

# 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

Can be combined with Suite 170 for a total of 3,848 sqft



### PRICE

\$19 psf (NNN)

Estimated NNN: \$8.95 psf



### LOCATION

Prime retail 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 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.



### AREA TENANTS

Scooter's Coffee, Club Pilates, Vivaz Medial 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.

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# Area Map The Bridges at 57th Street



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# The Bridges Site The Bridges at 57th Street

AVAILABLE SUITES



5015 South Western Ave Suite 170  
1,642 SF  
\$17.00 PSF (NNN)

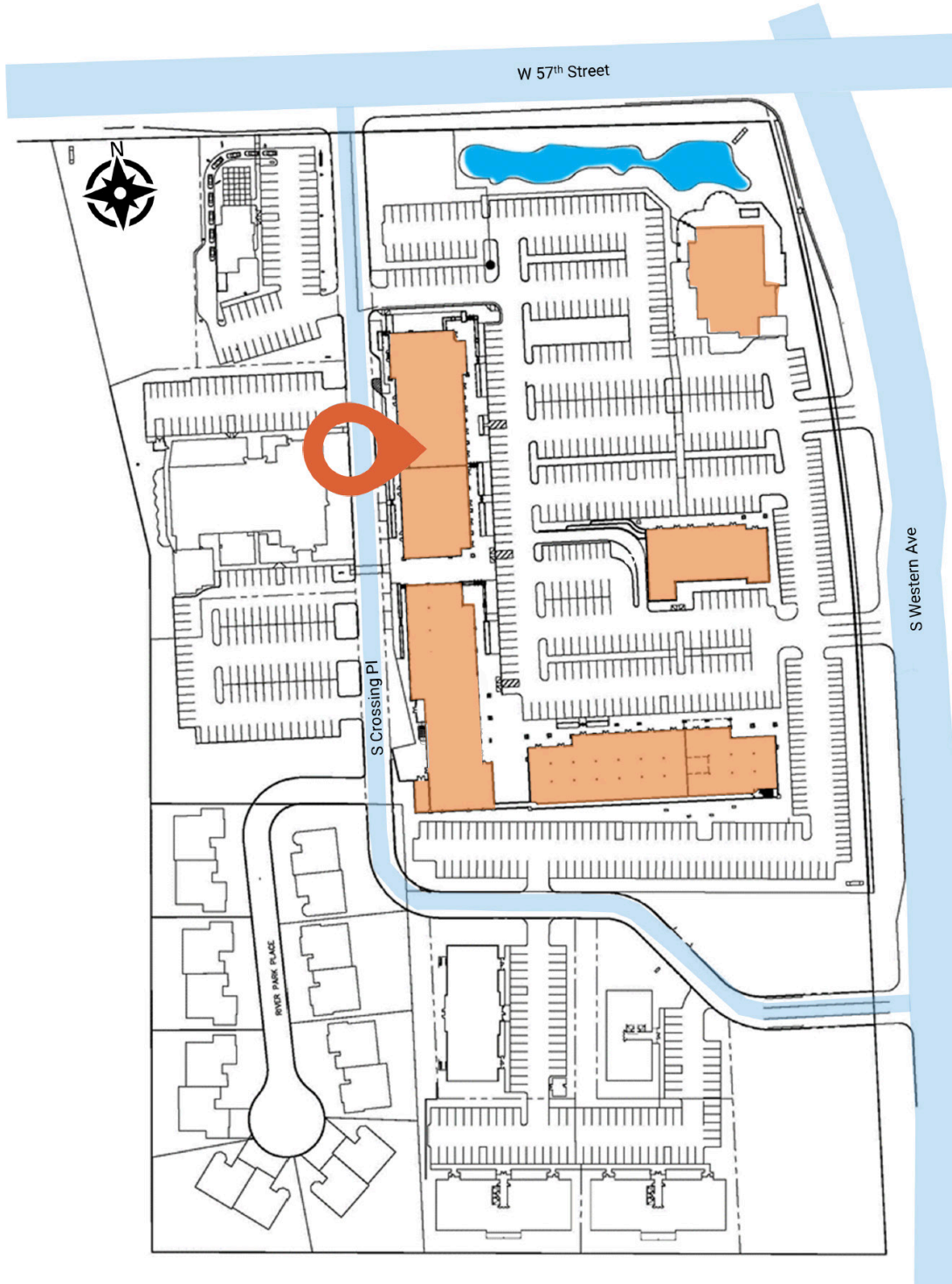
5005 South Western Ave Suite 170  
2,323 SF  
\$19.00 PSF (NNN)

5005 South Western Ave Suite 160  
1,525 SF  
\$19.00 PSF (NNN)



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*Site Plan*  
**The Bridges at 57th Street**



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## Building Floor Plan The Bridges at 57th Street



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





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*Photos*  
**The Bridges at 57th Street**

