

WM

WESTTOWN MARKETPLACE

41ST STREET & ELLIS ROAD



8004 West 41st Street
Sioux Falls, SD 57106



size

1,550 sqft



price

\$21.00 per sqft (NNN)

NNN estimate: \$5.50



zoning

Live-Work
(office, services, small retail)



population

50,000 people live in
Sioux Falls WEST of
Interstate 29!



location

New development
located on the NE
corner of 41st Street
and South Purdue
Avenue in West Sioux
Falls.



co-tenancy

Fareway Meat + Grocery,
Starbucks, Dollar Tree,
Sanford Clinic, Family
Wellness, ACE Hardware,
Walgreens, Frontier
Elementary School, Memorial
Middle School, Roosevelt
High School

Information deemed reliable but not guaranteed.

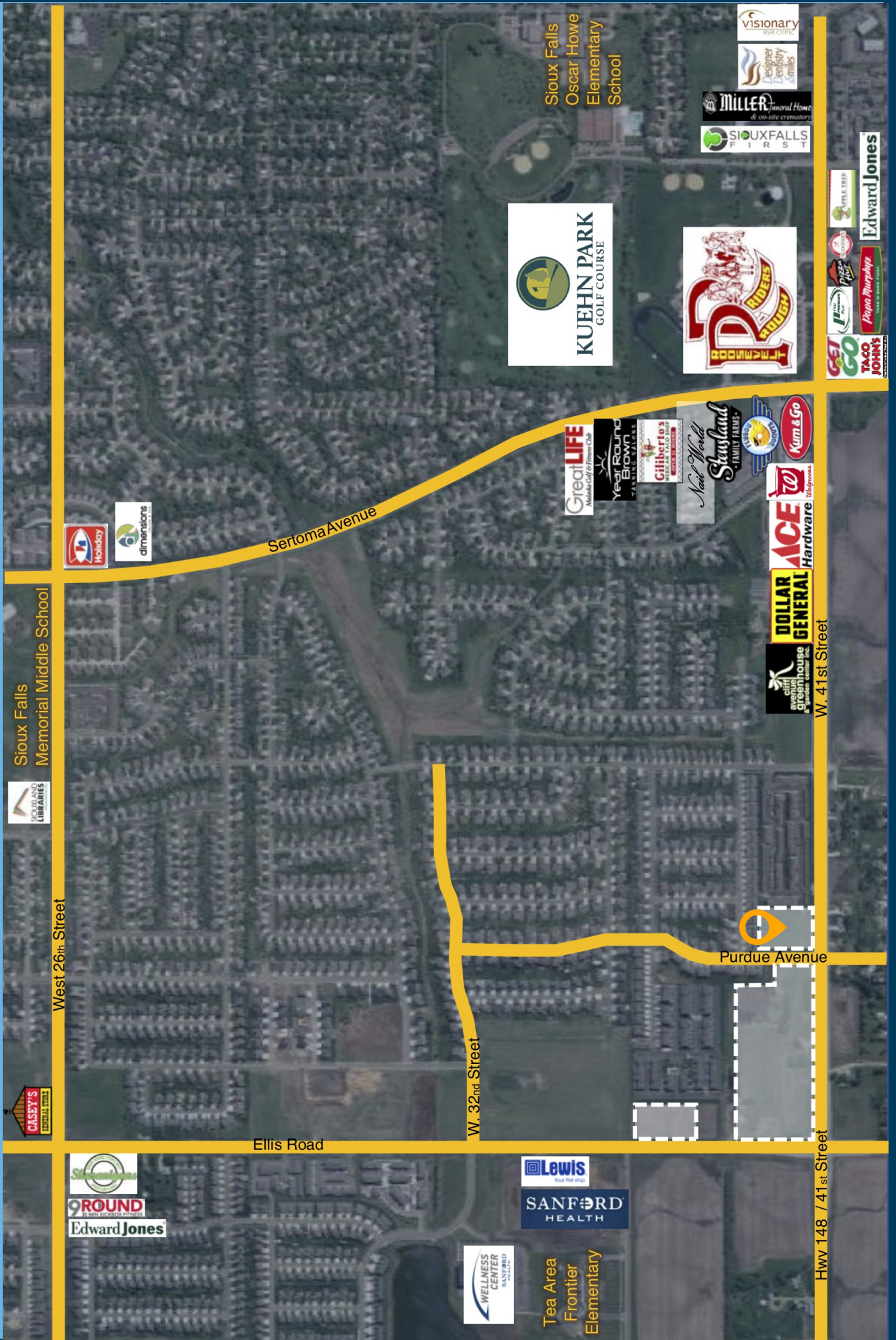


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AREA MAP



Sioux Falls Memorial Middle School



West 26th Street

Ellis Road

