



# 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

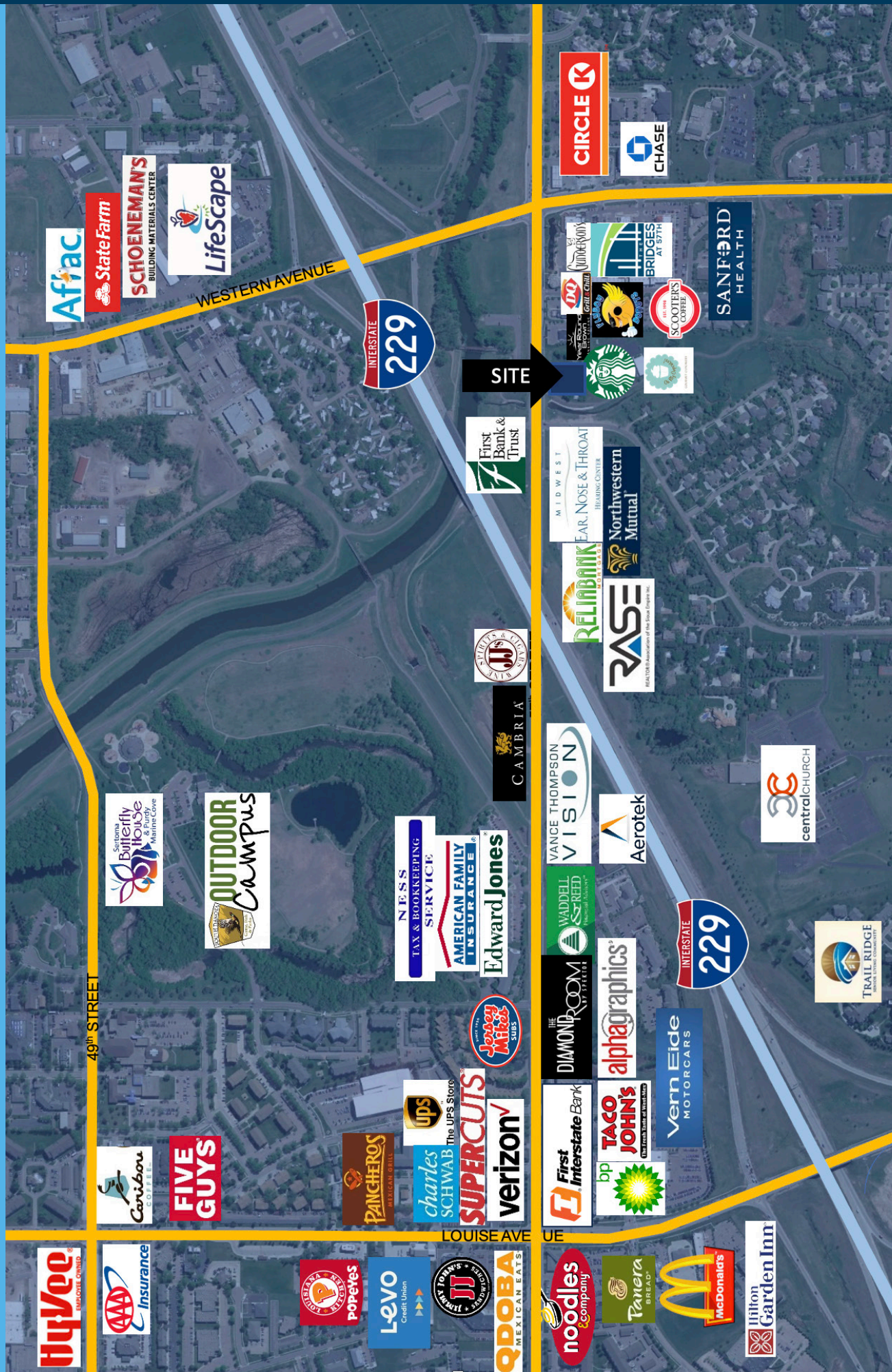


