

THE BRIDGES AT 57TH & WESTERN

5005 South Western Avenue, Sioux Falls, SD 57108

SUITE 170

FOR
LEASE



Popular Shopping Destination - Small Shop Retail



SIZE
2,323 SF

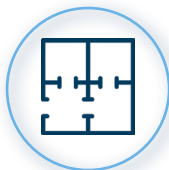


PRICE
\$19.00 PSF (NNN)

Estimated NNN
\$8.85 PSF



LOCATION
Prime retail location inside the uber-successful Bridges at 57th Street. Great access with close proximity to I-229.



LAYOUT
Perfect for a dance studio or fitness use, this space has a grand lobby with natural light open floorplan, exposed ceilings, mirrored wall, 2 restrooms, private office with laundry hookups, and a storage room.



TRAFFIC
Western Avenue:
20,800 CPD

57th Street:
18,300 CPD



CO-TENANCY
Scooter's Coffee, Club Pilates, Vivaz Medical Spa, Sports Clips, Oh My Cupcakes, Rust & Co, Child's Play Toys, Let It Fly Sports Bar, Shop Dog Boutique, Gunderson's Jewelers, Flyboy Donuts, & 3 Degrees Infrared Sauna.

Information deemed reliable but not guaranteed.



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



(605)-351-5512
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AREA RETAIL MAP



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THE BRIDGES SITE

AVAILABLE SUITES



Suite 260
2,412 SF
\$19.00 PSF
(NNN)

Suite 170
2,323 SF
\$19.00 PSF
(NNN)

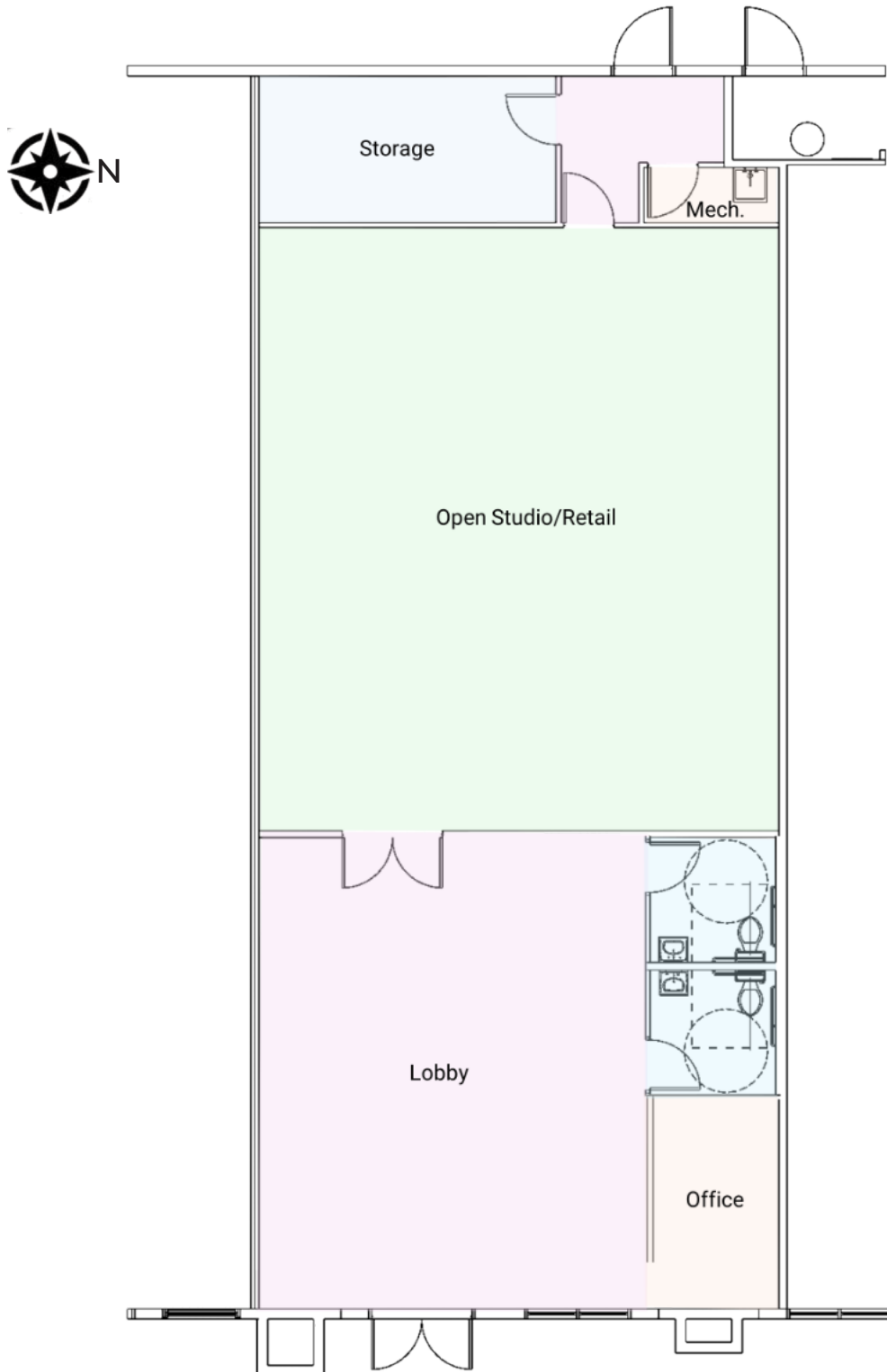


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FLOORPLAN

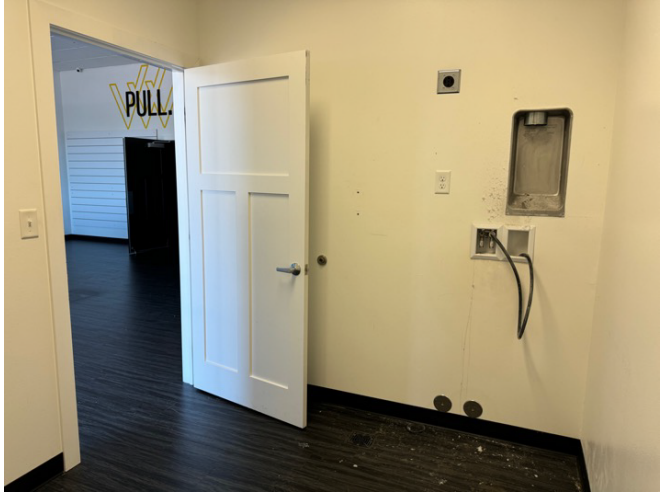


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PHOTO GALLERY



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