



BRIDGETOWNE LAND 57TH + WESTERN

RARE INFILL OPPORTUNITY

2245 W 57th St | Sioux Falls, SD 57108



SIZE

1.68 Acres



PRICE

\$33.00/sqft



CO-TENANCY

Starbucks, The Bridges at 57th, JJ's Wine, Spirits & Cigars, Scooter's Coffee, First Bank & Trust, Vance Thompson Vision, DQ, The Diamond Room, Verizon, Circle K, and more!



DELIVERY

- Site level-graded and shovel ready.
- Street construction complete.
- Utilities stubbed to the site.
- Platting fees paid.
- C-2 Commercial zoning.



TRAFFIC

57th Street:
18,300 cars per day

Western Avenue:
20,800 cars per day



LOCATION

Prime location adjacent to the uber-successful Bridges at 57th development. This is a rare infill opportunity in the heart of 57th Street!

Information deemed reliable but not guaranteed.



VBCLINK.COM | 605.361.8211

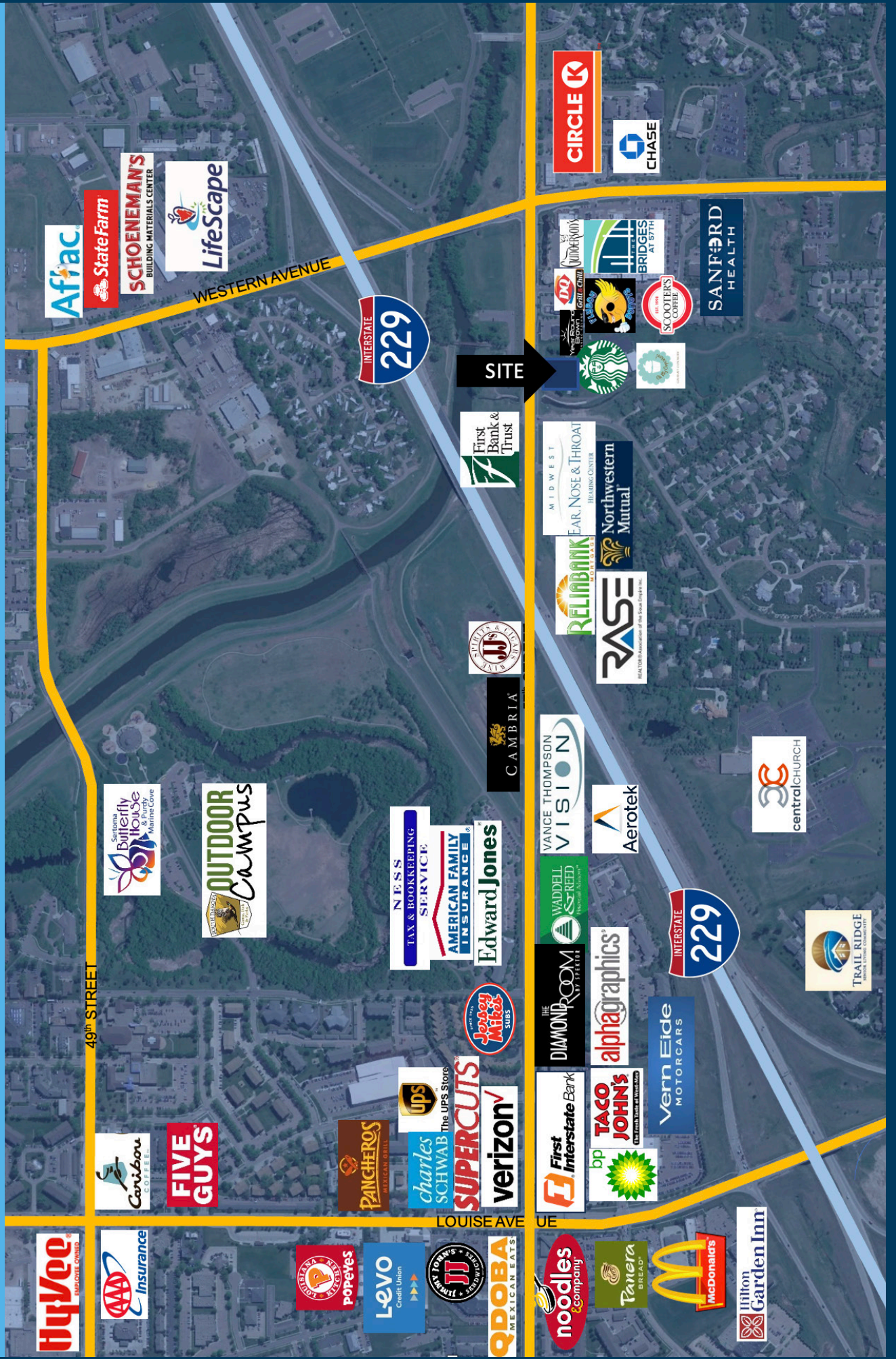
2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106



