

**FOR
SUBLEASE**

TURNKEY RETAIL SPACE AT THE BRIDGES

SHOPPING CENTER RETAIL/OFFICE SPACE



5009 S. WESTERN AVENUE
SUITE 110 & 120
SIOUX FALLS, SD 57108



SIZE

6,630 sq. ft.



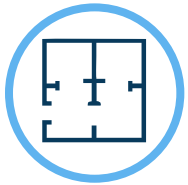
PRICE

\$15.50 PSF (NNN)
NNN Estimated at
\$7.68 PSF



AVAILABILITY-TERM

Immediately - July 31, 2026



LAYOUT

Wide open space
with large showroom
floor, two dressing
rooms, storage and
in-suite restrooms.



TRAFFIC

Western Ave: 19,900
vehicles per day

57th St: 19,800
vehicles per day



COTENANCY

Sport Clips, 605 Running
Company, Vivaz Medical Spa,
3 Degrees Infrared Sauna
Studio, Flyboy Donuts,
Vanessens Hair Design, Oh My
Cupcakes, Shop Dog and Let It
Fly.

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com

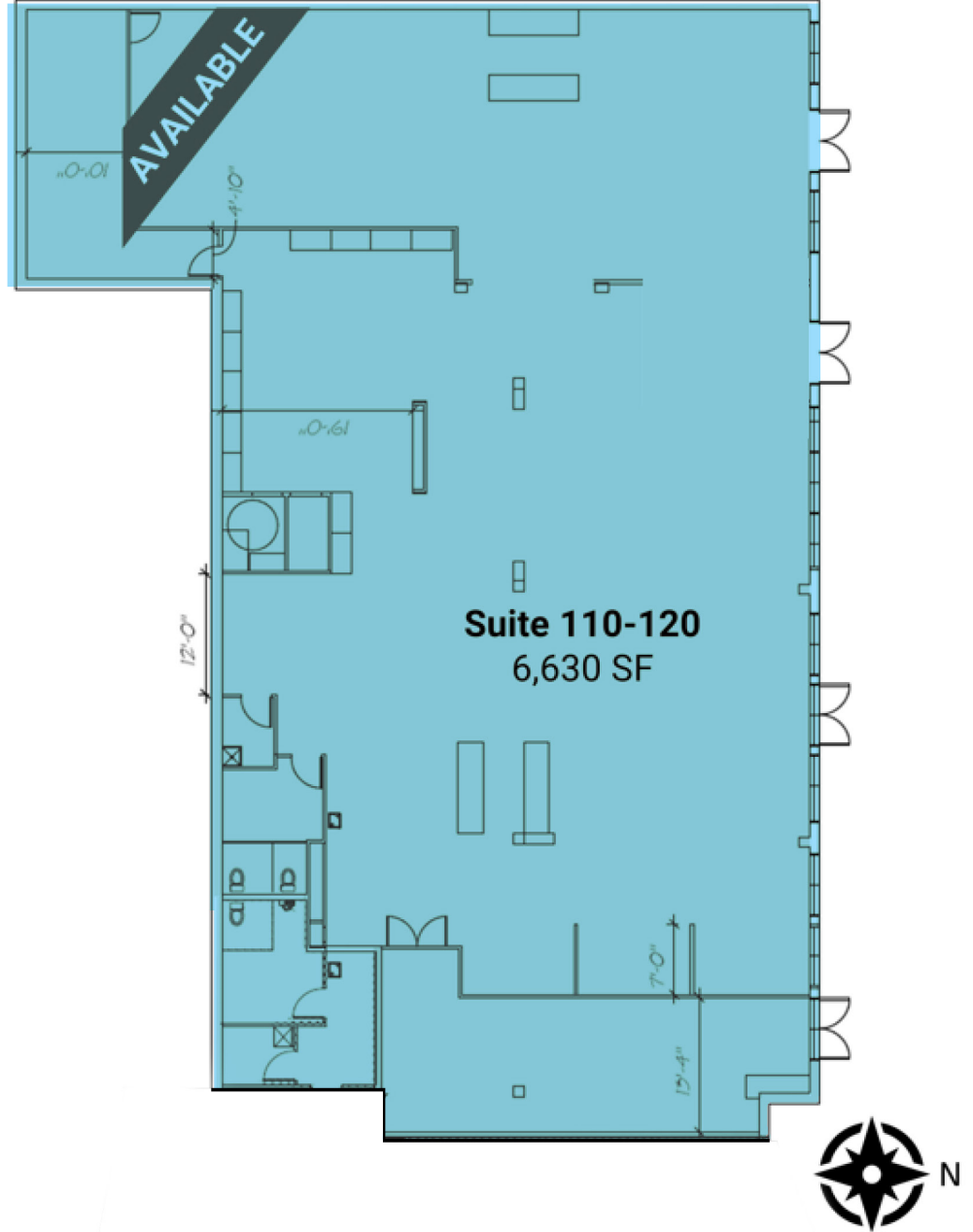


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AERIAL MAP



FLOOR PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS

