

FOR LEASE

The Bridges at 57th & Western

POPULAR SHOPPING DESTINATION - SMALL SHOP RETAIL

5005 South Western Avenue Suite 170 | Sioux Falls, SD 57108



SIZE

2,323 sqft

Can be combined with Suite 160 for a total of 3,848 sqft



PRICE

\$19.00 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

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.



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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Building Floor Plan
The Bridges at 57th Street



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Photos
The Bridges at 57th Street