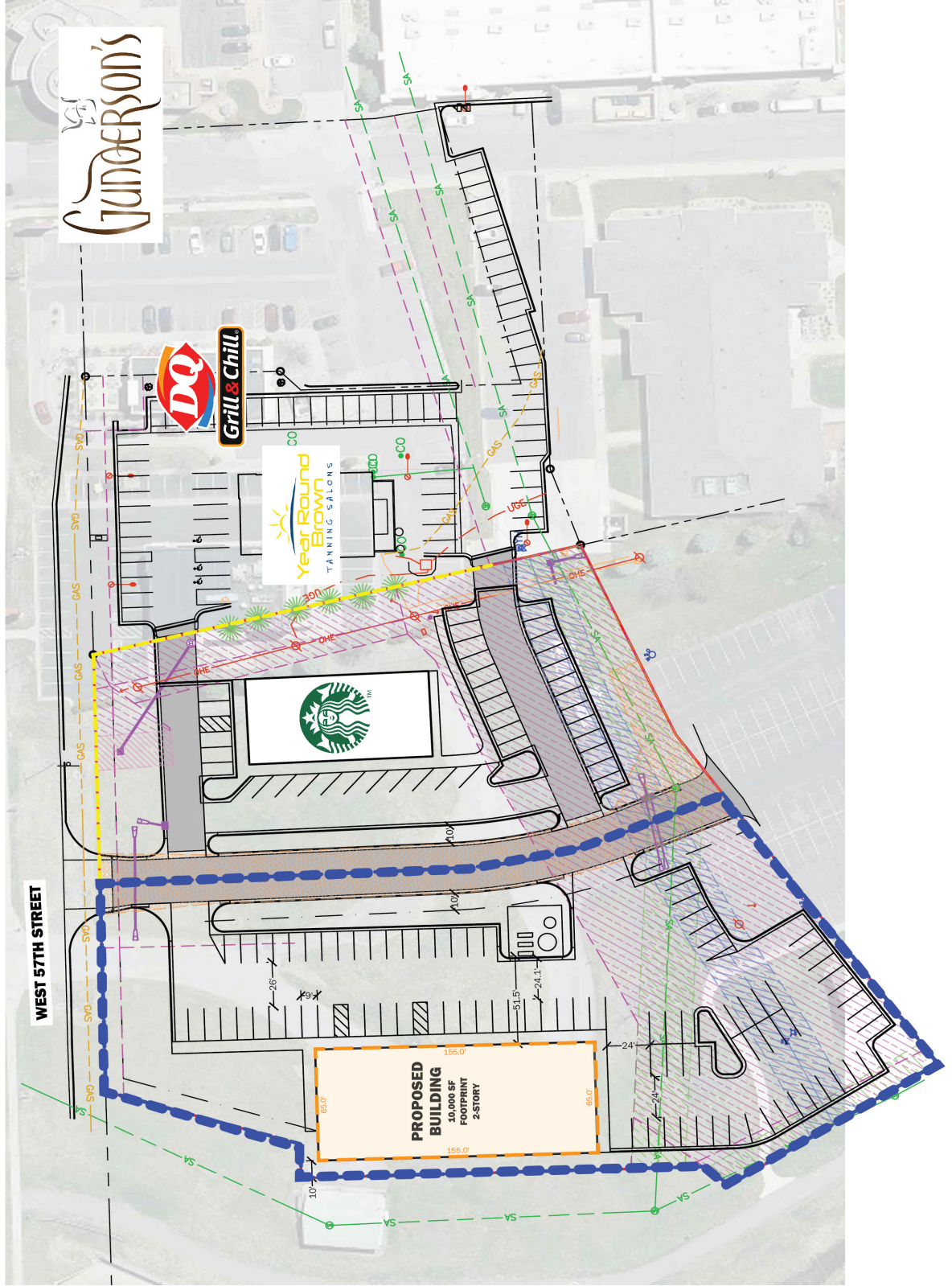
605.376.0127

Ryan@VBCLink.com

AREA RETAIL MAP



SITE PLAN



