

**FOR
LEASE**

The Bridges at 57th

5009 S. Western Avenue Sioux Falls, SD 57108
Suites 100 - 130



Popular Shopping Destination – Highly Visible & Easily Accessible



SIZE

Suite 100 : 1,551 SF

Suite 110 - 130 :

6,330 SF

*May be subdivided.



PRICE

\$19 PSF (NNN)

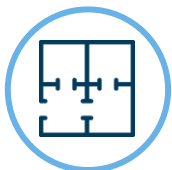
Estimated NNN

\$8.00 PSF



LOCATION

Prime retail location, with major visibility, in the region's most unique shopping destination, The Bridges at 57th. Great access to I-229.



LAYOUT

Suite 100 : Open retail floorplan with a storage room and private restroom.

Suite 110 - 130 :

Open retail floorplan with storage rooms, restroom, dressing rooms, and floor-to-ceiling storefront windows.



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, Dart Boutique, 605 Running Co.

Information deemed reliable but not guaranteed.



605.361.8211 | VBCcommercial.com

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AREA RETAIL MAP

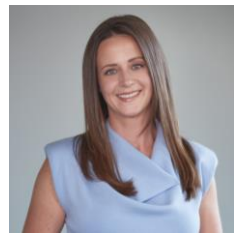


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THE BRIDGES SITE

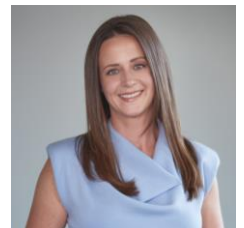
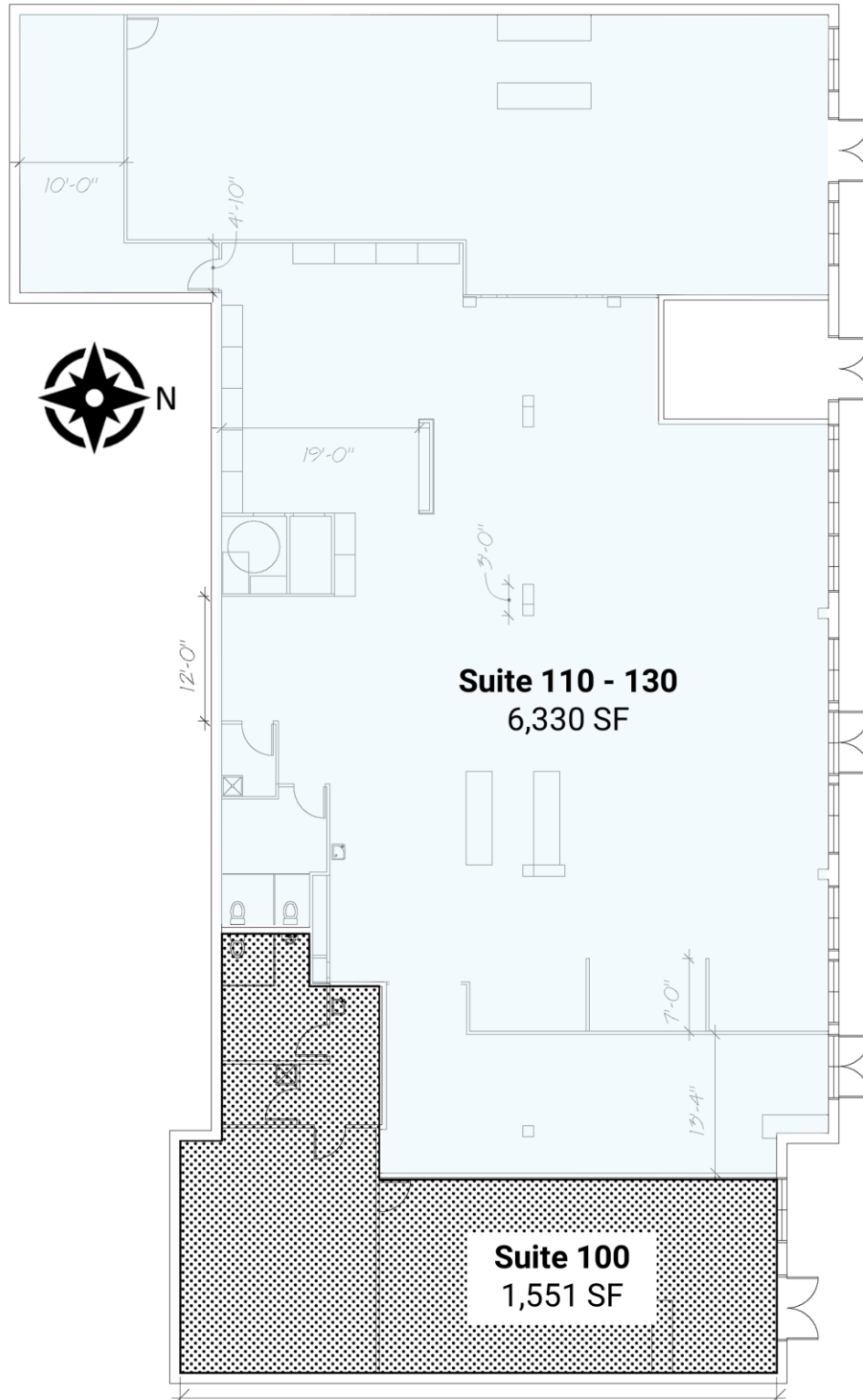
AVAILABLE SUITES



