

**FOR
LEASE**

THE BRIDGES AT 57TH & WESTERN

5005 S. Western Avenue, Sioux Falls, SD 57108

SUITE 160



Popular Shopping Destination - Small Shop Retail



SIZE

1,525 SF

Can be combined with Suite 170 for a total of 3,848 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 offers a versatile layout featuring an open retail floor with display walls perfect for showcasing product. Includes two large private offices, a restroom, and a grand lobby that provides a welcoming entry point.



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, Egg On A Roll, Queen City Balloons, and 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

autumn.kaufhold@vbclink.com

AREA RETAIL MAP



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THE BRIDGES SITE

AVAILABLE SUITES



5015 South Western Ave Suite 170

1,642 SF
\$17.00 PSF (NNN)

5005 South Western Ave Suite 170

2,323 SF
\$19.00 PSF (NNN)

5005 South Western Ave Suite 160

1,525 SF
\$19.00 PSF (NNN)

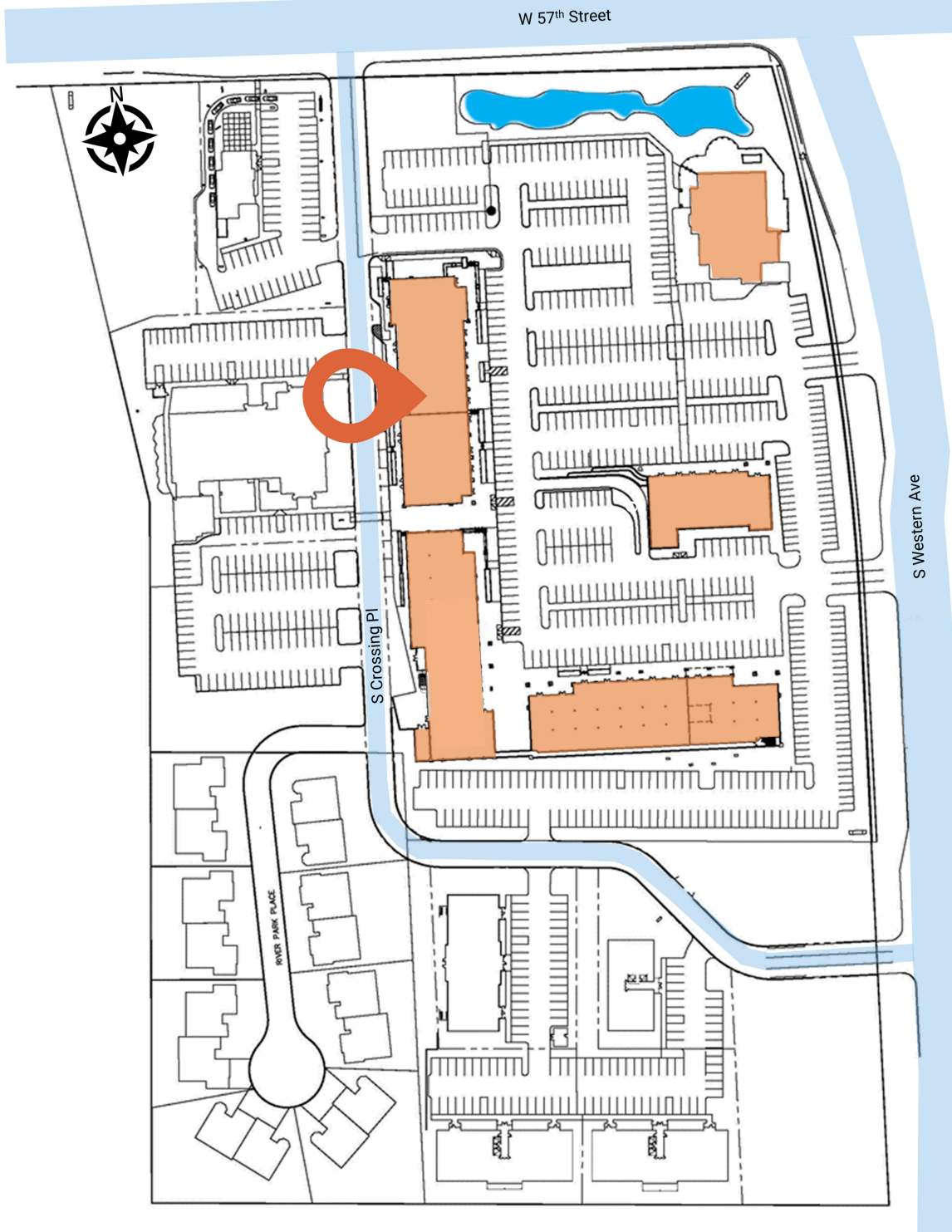


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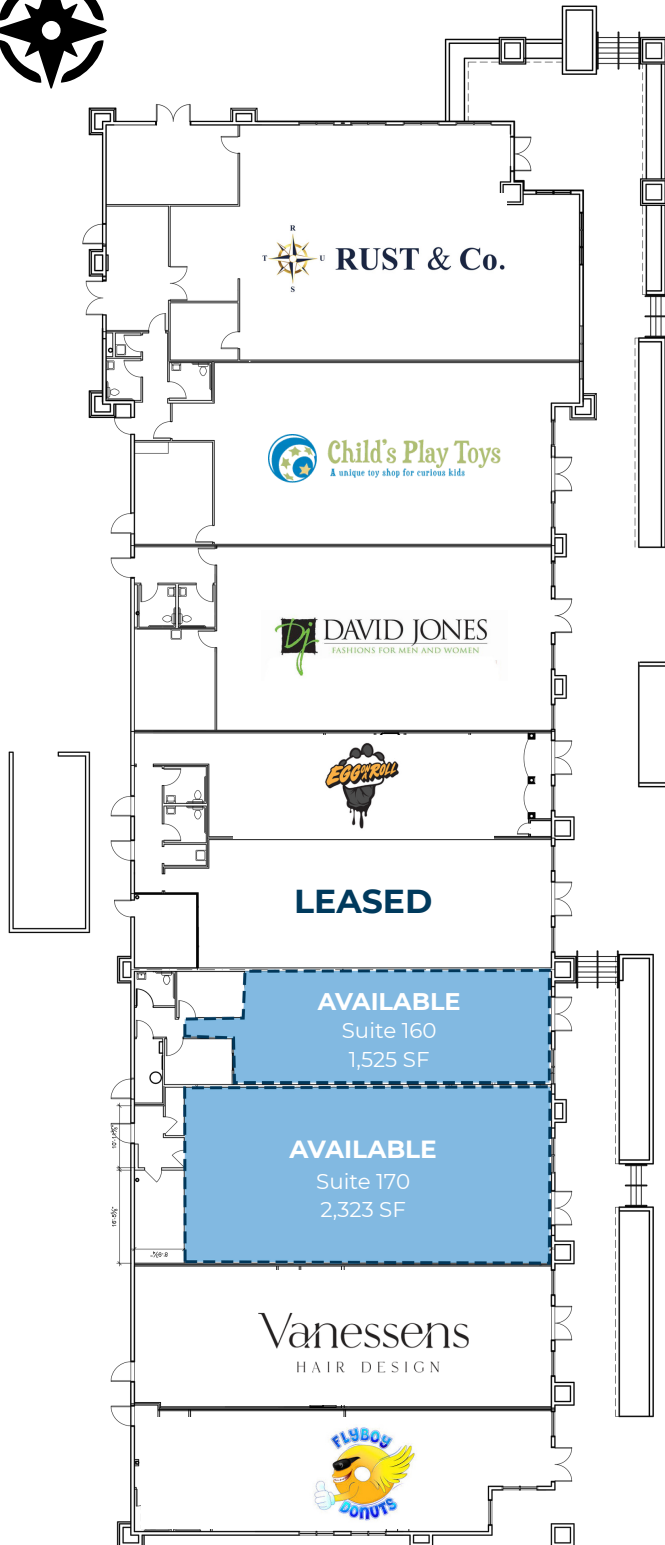
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BUILDING FLOOR PLAN



Suite 160 and Suite 170 can be combined for a total of 3,848 SF.

