



CORNER 41

41ST + WESTERN

PRIME HARD CORNER RETAIL BUILDING

2100 West 41st Street | Sioux Falls, SD 57105



SIZE

2,025 sqft



PRICE

\$29.50 PSF (NNN)



LOCATION

Site is located on the northwest hard corner of West 41st Street and South Western Avenue.



TIA

Landlord offering \$25/foot as a buildout allowance. Landlord also offering \$16,000 allowance for new pylon sign.



TRAFFIC

41st Street: 24,000 vpd
Western Avenue: 19,000 vpd



AREA TENANTS

Scheel's, Best Buy, Costco, Qdoba, Caribou Coffee, Pepperjax Grille, Verizon, Holiday, Burger King, AT HOME, Planet Fitness, Aspen Dental

Information deemed reliable but not guaranteed.

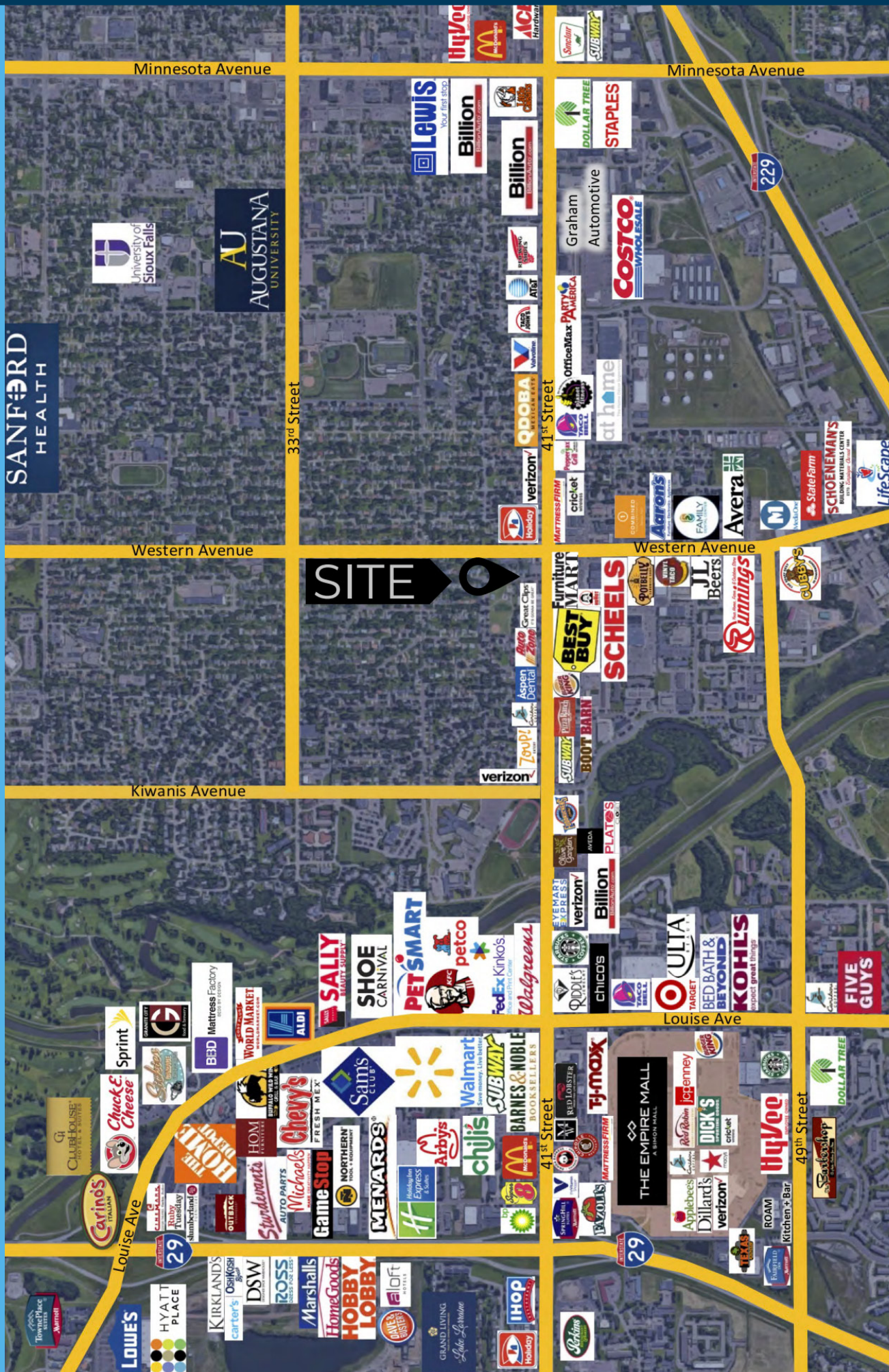


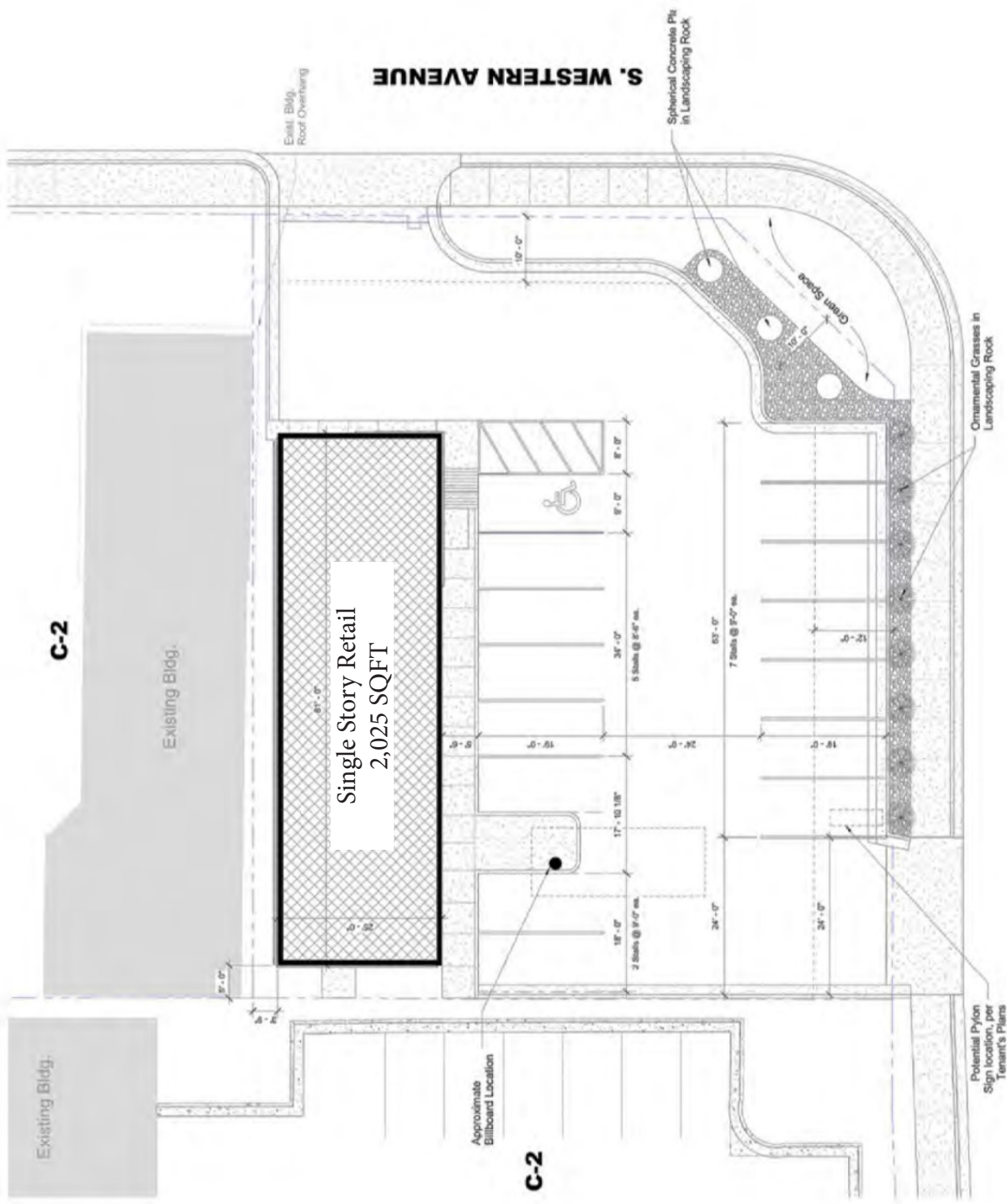
VBCLINK.COM
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



