

FOR LEASE

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

5005 South Western Avenue Suite 120 | Sioux Falls, SD 57108



SIZE

2,495 rsf

*Available 01/01/2027



PRICE

\$21.00 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, large floor-to-ceiling windows, open retail floor lined with slatwall, a storage room, and a shared restroom.



CO-TENANTS

Over Easy, David Jones Fashions, Scooter's Coffee, Club Pilates, Vivaz Medial Spa, Sports Clips, Oh My Cupcakes, 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 Retail 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 160

1,525 SF
\$21.00 PSF
(NNN)

5005 South
Western Ave
Suite 120

2,495 SF
\$21.00 PSF
(NNN)



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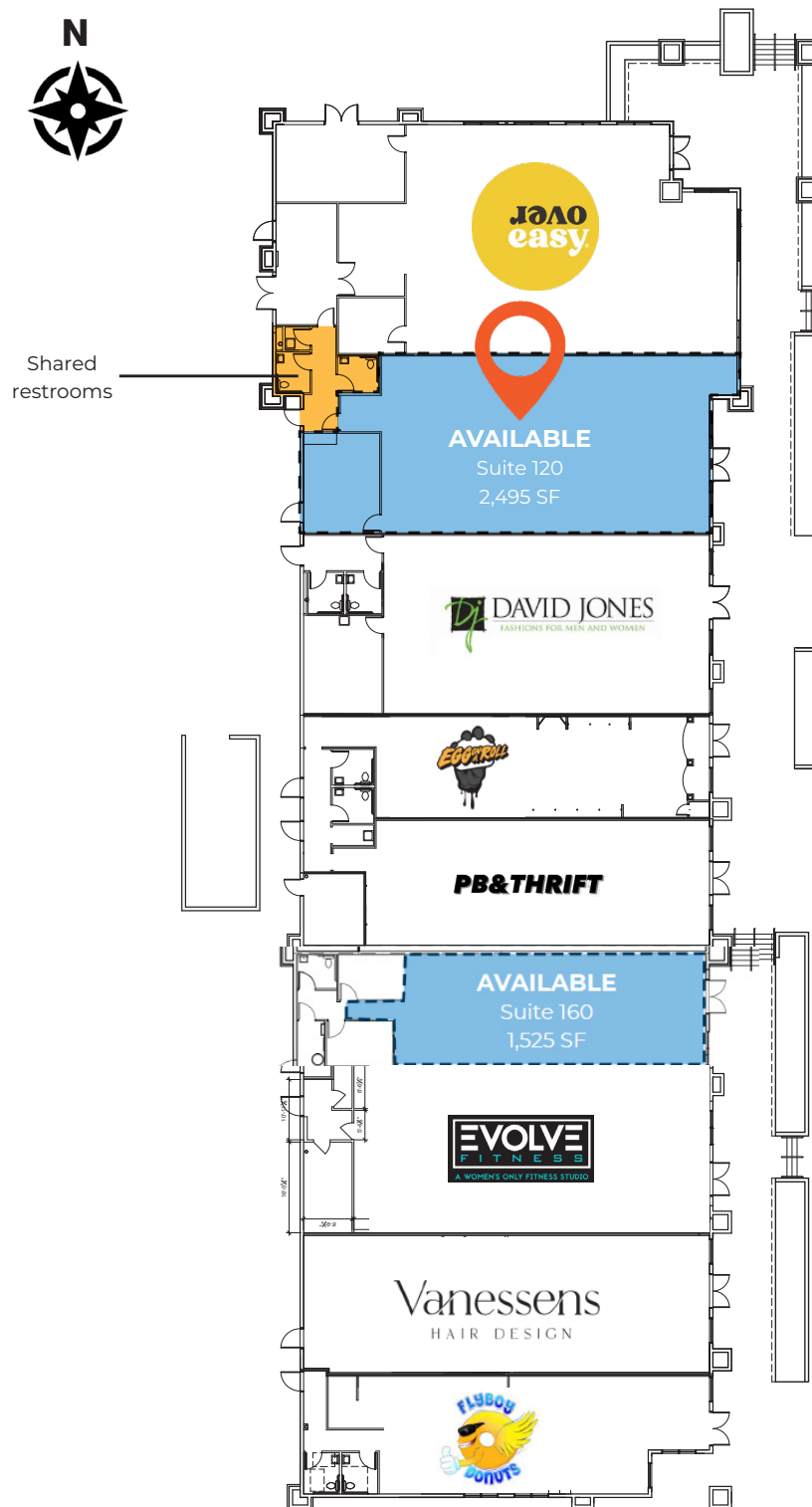
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Site Plan
The Bridges at 57th Street



