

**FOR  
LEASE**

# THE BRIDGES AT 57TH & WESTERN

5005 South Western Avenue, Sioux Falls, SD 57108

**SUITE 150**



## Popular Shopping Destination - Small Shop Retail



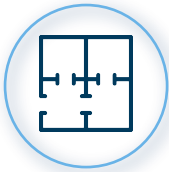
**SIZE**  
1,482 SF



**PRICE**  
\$19.00 PSF (NNN)  
  
Estimated NNN  
\$9.23 PSF



**LOCATION**  
Prime retail location inside the uber-successful Bridges at 57th Street. Centrally located with great access and close proximity to I-229.



**LAYOUT**  
This space features a large, open retail area with floor-to-ceiling windows, 5 dressing rooms, and 1 office / storage room. Common area restrooms are also available.



**TRAFFIC**  
Combined traffic count of approx. 40,600 vehicles per day at the corner of 57th & Western.



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

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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# THE BRIDGES SITE

AVAILABLE SUITES



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# BUILDING FLOOR PLAN

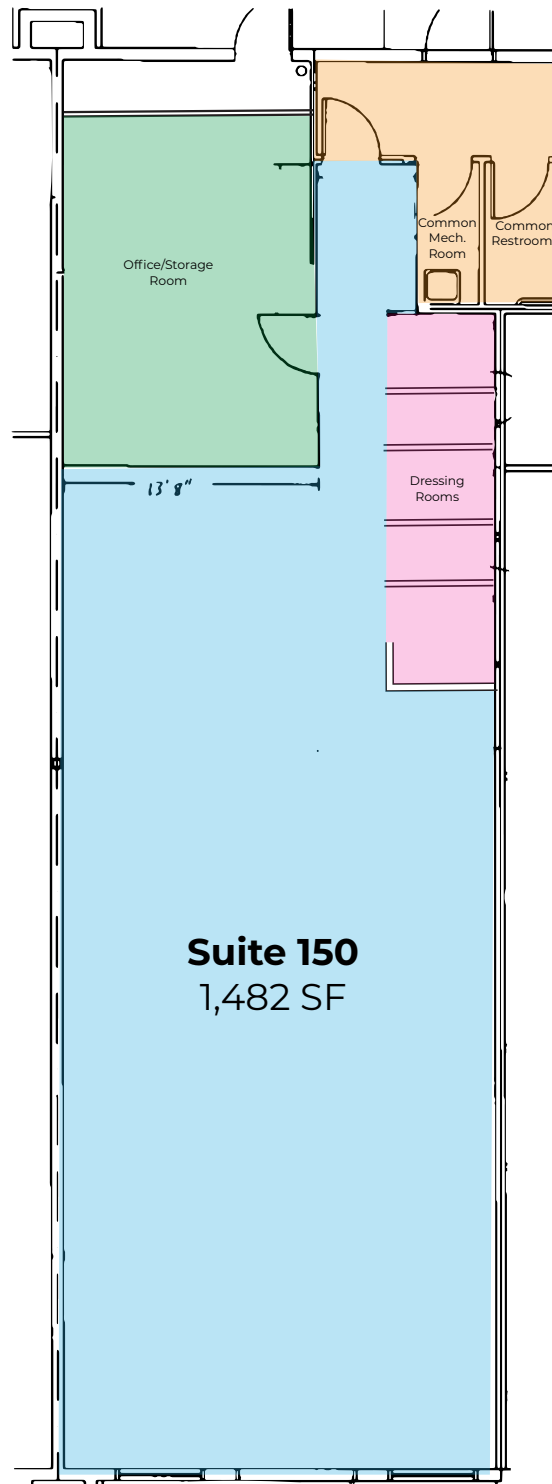


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# PHOTO GALLERY



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