

41 STREET MARKETPLACE

FOR LEASE : COSTCO-ANCHORED POWER CENTER

1401 West 41st Street | Sioux Falls, SD 57105



SIZE

52,873 rsf
*subdividable



PRICE

\$20.00 psf (NNN) subdivided
\$9.50 psf (NNN) as is
Estimated NNN: \$3.55 psf



LOCATION

Prime retail location on West 41st Street, the #1 retail corridor in South Dakota! Site has convenient nearby access to Interstate 229 and Interstate 29.



TRAFFIC

20,700 vpd

Site is situated between 2 signalized intersections, with 9 access points to the center.



PARKING

Center includes 447 parking stalls with shared parking/ access easement throughout.



AREA TENANTS

Costco, AT HOME, Scheel's, Planet Fitness, Office Depot, Party America, Best Buy, Taco Bell, Empire Mall (Simon)

Information deemed reliable but not guaranteed.



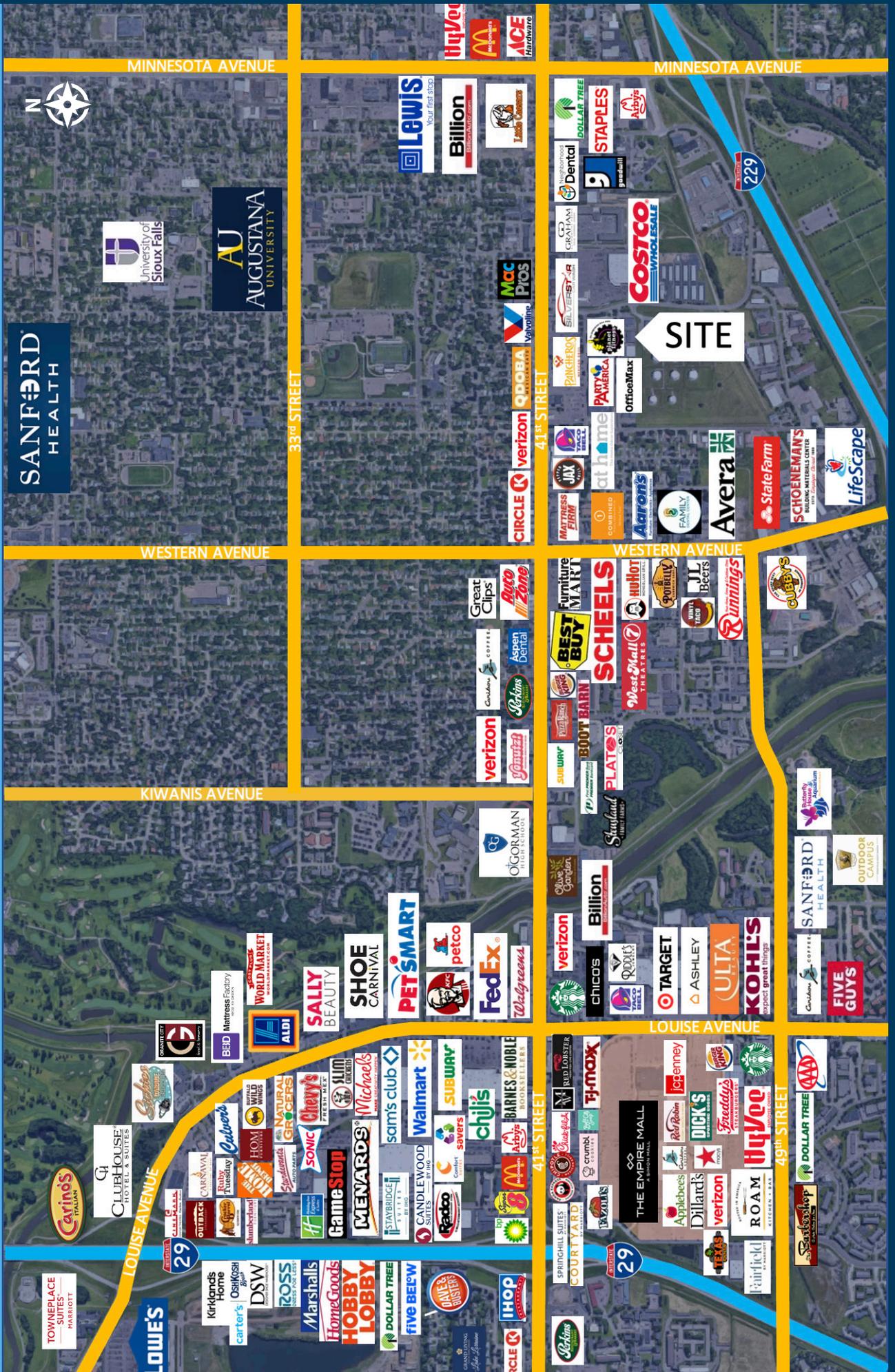
605.361.8211

2571 Westlake Drive #100
Sioux Falls, South Dakota 57106

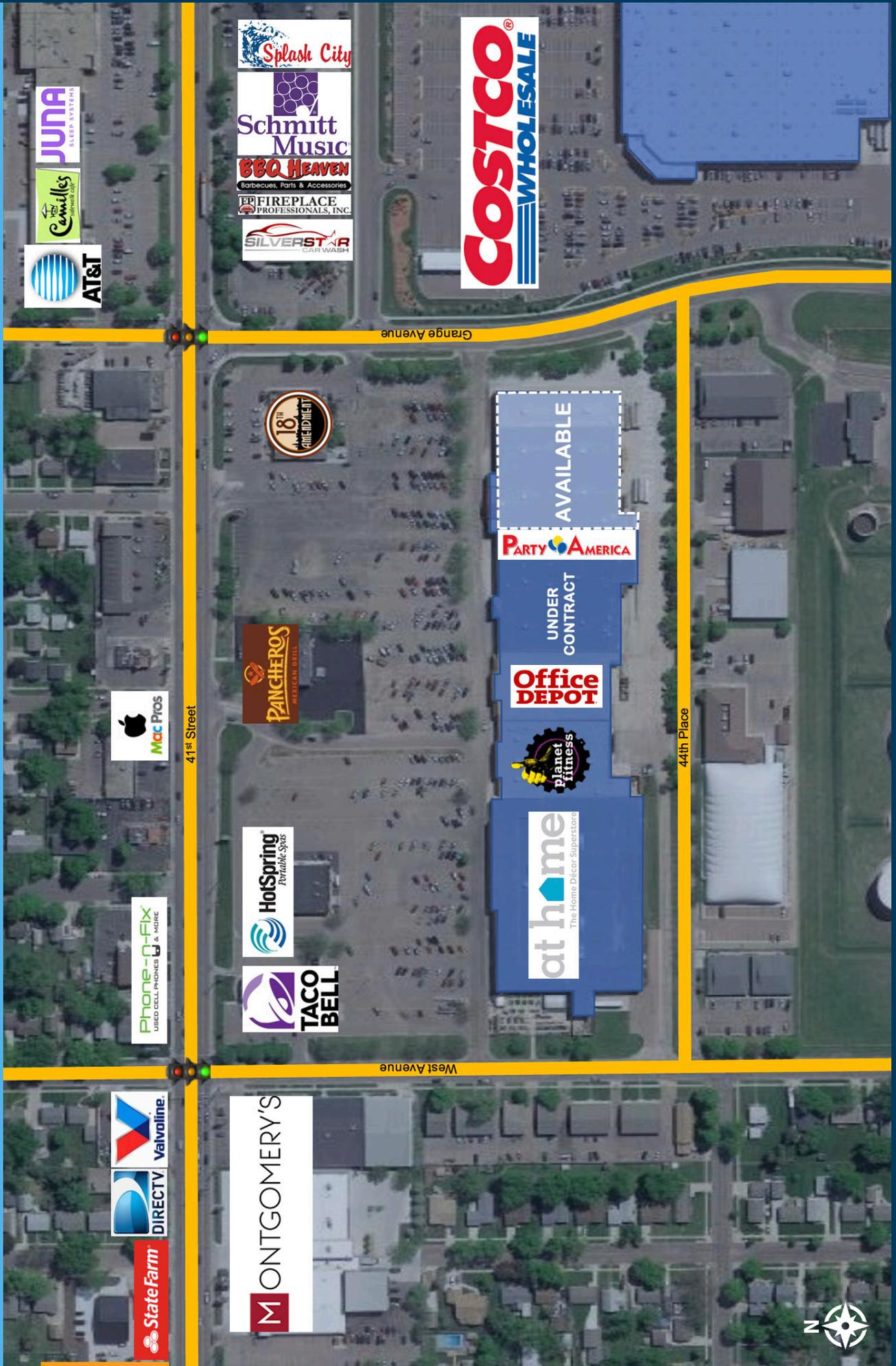


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AREA RETAIL MAP



41ST STREET MARKETPLACE



State Farm

DIRECTV

Valvoline

Phone-o-Fix
USED CELL PHONES & MORE

Apple
Mac Pros

MONTGOMERY'S

TACO BELL

HotSpring
Portable Spas

PANCHEROS
MEXICAN RESTAURANT

18TH
HOUSING DEVELOPMENT

AT&T

Camille's

JUNA
SLEEP SYSTEMS

SILVERSTAR
CAR WASH

FIREPLACE
PROFESSIONALS, INC.

BBQ HEAVEN
Barbecues, Parts & Accessories

Schmitt
Music

Splash City

COSTCO
WHOLESALE

at home
The Home Décor Superstore

Planet
Fitness

Office
DEPOT

UNDER
CONTRACT

PARTY
AMERICA

AVAILABLE

West Avenue

Grange Avenue

41st Street

44th Place



FLOOR PLAN