W. 32nd Street

Sertoma Avenue

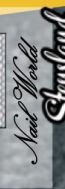
Purdue Avenue

W. 41st Street

Hwy 148 / 41st Street



Sioux Falls Oscar Howe Elementary School



Tea Area Frontier Elementary

LOT 2
6,630. SF±

161 KINDERBROOK AVE.

WEST LOBELIA STREET

W. SNAPDRAGON

8. PURDUE AVENUE

41 ST STREET

ELLIS ROAD

SOLD

RETAIL
10,070 SF
2.0 AC

SOLD

RETAIL
10,070 SF
2.0 AC

Valentino's
CLASSIC ITALIAN - PASTORIO

SOLD

FAREWAY
MEAT & GROCERY

SOLD

DOLLAR TREE

SOLD

SILVERSTAR
STARBUCKS

SOLD

Starbucks

SOLD

McDonald's

SOLD

UNDER CONTRACT

RETAIL
6,000 SF
0.87 AC

SOLD

RETAIL MEDICAL
10,800 SF
2.25 AC

SOLD

RETAIL
9,100 SF
1.75 AC

SOLD

C-STORE
6,600 SF
1.5 AC

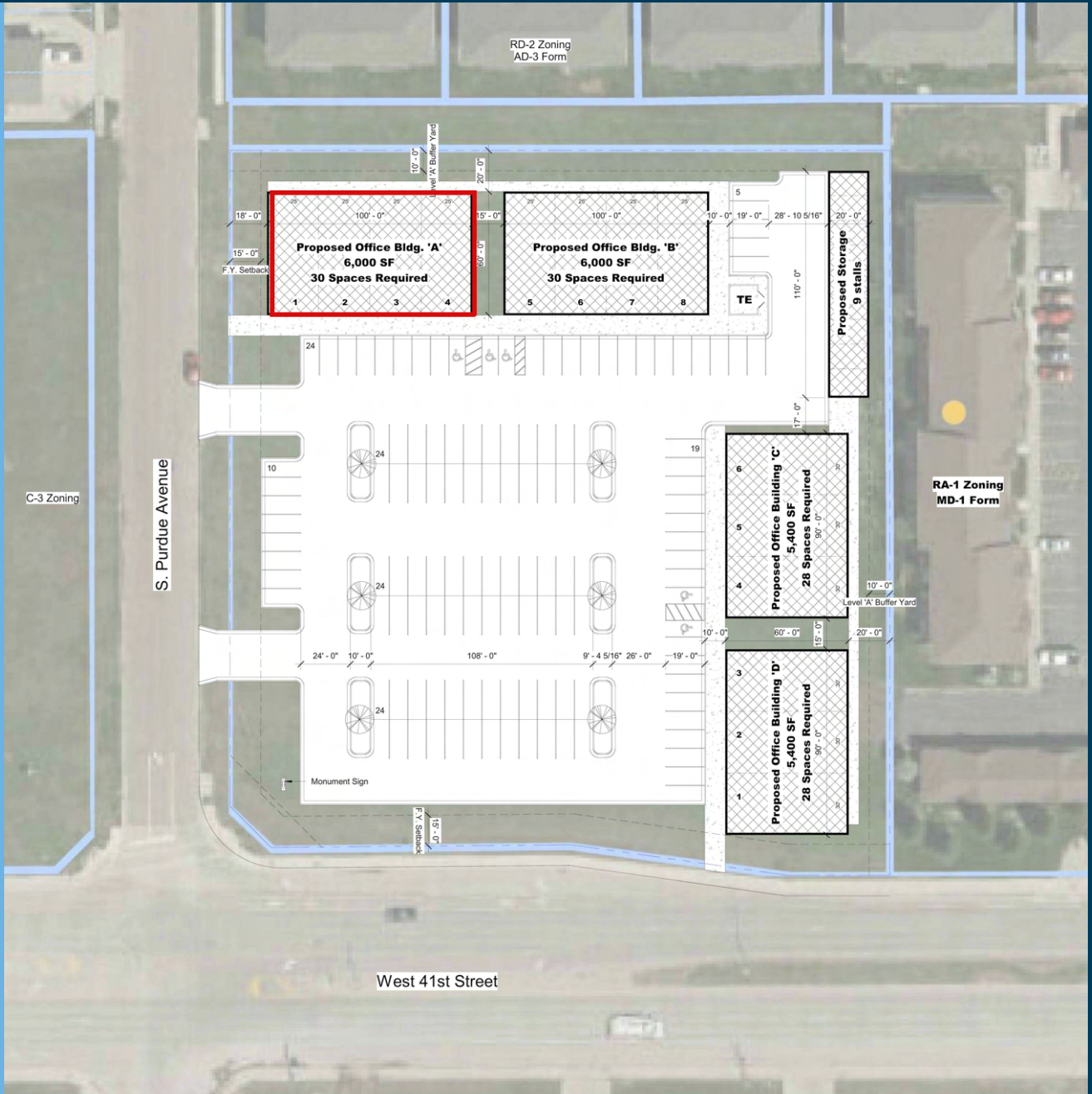
SOLD



LOT 16
BLOCK 4



SITEPLAN



1 Site Plan
Scale: 1" = 30'-0"

AERIAL RENDERING



FLOORPLAN