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BUILDING FLOOR PLAN



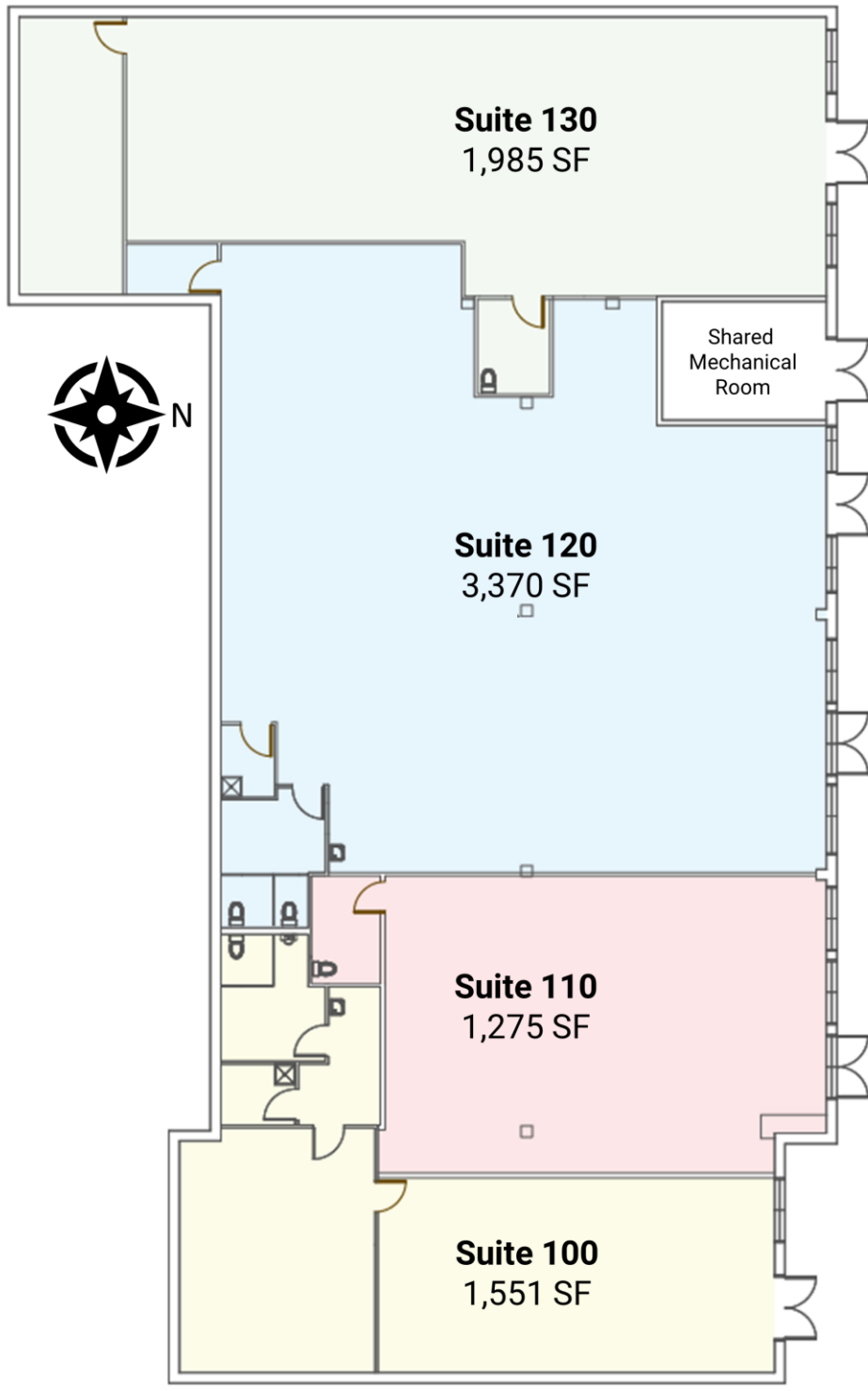
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CONCEPT FLOOR PLAN



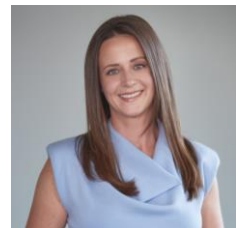
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PHOTO GALLERY – SUITE 100



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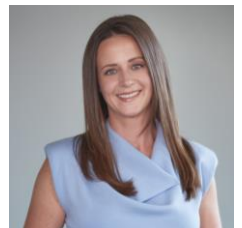
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PHOTO GALLERY – SUITE 110 - 130



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