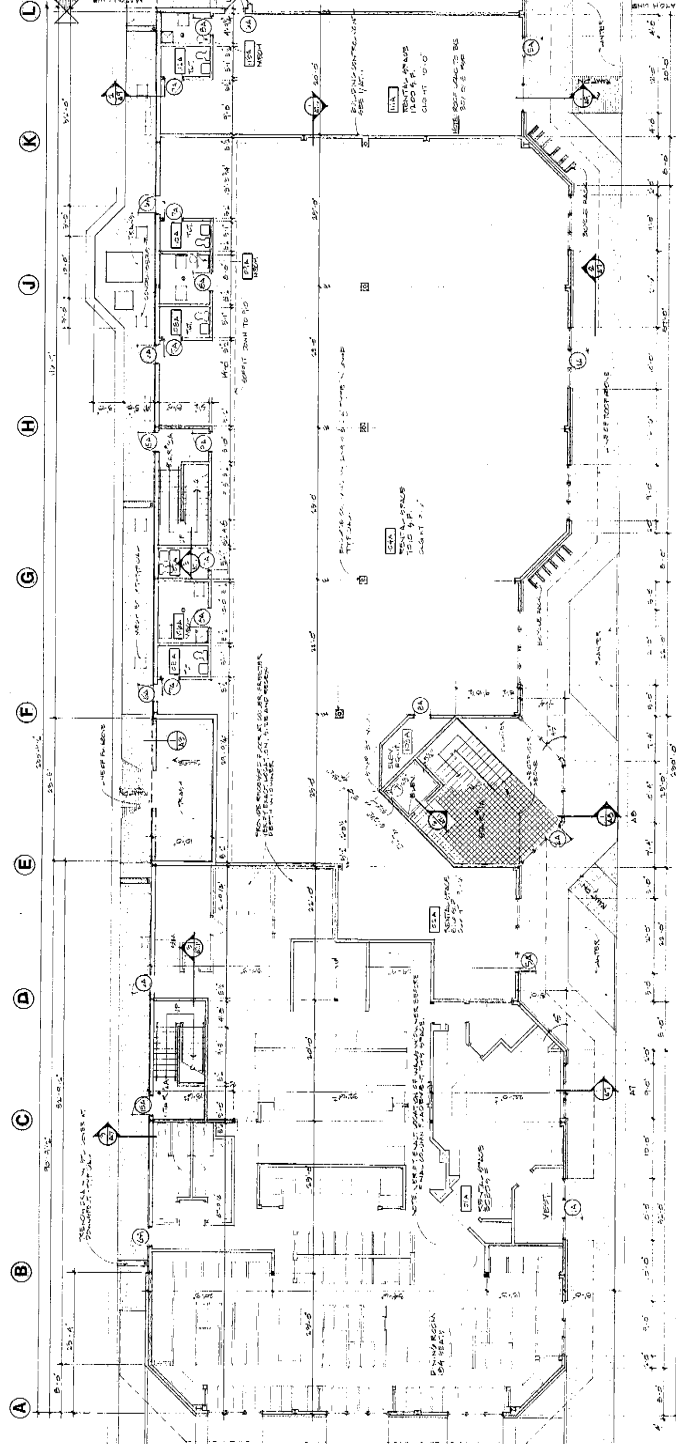


PARCEL MAP



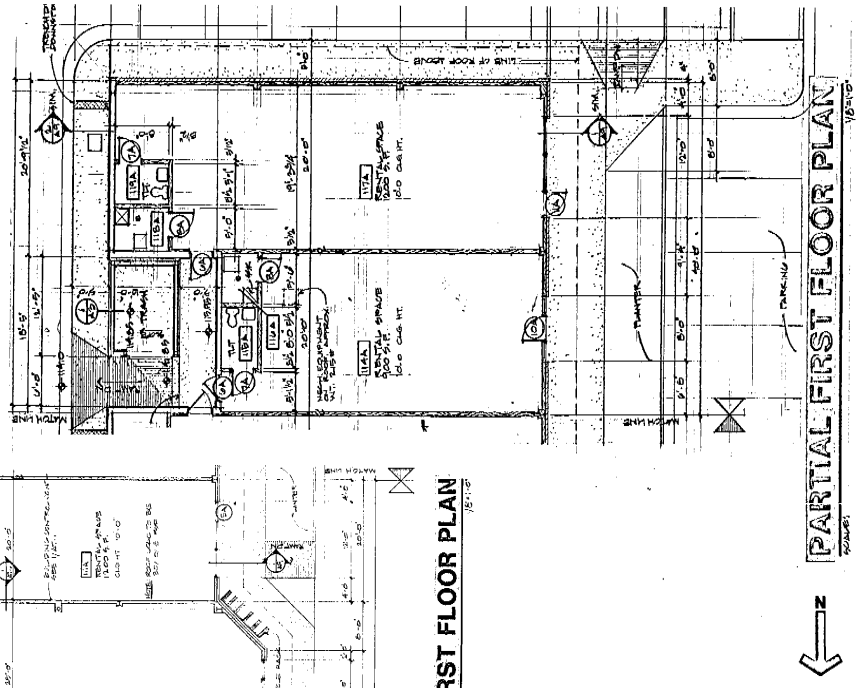
Site plan for the proposed 12-story office building at 41st Street and Kiwanis Avenue. The plan shows a large rectangular building footprint with a central core, surrounded by parking spaces (92 total) and landscaped areas with trees. A blue shaded