

**FOR  
LEASE**

# Park Place Center

3101 W 41<sup>st</sup> Street, Suite 113, Sioux Falls, SD 57105



**PARK PLACE  
CENTER**

## 41<sup>st</sup> Street Salon Space



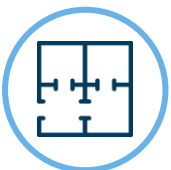
**SIZE**  
1,700 SF



**PRICE**  
\$17.00 PSF (NNN)  
Estimated NNN  
\$6.13 PSF



**LOCATION**  
Located just east of The Empire Mall & across from O'Gorman High School on the #1 retail corridor in South Dakota.



**LAYOUT**  
This move in ready salon suite is an open concept floorplan with room for up to six stylist chairs. This space also includes 2 sink bowls, open spa-like area, office, private restroom, and storage.



**TRAFFIC**  
35,700 cars per day



**CO-TENANCY**  
Jacky's Restaurant, The Empire Mall, Target, Walmart, Starbucks, Stensland Family Farms, Plato's Closet, Olive Garden, O'Gorman High School, First Premier Bank, Original Pancake House

Information deemed reliable but not guaranteed.



605.361.8211 | [VBCLink.com](http://VBCLink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



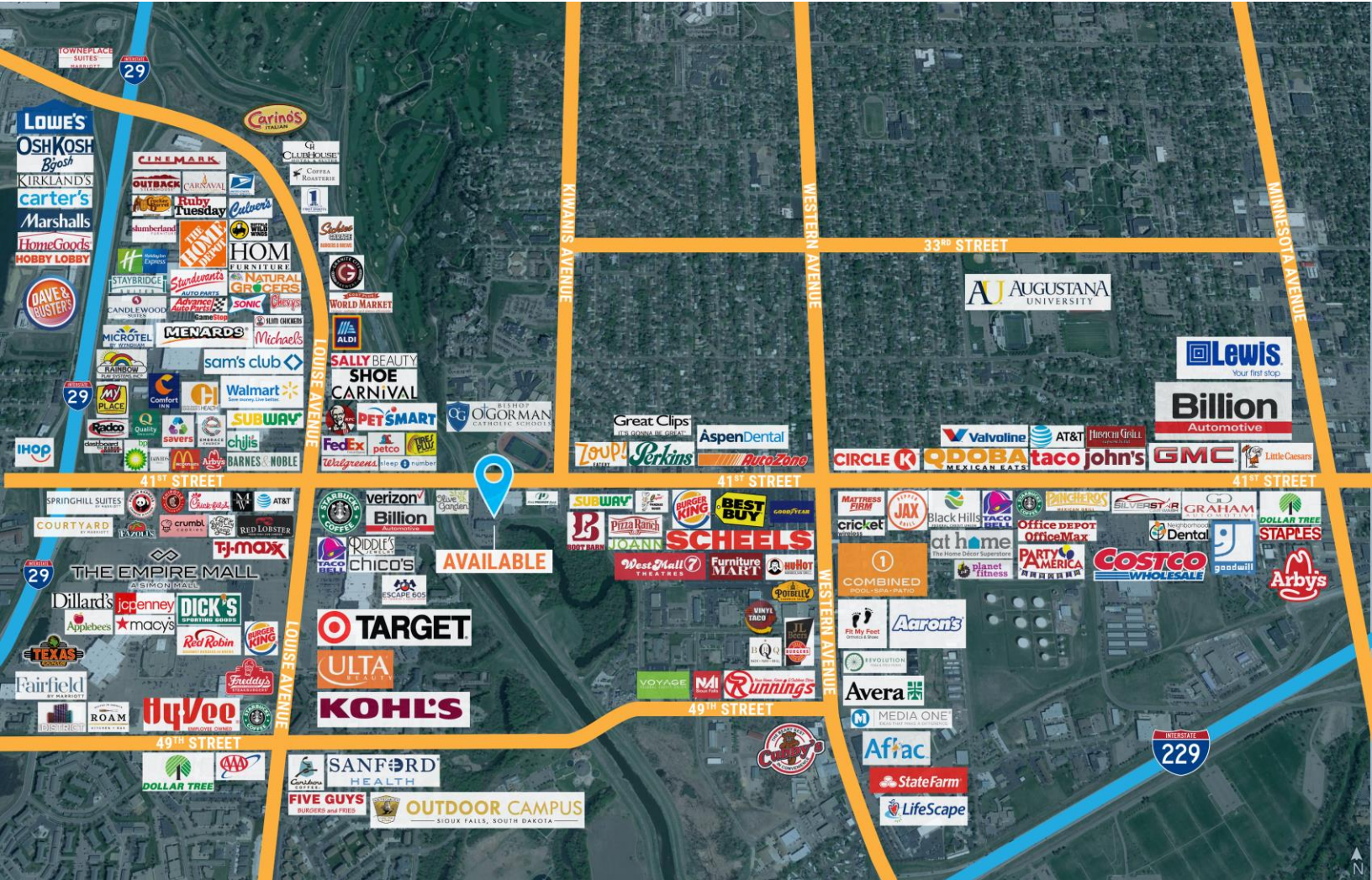
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# AREA RETAIL MAP



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# AREA OVERVIEW



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# SITE PLAN



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# PHOTO GALLERY



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