

**FOR
LEASE**

GOLDEN WEST PLAZA

2109 West 49th Street, Sioux Falls, SD 57105



Small Shop Retail Space



SIZE

1,223 sqft



PRICE

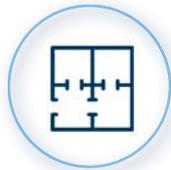
\$19.00 psf (NNN)

Estimated NNN:
\$4.85 psf



LOCATION

Excellent location at the bustling 49th and Western intersection, with close proximity to Interstate 229.



LAYOUT

Open retail floor plan with an abundance of natural light and one private restroom.



TRAFFIC

49th Street: 14,100 vpd
Western Ave: 23,100 vpd



AREA TENANTS

5 Star Cutz, Tanning & Co., AJ Property Management, Babe Hair Solutions, Runnings, BackYard BBQ, Vinyl Taco, Scheels, JL Beers, Western Mall

Information deemed reliable but not guaranteed.

**Van
Buskirk**

(605)-361-8211 | vanbuskirkco.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



**Autumn
KAUFHOLD**

(605)-351-5512

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AREA RETAIL MAP



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SITE OVERVIEW

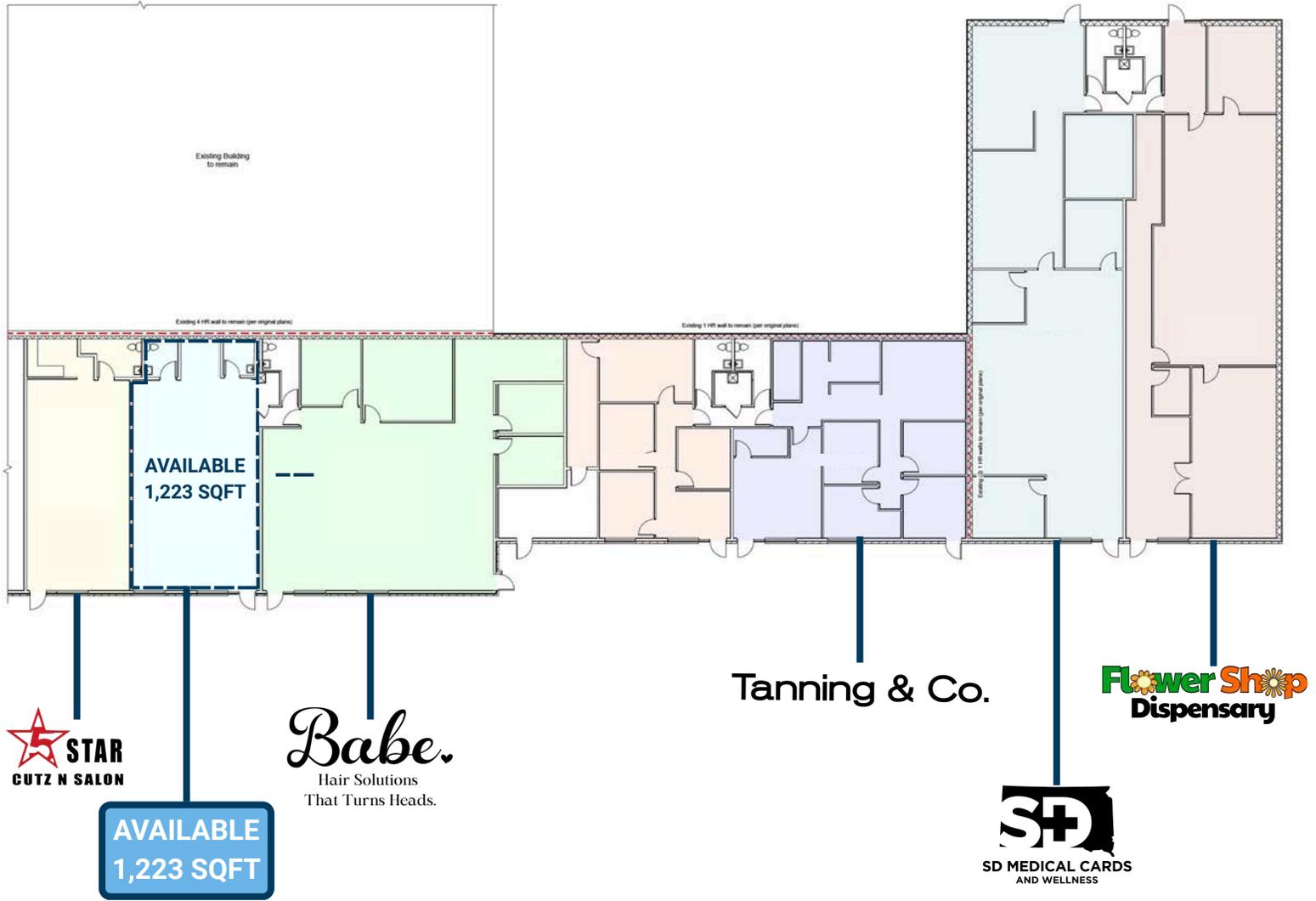


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BUILDING FLOOR PLAN

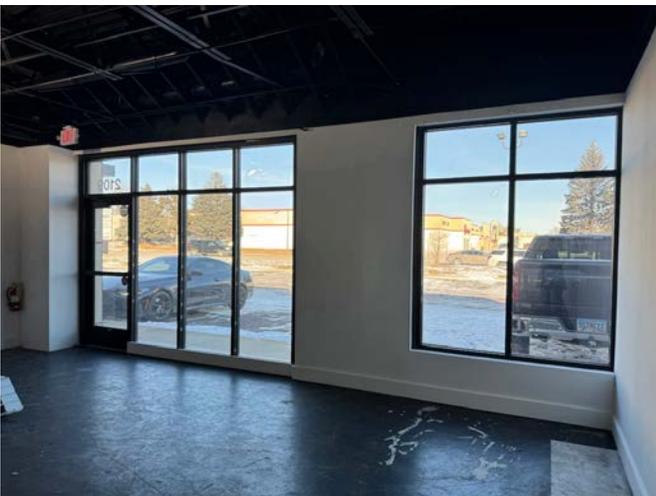


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PHOTOS



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