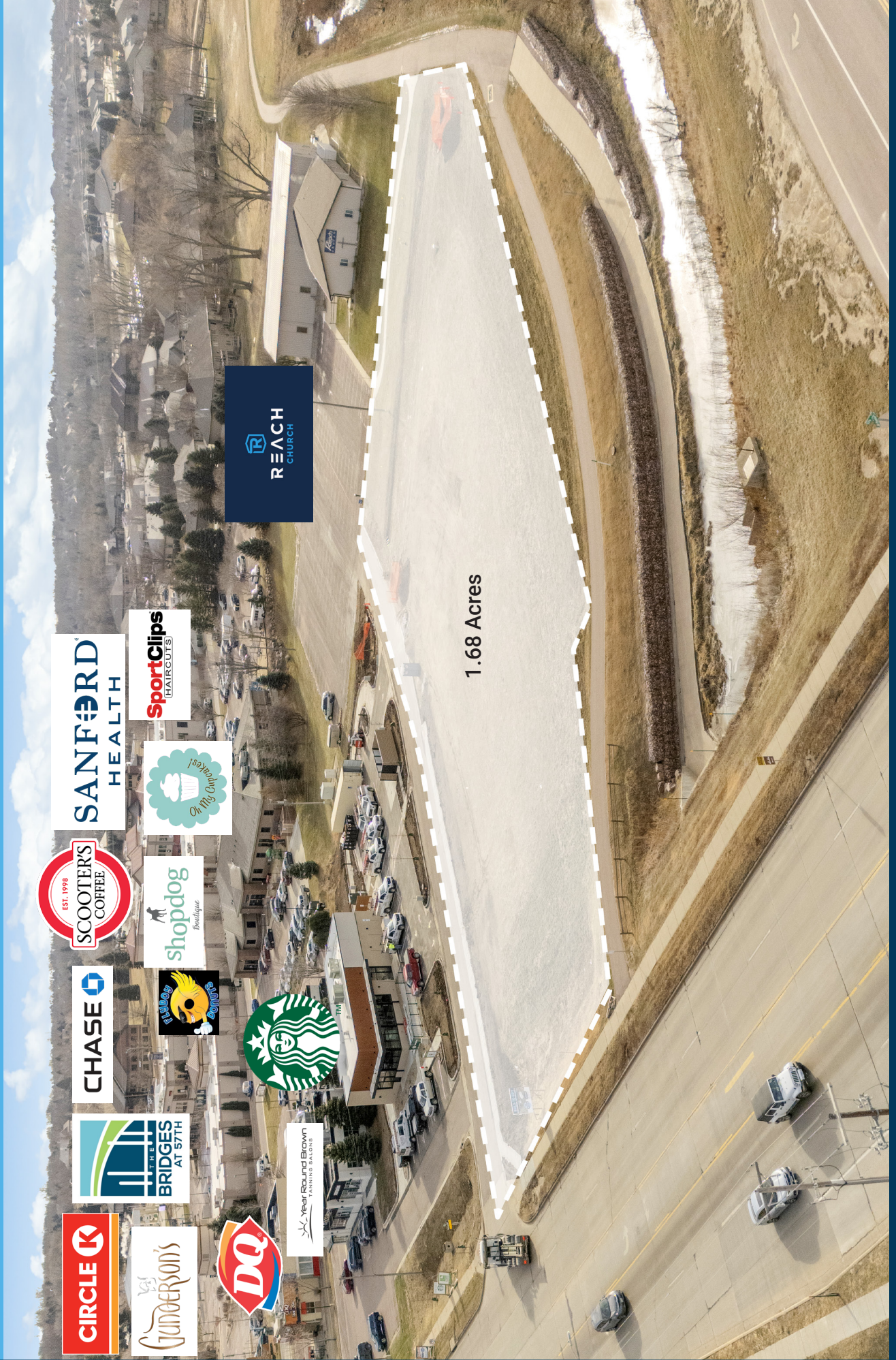
PARCEL MAP

WEST 57TH STREET



1.68 Acres

SITE OVERVIEW



1.68 Acres

