

**FOR
LEASE**

THE BRIDGES AT 57TH & WESTERN

5005 S. Western Avenue, Sioux Falls, SD 57108
SUITE 170



Popular Shopping Destination - Small Shop Retail



SIZE

2,323 SF

Can be combined
with Suite 160 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

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



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)

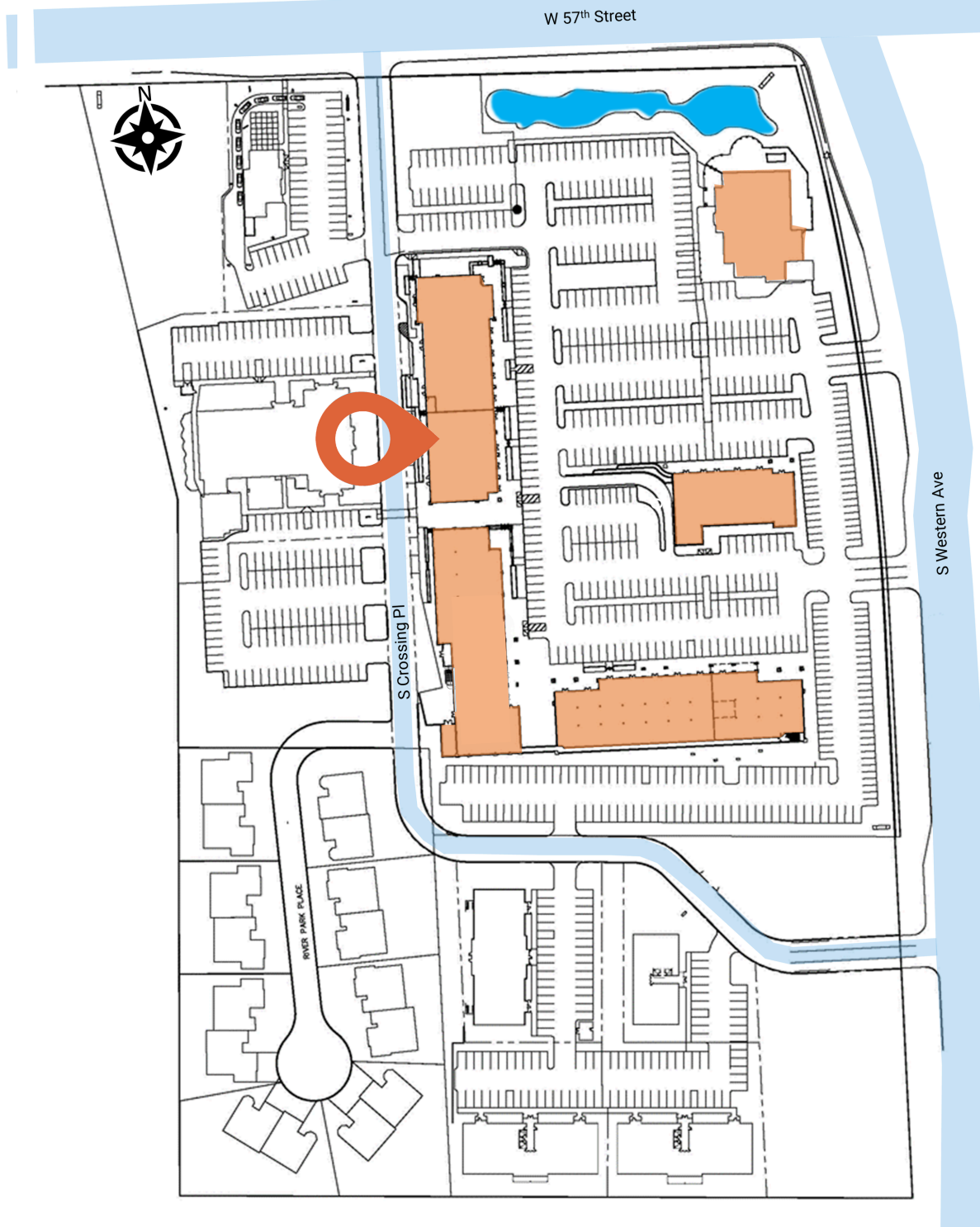


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SITE PLAN



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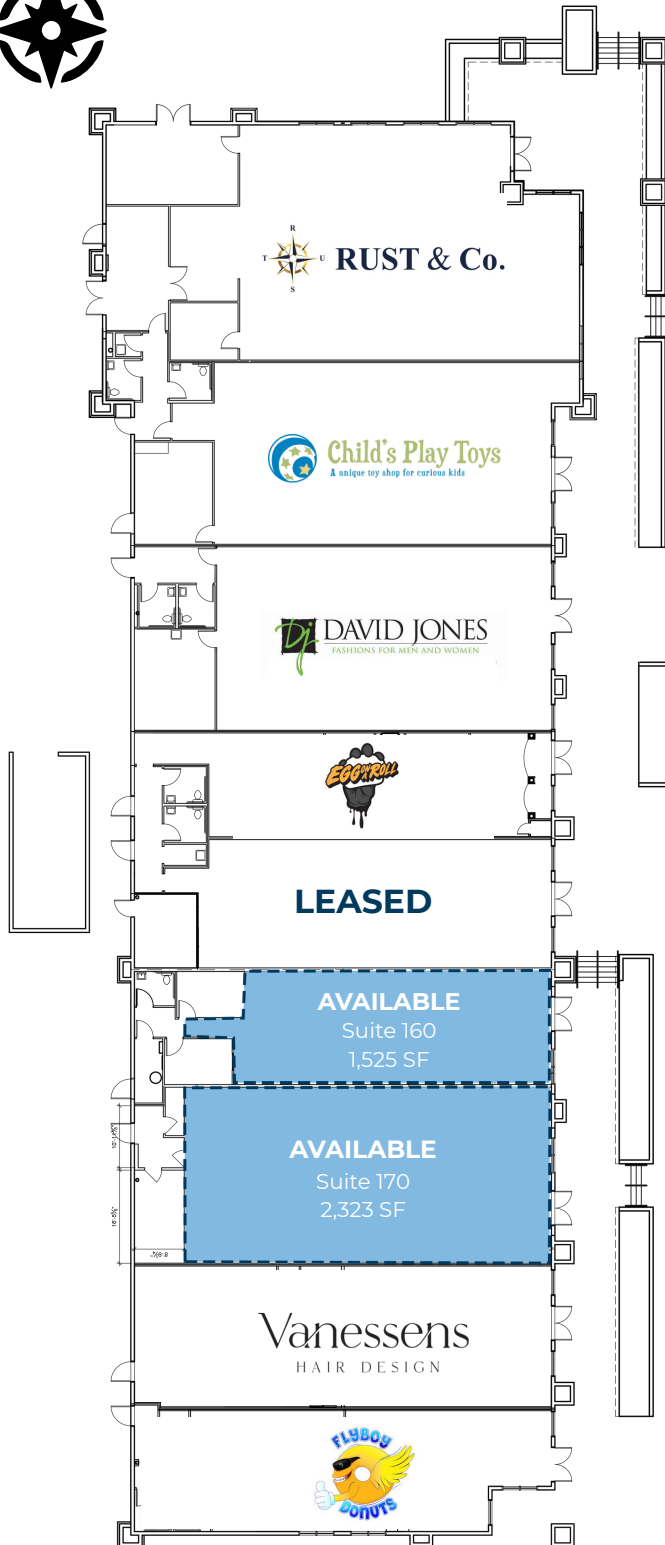