area highlights the building and its immediate surroundings. The plan includes dimensions, lot numbers (e.g., 12J, 12K, 12L), and a north arrow. The Big Sioux River is shown to the east of the property.

BUILDING A | MAIN LEVEL RETAIL FLOOR PLAN



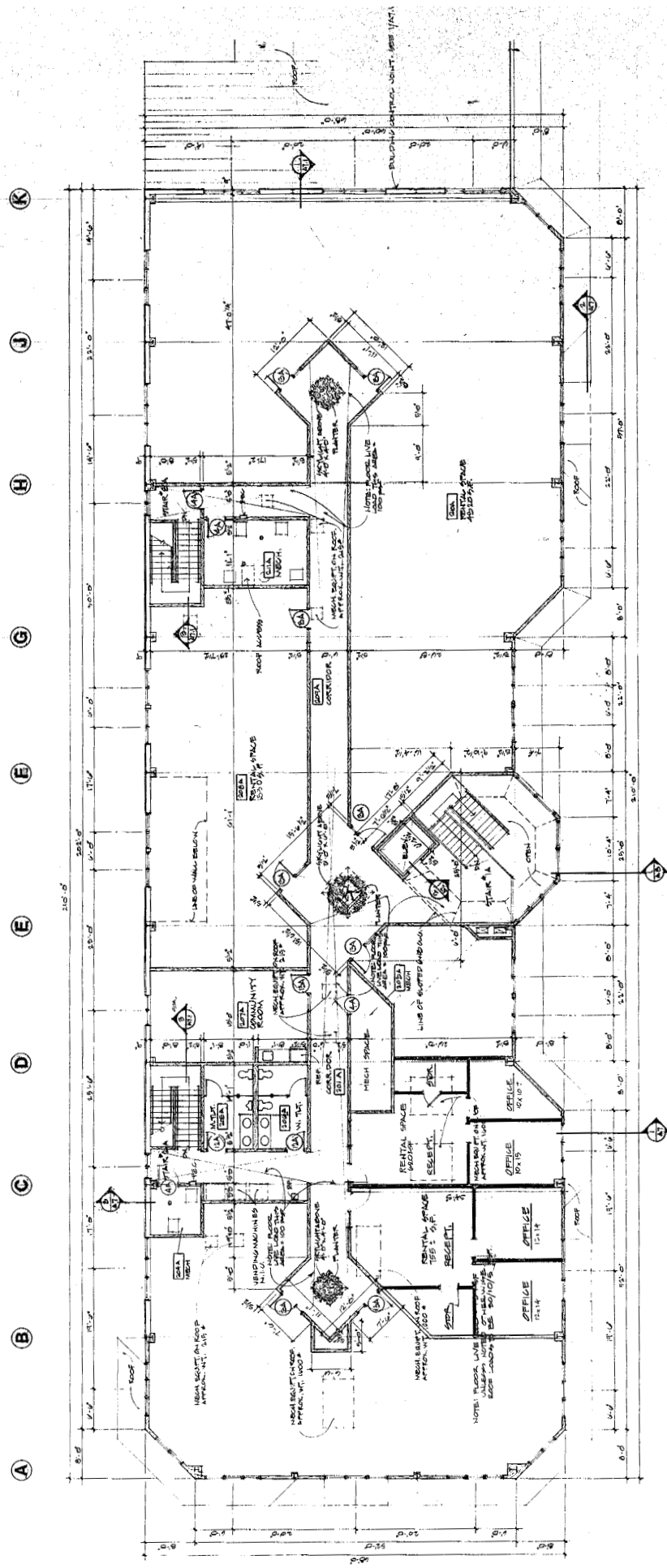
17,176 SQFT

← z PARTIAL FIRST FLOOR PLAN 1/8" = 1'-0"



