

# PARK PLACE CENTER

3109 W 41st St, Sioux Falls, SD 57105  
SUITE 115

FOR  
LEASE

PARK PLACE  
CENTER



## 41st Street Retail Flex Space



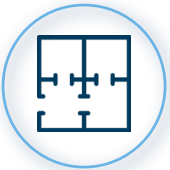
**SIZE**  
3,577 SF



**PRICE**  
\$15.00 PSF (NNN)  
Estimated NNN  
\$6.93 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 flex space includes a large custom service area, 2 private offices, break room, storage room, and open work space. Ample employee parking available.



**TRAFFIC**  
West 41st St:  
26,200 cars per day.



**CO-TENANCY**  
Jacky's Restaurant, The Empire Mall, Target, Walmart, Starbucks, Stensland Family Farms, Plato's Closet, Olive Garden, and O'Gorman High School.

Information deemed reliable but not guaranteed.



(605)-361-8211 | [vbclink.com](http://vbclink.com)  
2571 S Westlake Dr #100 Sioux Falls SD 57106



(605)-351-5512  
[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)



# AREA RETAIL MAP



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# AREA OVERVIEW



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# PHOTO GALLERY



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