# FOR LEASE

# *The Bridges at 57th & Western*

## POPULAR SHOPPING DESTINATION - SMALL SHOP RETAIL

5005 South Western Avenue Suite 160 | Sioux Falls, SD 57108




### SIZE

1,525 sqft

### PRICE

$21.00 psf (NNN)

Estimated NNN: $8.95 psf

### LOCATION

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

### TRAFFIC

Combined traffic count of approx. 40,600 vpd at the corner of 57th and Western.

### LAYOUT

This space offers plenty of display space for showcasing product, one private office, one breakroom/ storage room, and one in-suite restroom.

### AREA TENANTS

Over Easy, David Jones Fashions, Scooter's Coffee, Club Pilates, Vivaz Medial Spa, Sports Clips, Oh My Cupcakes, 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.

Van Buskirk

VanBuskirkCo.com

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*Area Map*

## The Bridges at 57th Street



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*The Bridges Site*

## The Bridges at 57th Street

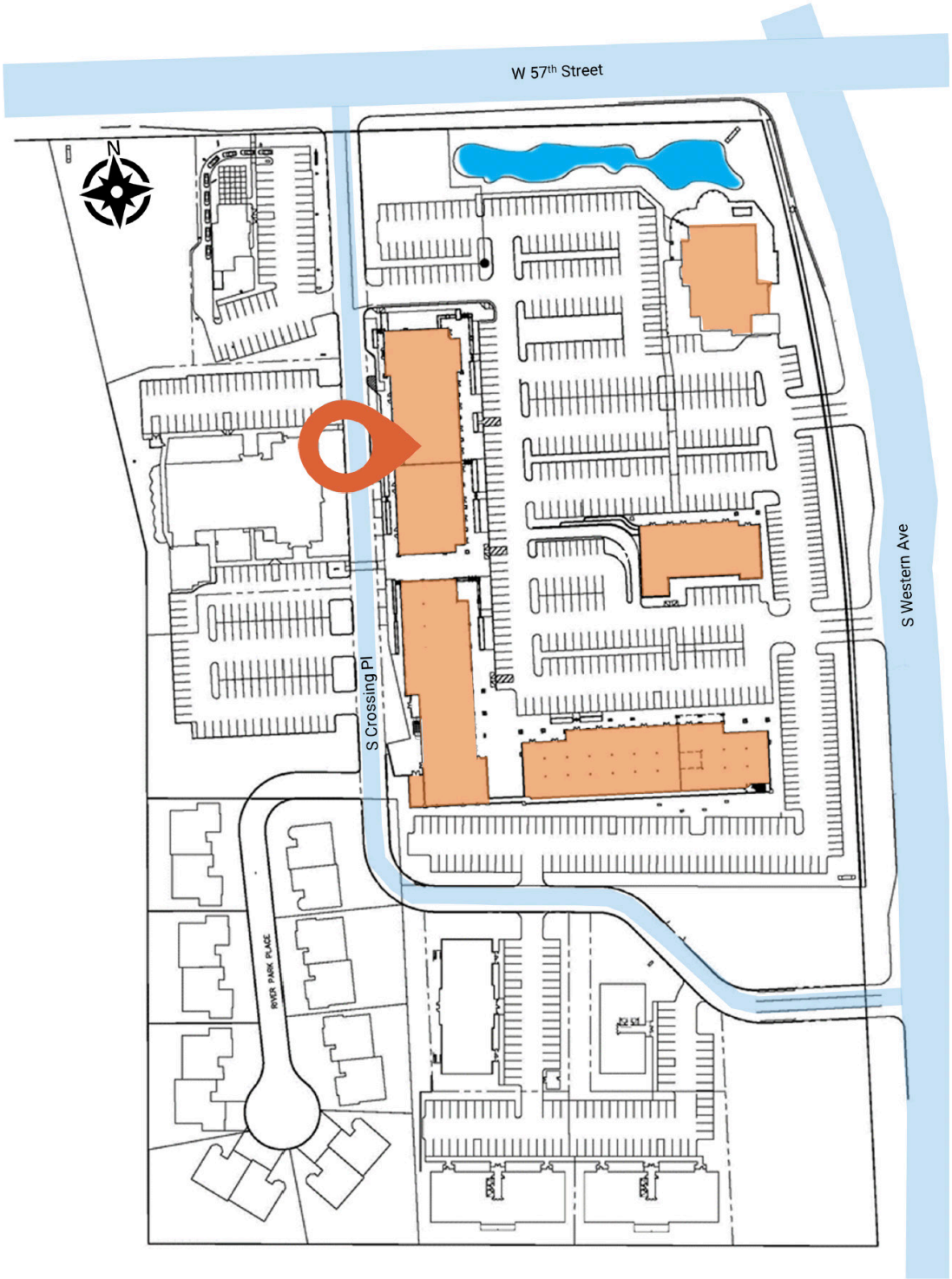



*Van Buskirk Commercial Brokerage | 2571 Westlake Drive #100 | Sioux Falls, SD 57106 | 605.361.8211 | VanBuskirkCo.com*

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*Site Plan*

# The Bridges at 57th Street



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*Building Floor Plan*

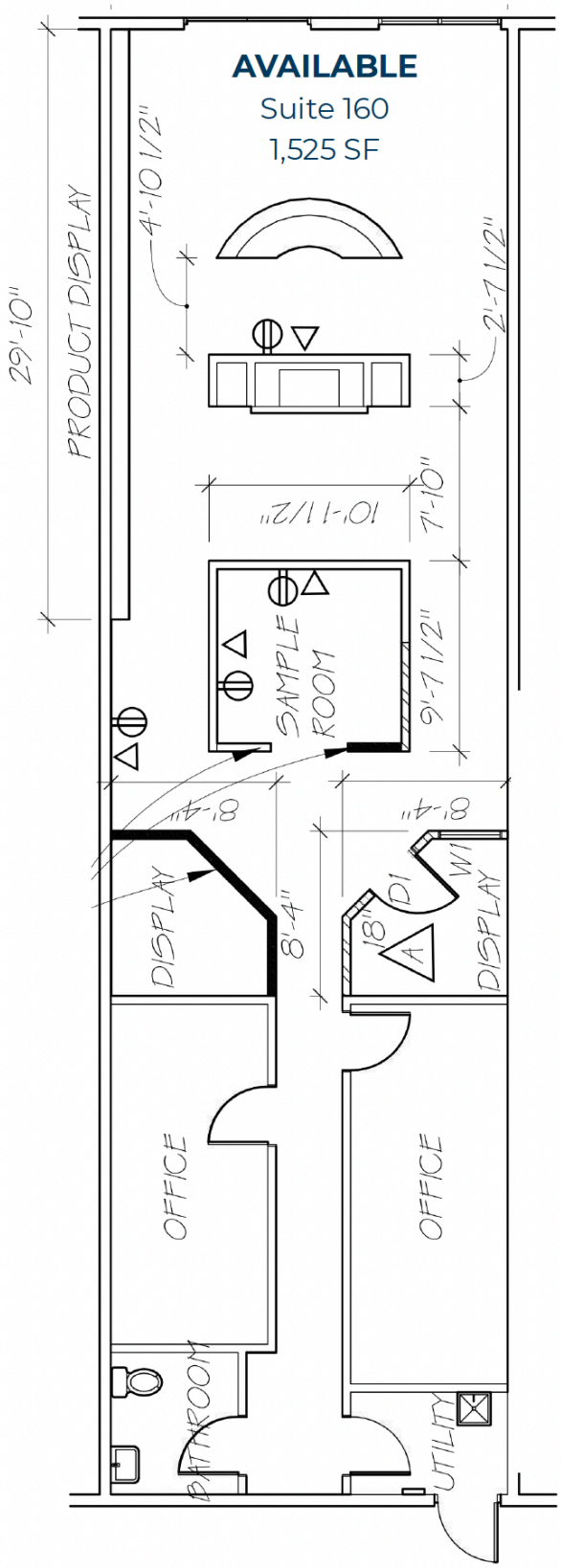
# The Bridges at 57th Street



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*Building Floor Plan*

# The Bridges at 57th Street



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*Photos*

# The Bridges at 57th Street