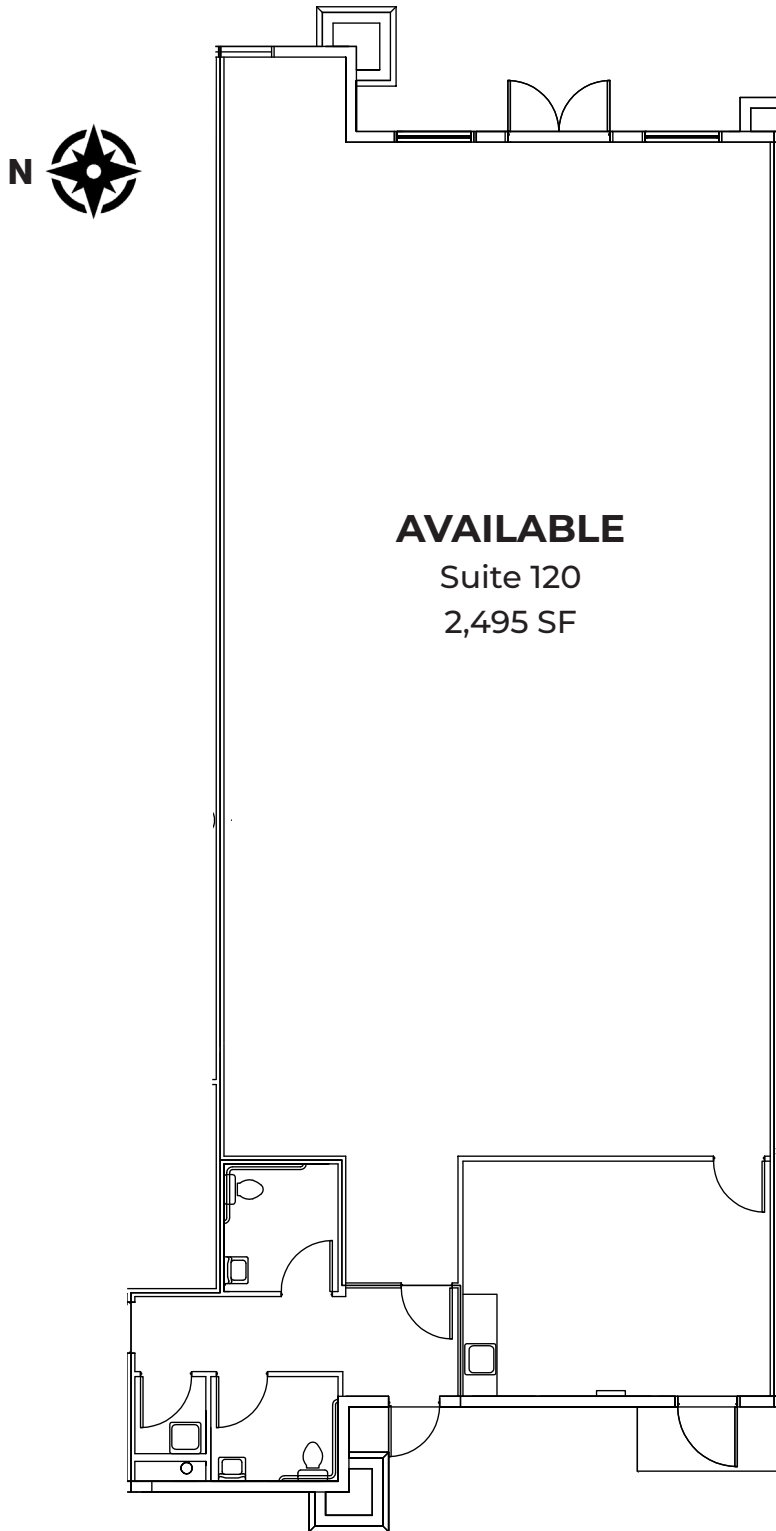
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Building Floor Plan **The Bridges at 57th Street**



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Suite 120 Floor Plan
The Bridges at 57th Street



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Photos
The Bridges at 57th Street



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