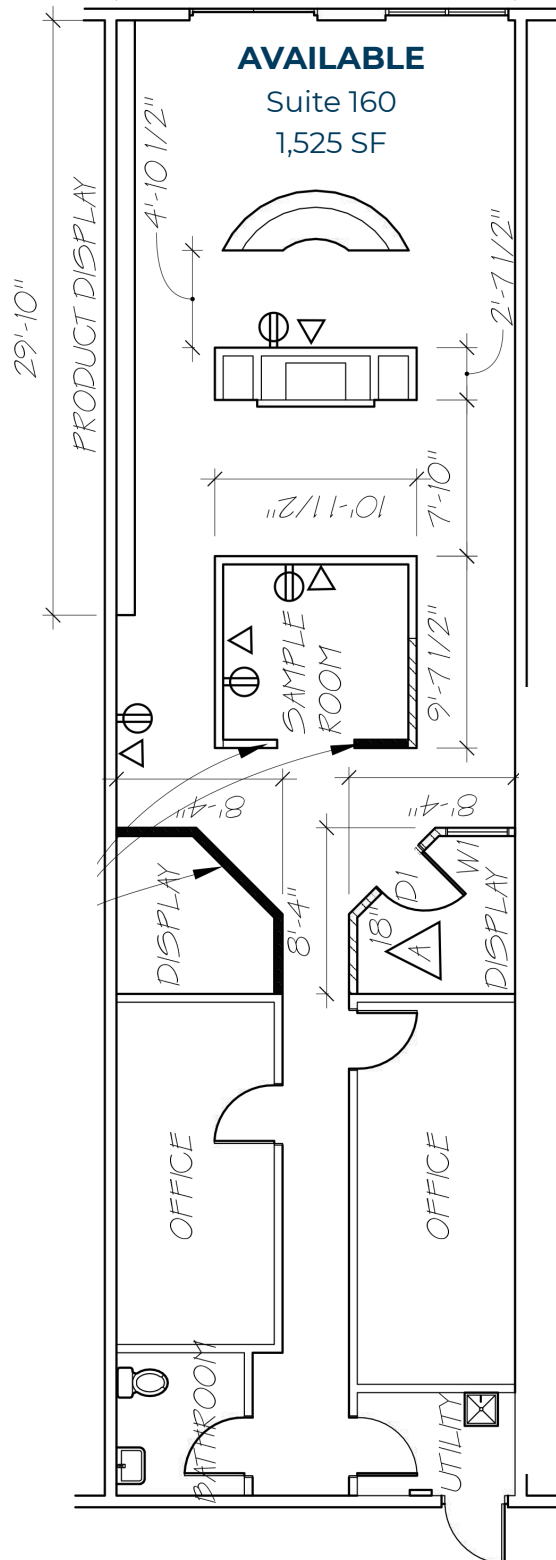


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FLOOR PLAN

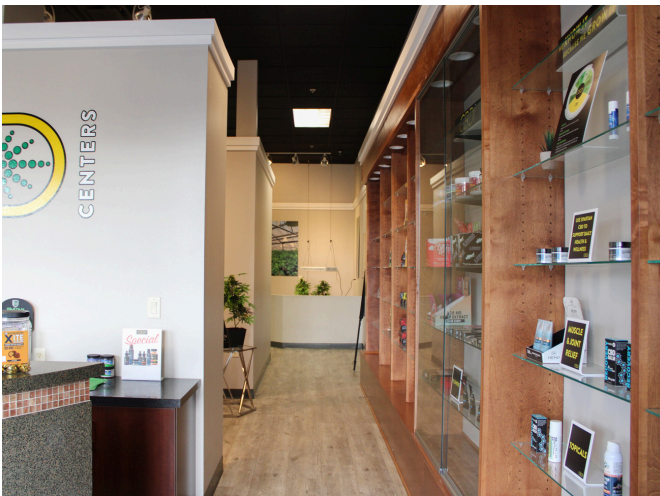


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PHOTO GALLERY



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