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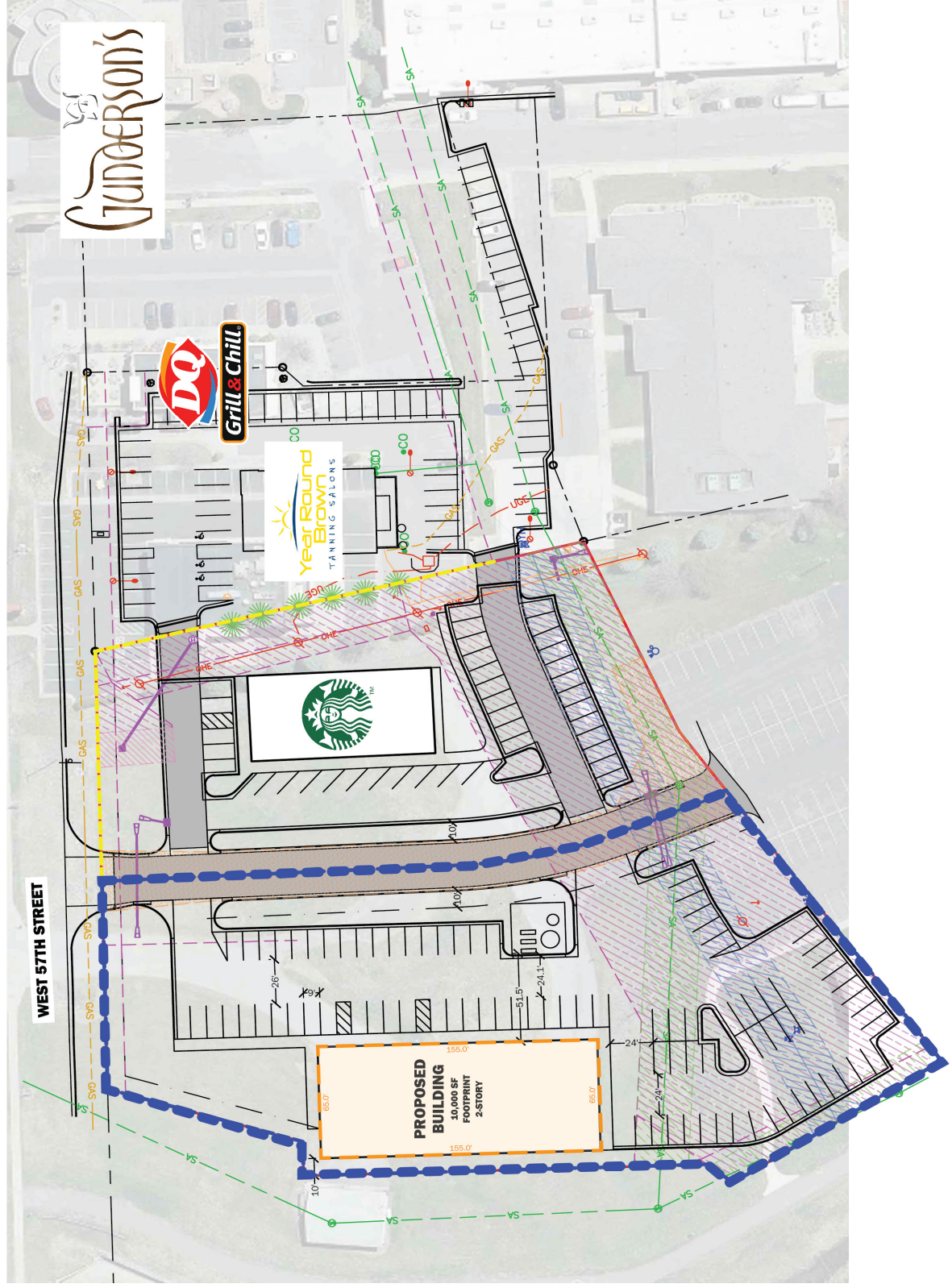


