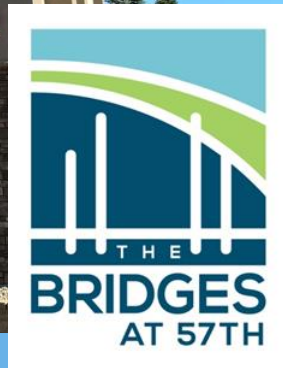


**FOR
LEASE**

The Bridges at 57th

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



Popular Shopping Destination at 57th & Western



SIZE
1,292 SF

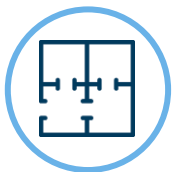


PRICE
\$19.00 PSF (NNN)

Estimated NNN
\$8.00 PSF



LOCATION
Prime retail location inside the uber-successful Bridges at 57th Street. Great access with close proximity 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:
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, 3 Degrees Infrared Sauna,

Information deemed reliable but not guaranteed.



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605.351.5512
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AREA RETAIL MAP

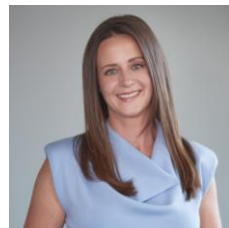
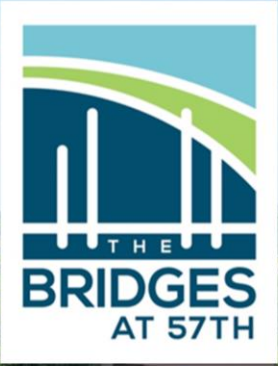


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THE BRIDGES SITE

AVAILABLE SUITES



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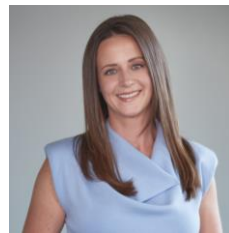
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BUILDING FLOOR PLAN



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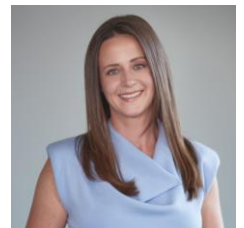
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PHOTO GALLERY – SUITE 195



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