

**FOR
LEASE**

The Bridges at 57th

5005 S. Western Avenue Sioux Falls, SD 57108
Suite 170



Highly Visible Shopping Destination - Small Shop Retail



SIZE
2,323 SF

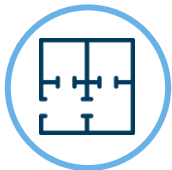


PRICE
\$19.00 PSF (NNN)

Estimated NNN
\$8.35 PSF



LOCATION
Prime retail location inside the uber-successful Bridges at 57th Street. Great access with close proximity to I-229.



LAYOUT
Perfect for a dance studio or fitness use, this space has a grand lobby with natural light, open floorplan, exposed ceilings, mirrored wall, 2 restrooms, private office with laundry hook-ups, and a storage room.



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.



605.351.5512
autumn.kaufhold@vbclink.com

605.361.8211 | VBCcommercial.com

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AREA RETAIL MAP

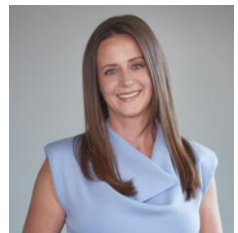


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THE BRIDGES SITE

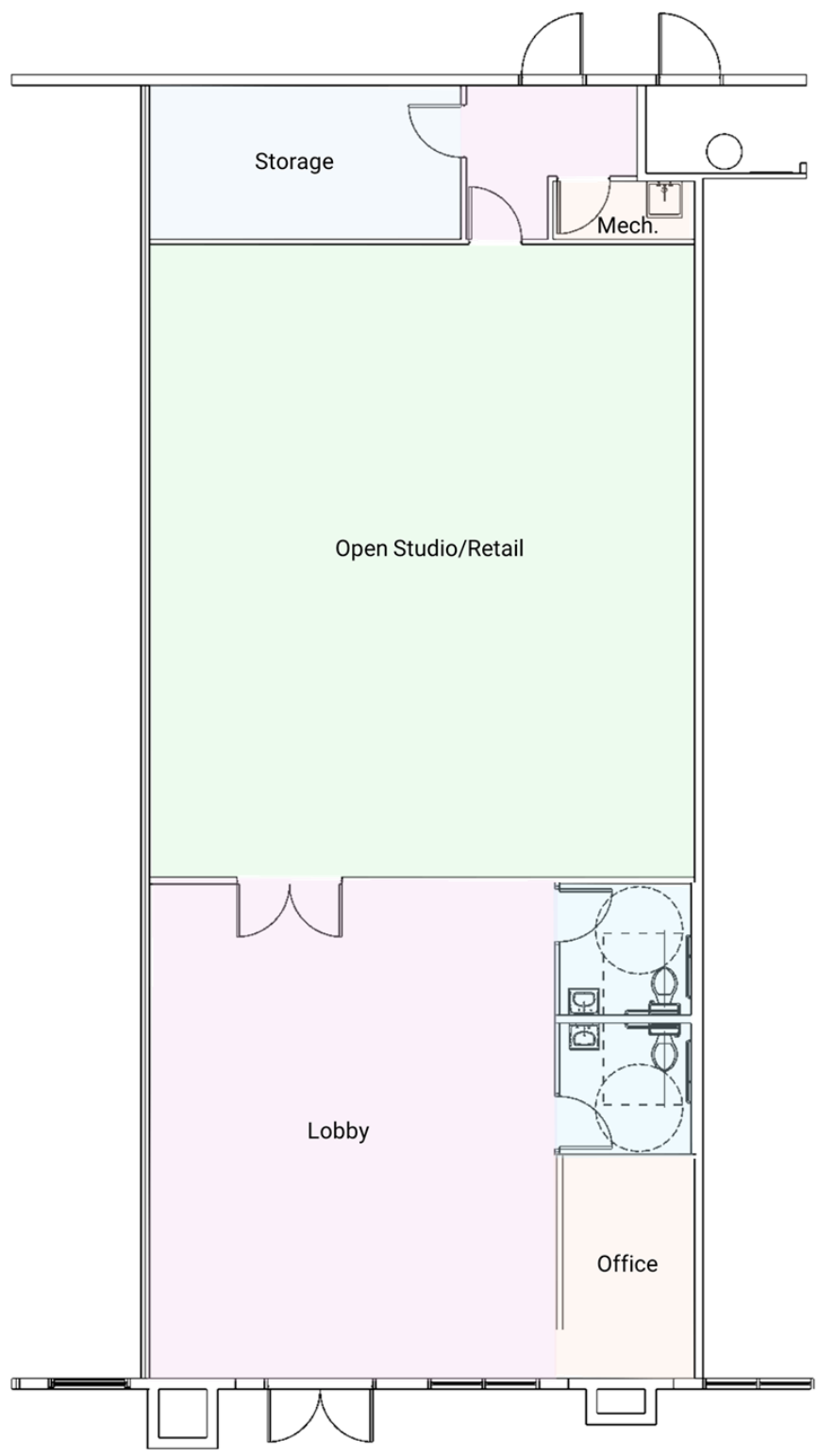
AVAILABLE SUITES



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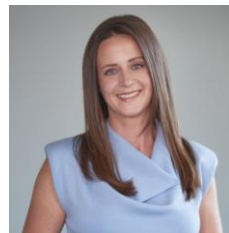
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BUILDING FLOOR PLAN



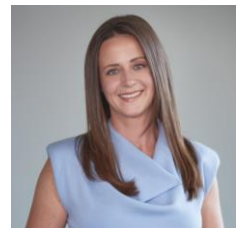
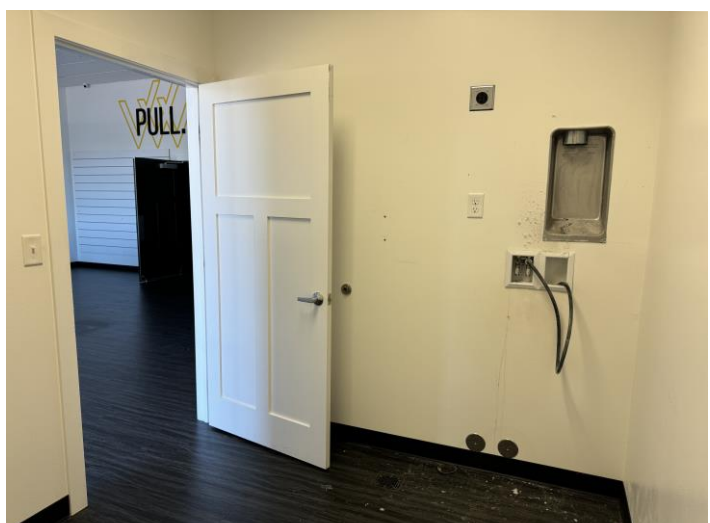
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PHOTO GALLERY – SUITE 170



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