# AREA RETAIL MAP



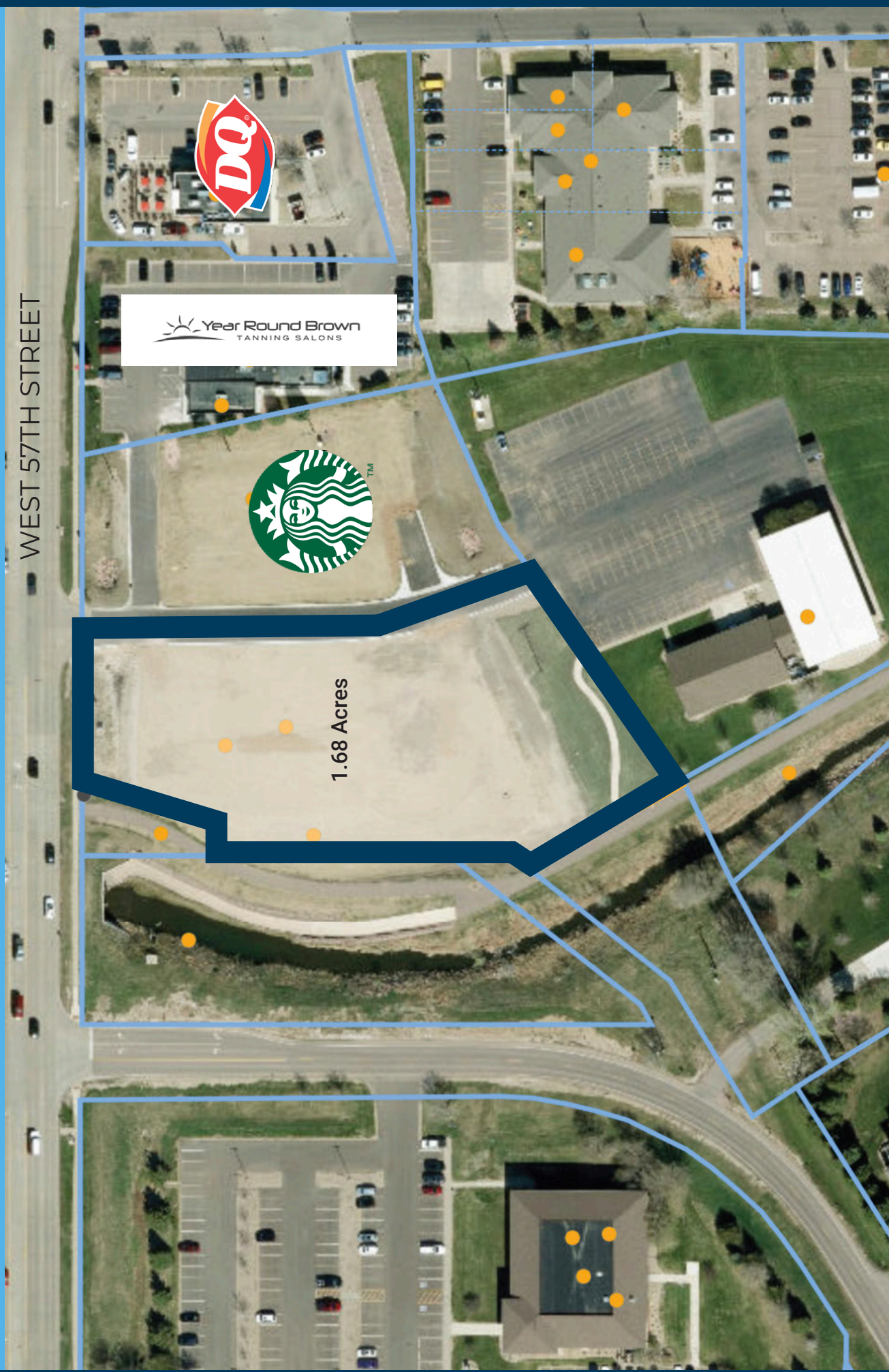


# SITE PLAN





# PARCEL MAP





# SITE OVERVIEW