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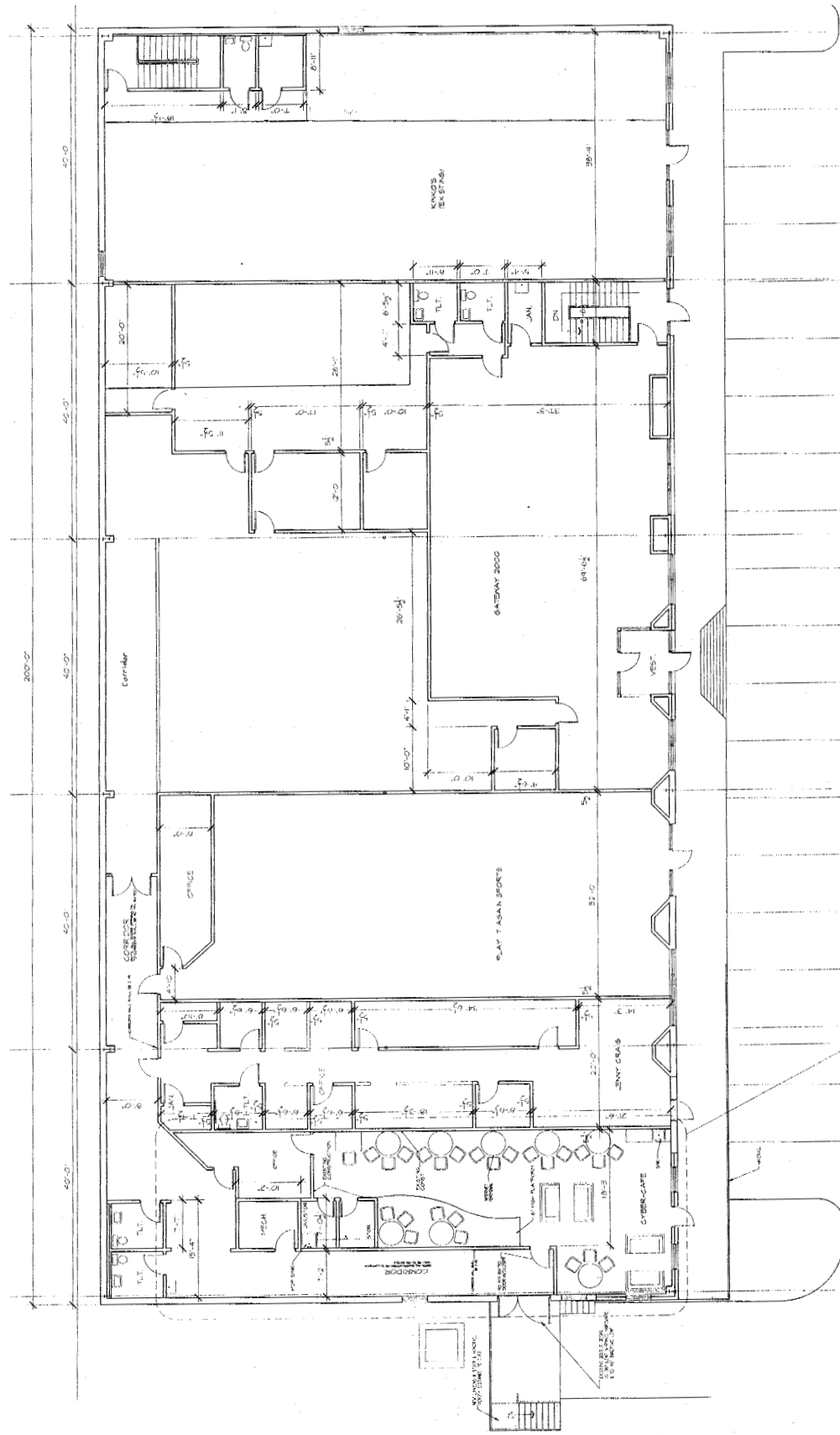
BUILDING A | UPPER LEVEL RETAIL FLOOR PLAN



13,576 SQFT

12, 950 A.F.
SECOND FLOOR PLAN
SCALE
1/8"=1'-0"