605.376.0127
Ryan@VBCLink.com

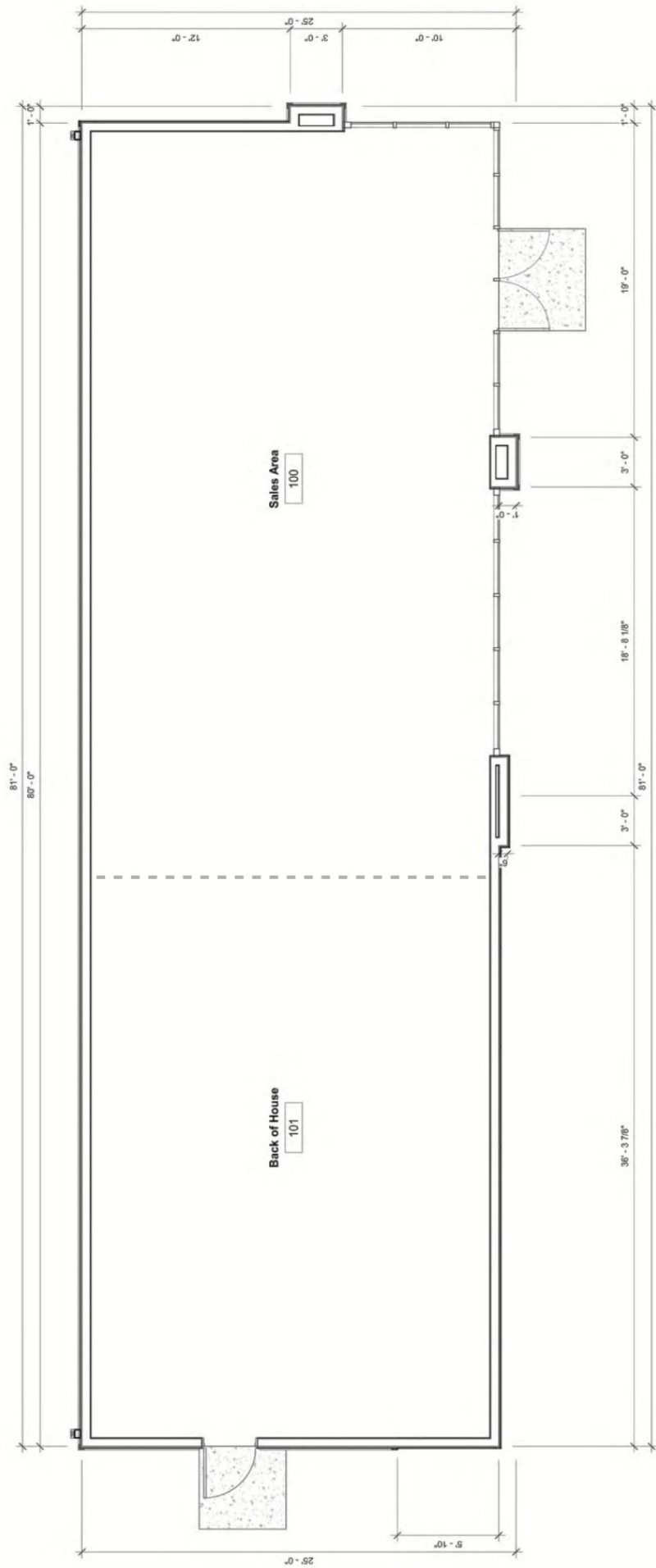
AREA MAP





W. 41ST STREET

FLOOR PLAN



PHOTOS

