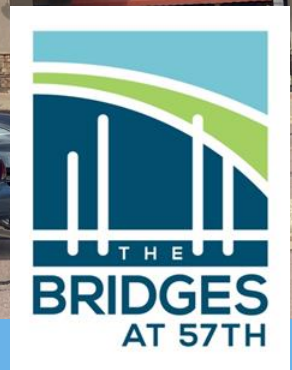


**FOR  
LEASE**

# The Bridges at 57th

5019 S. Western Avenue Sioux Falls, SD 57108  
Suite 195



Retail Suite Located at 57<sup>th</sup> & Western



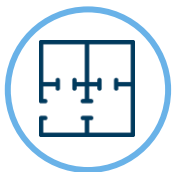
**SIZE**  
1,292 SF



**PRICE**  
\$22.50 PSF (NNN)  
  
Estimated NNN  
\$8.00 PSF



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



**LAYOUT**  
Retail windows that extend floor to ceiling create a suite full of natural light. This space offers a large retail floor with a storage / breakroom and shared restrooms.

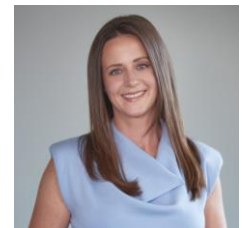


**Traffic**  
Western Avenue:  
19,900 cars per day  
  
57<sup>th</sup> Street:  
19,800 cars per day



**CO-TENANCY**  
Vivaz Medical Spa, Sports Clips, Oh My Cupcakes, David Jones Fashion, Rust & Co, Child's Play Toys, Let It Fly Sports Bar, Shop Dog Boutique, Gunderson's Jewelers, Flyboy Donuts, Dart Boutique

Information deemed reliable but not guaranteed.



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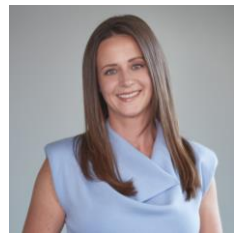
2571 S Westlake Dr #100 Sioux Falls SD 57106

**605.351.5512**  
[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)

# AREA RETAIL MAP



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# BUILDING FLOOR PLAN



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# THE BRIDGES SITE



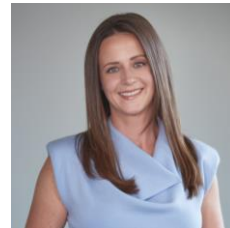
Suite 260  
2,412 SF  
\$21.00 PSF (NNN)

Suite 195  
1,292 SF  
\$22.50 PSF (NNN)

Suite 100  
1,551 SF  
\$22.50 PSF (NNN)



**AVAILABLE SUITES**



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PHOTO GALLERY – SUITE 195



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