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BUILDING FLOOR PLAN



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

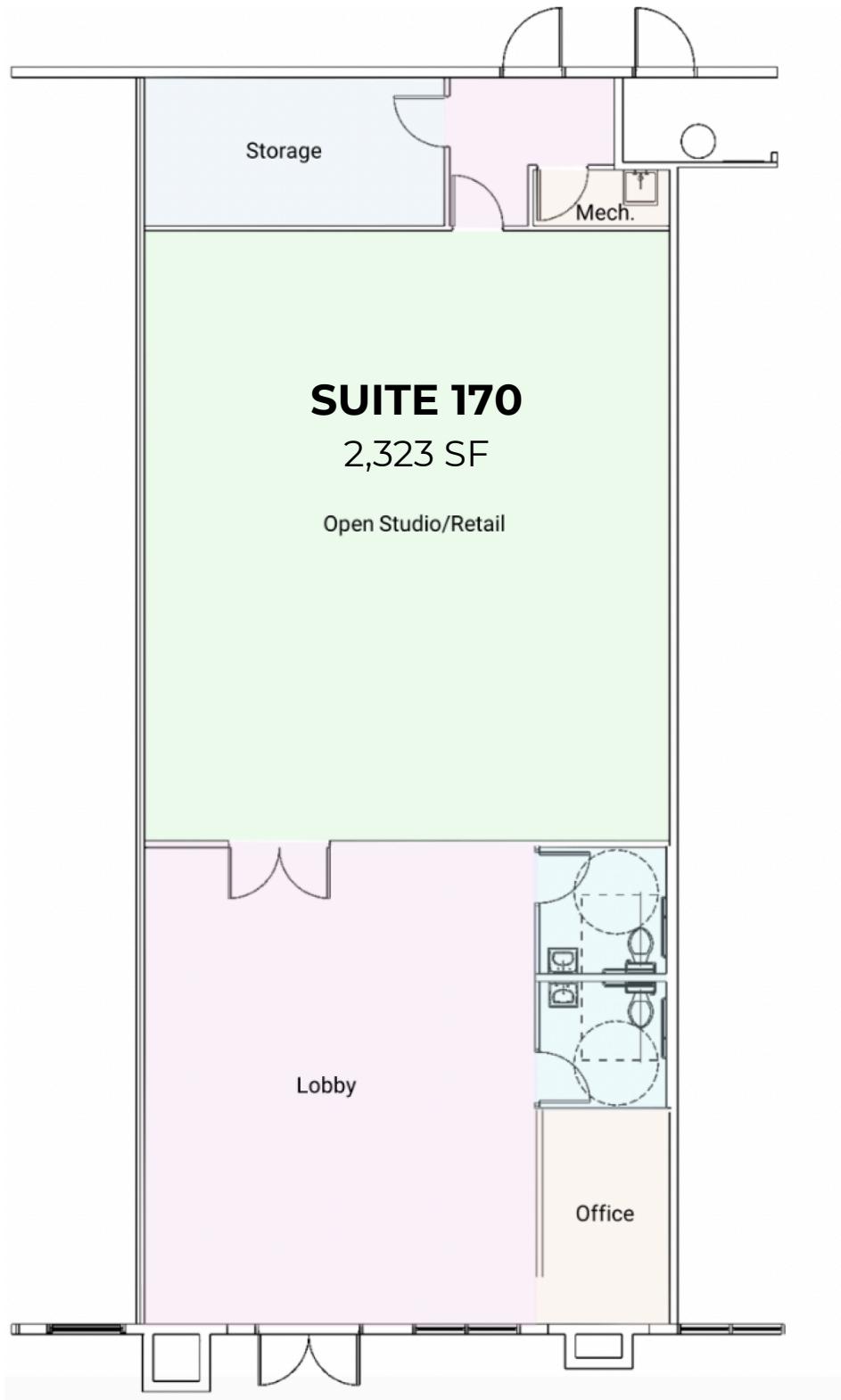


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FLOOR PLAN



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PHOTO GALLERY



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