BUILDING B | MAIN LEVEL RETAIL FLOOR PLAN



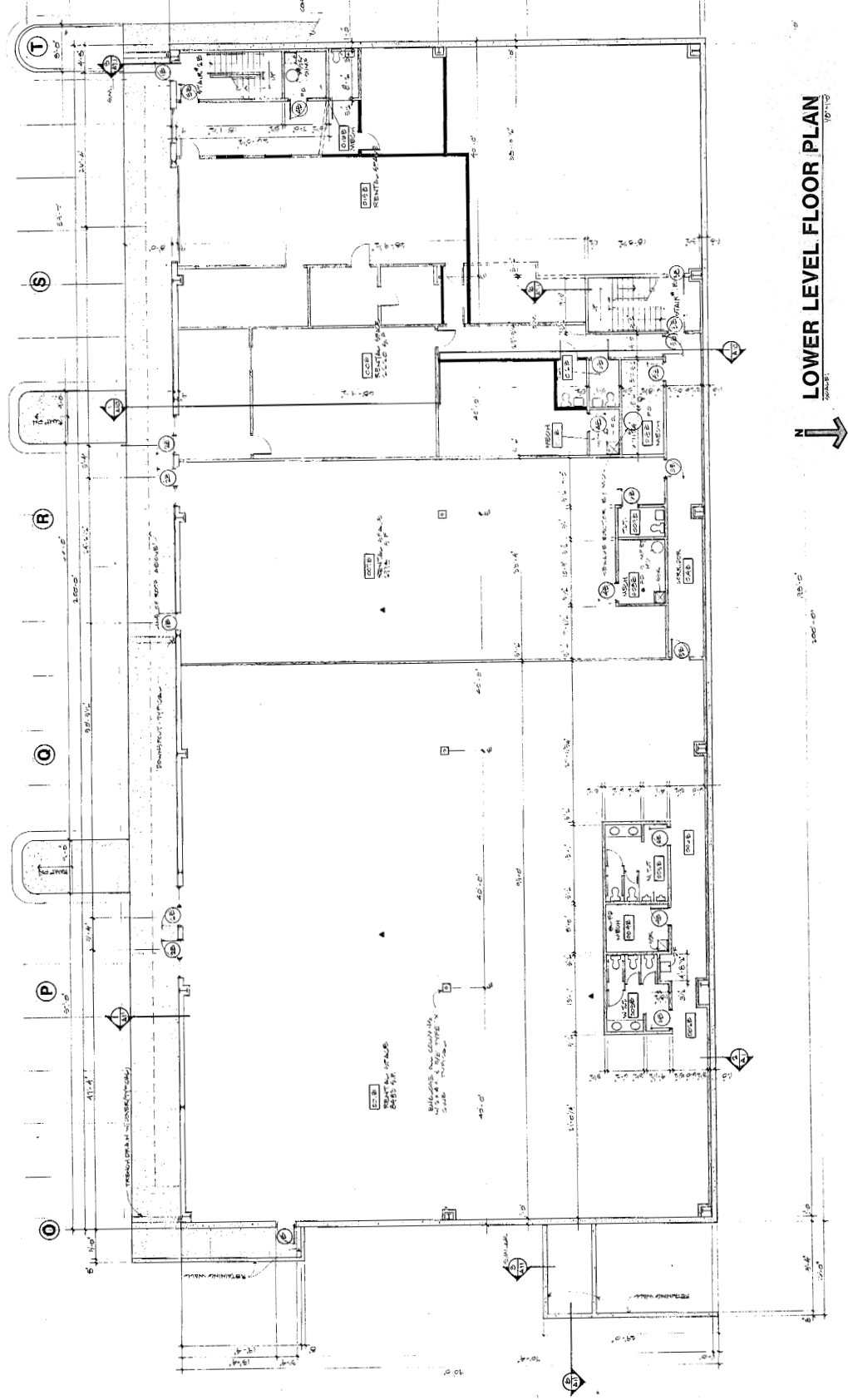
CYBER-CAFE
BY TYPE OCCUPANCY
W/OCCUPANT LOAD
OF LESS THAN 50

17,924 SQFT

1 FLOOR PLAN - CYBER CAFE
SCALE: 1/8" = 1'-0"



BUILDING B | LOWER LEVEL OFFICE FLOOR PLAN



17,924 SQFT

BUILDING A



BUILDING B



PHOTOS




PARK PLACE
CENTER