

# FOR LEASE

## *The Bridges at 57th & Western* POPULAR SHOPPING DESTINATION - SMALL SHOP RETAIL

5005 South Western Avenue Suite 100 | Sioux Falls, SD 57108



### SIZE

3,499 sqft

\*Available 11/1/26



### PRICE

\$19.00 psf (NNN)

Estimated NNN: \$8.95 psf



### LOCATION

Prime retail location inside the landmark destination known as The 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 open retail space features exposed painted ceilings, open retail floor with modern finishes, 3 private dressing rooms, ample storage, and workspace.



### CO-TENANTS

Scooter's Coffee, Club Pilates, Vivaz Medial Spa, Sports Clips, Oh My Cupcakes, 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)

5005 South  
Western Ave  
Suite 100  
3,499 SF  
\$19.00 PSF  
(NNN)



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



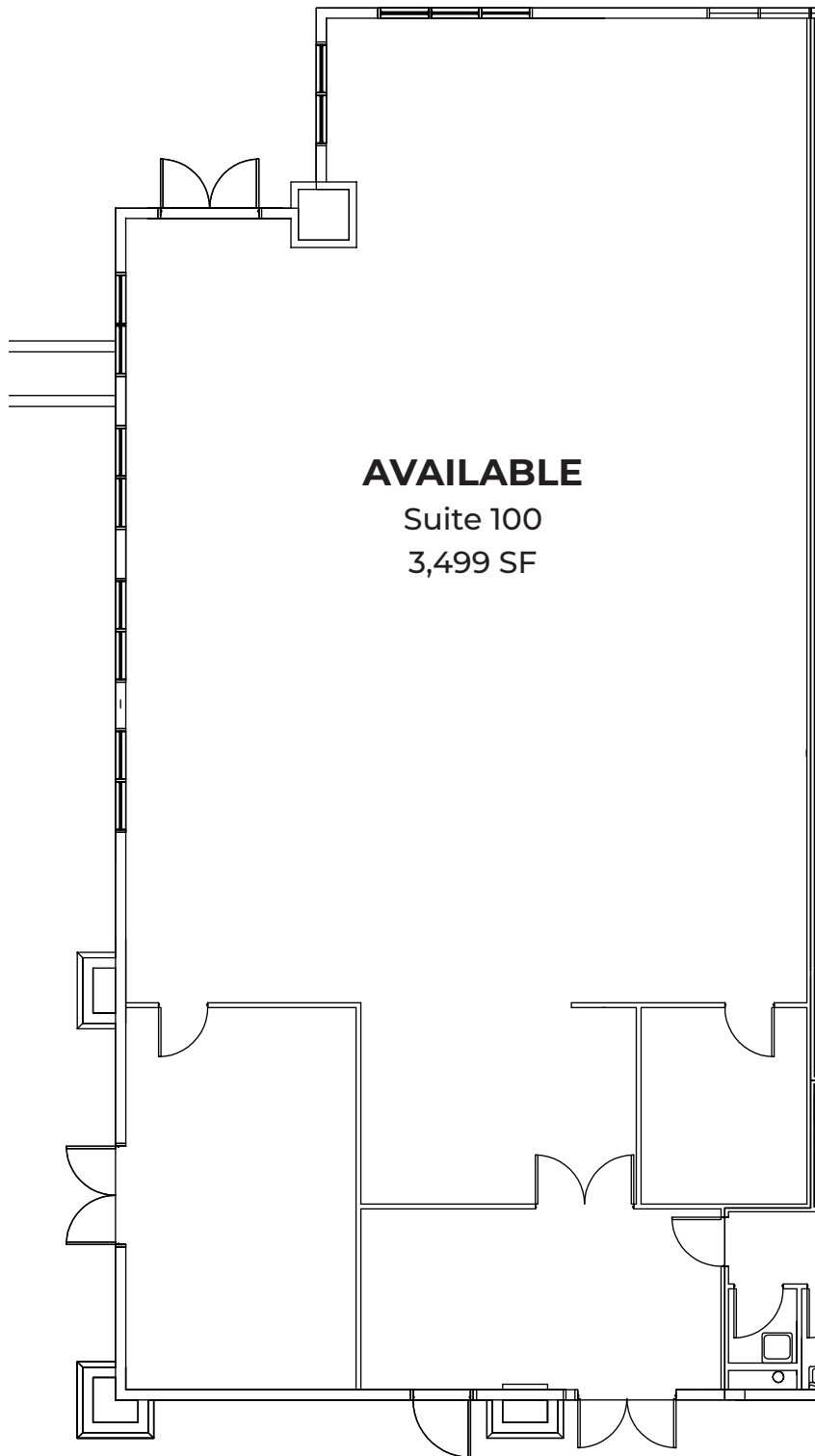
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## *Building Floor Plan* **The Bridges at 57th Street**



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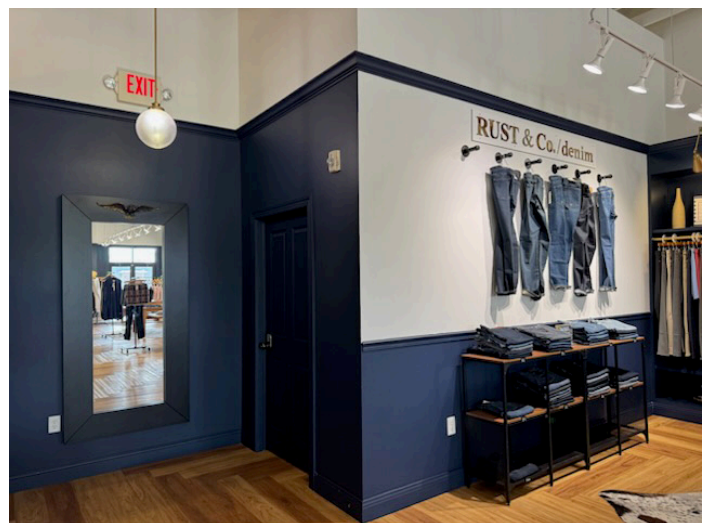
*Suite 100 Floor Plan*  
**The Bridges at 57th Street**





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



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