

For Lease: Retail Space



1500 W 41st St., Sioux Falls, SD



Great Access - Great Visibility!

Space Size: 2,556 sq. ft. (divisible)

Lease Rate: \$15.00/sq. ft. NNN Est.
\$4.75/sq. ft.

2015 Traffic Count: 28,000 cars per
day

25 Parking Spaces; 1:254 ratio

Stand Out on 41st Street!!

- *Entire building store front redone
- *New modern Pylon sign on order
- *Current floorplan - wide open & demo'd
- *Owner finishes or allowance available
- *Flexible space configurations
- *Owner may consider dividing
- *Current tenants: Mac Pros and Manpower
- * Great landmark location - across from Fareway grocery, Office Depot, Shopko, Costco, and Planet Fitness



www.Ncommercial.com
605-977-0778

RON NELSON
C - 605-728-7600
ron@Ncommercial.com

Richard Thomason
C - 605-521-4449
richard@Ncommercial.com

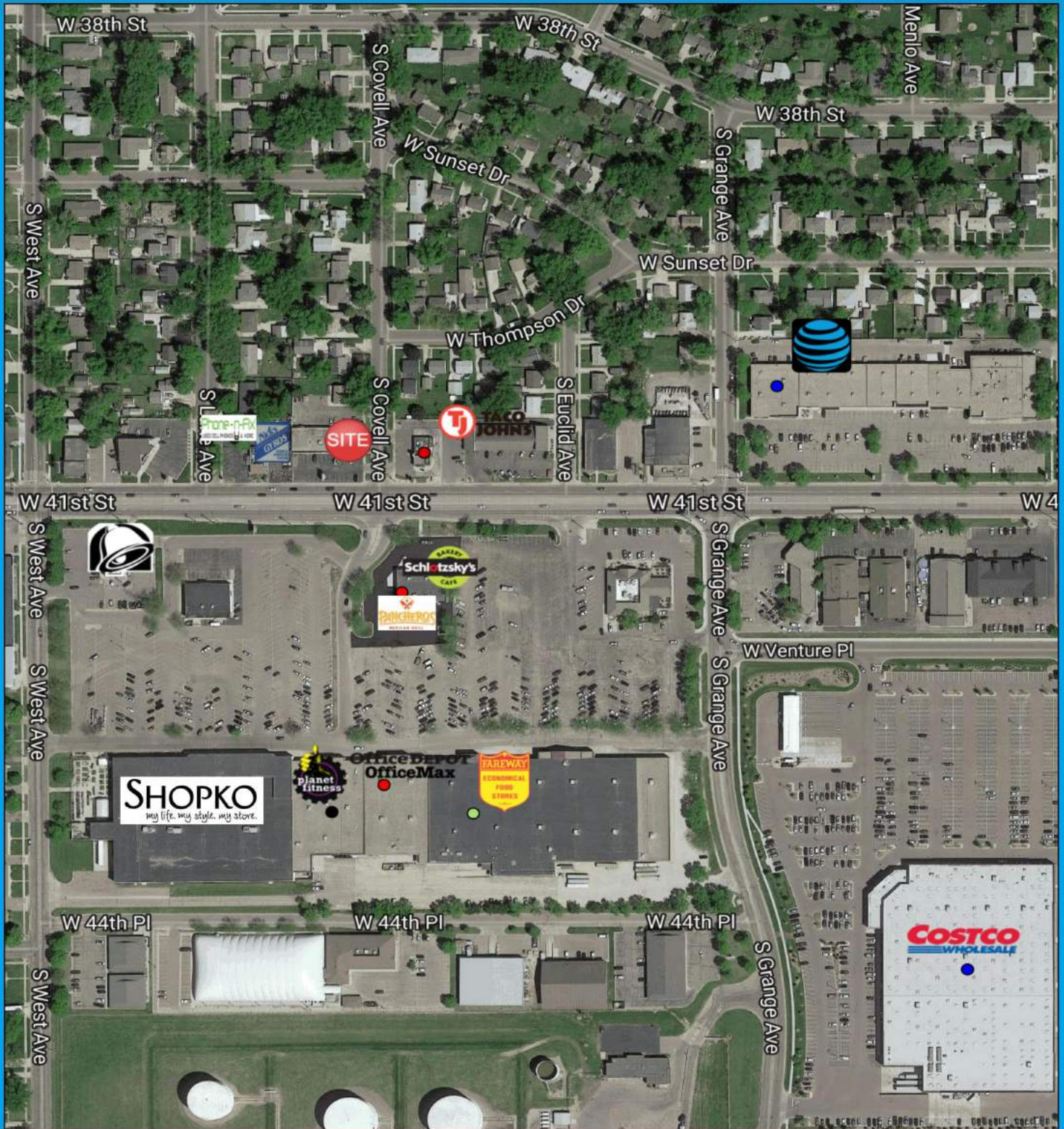


Member



**Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed*

AERIAL



COMMERCIAL REAL ESTATE

www.Ncommercial.com

605-977-0778

*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.

RON NELSON
C - 605-728-7600
ron@Ncommercial.com

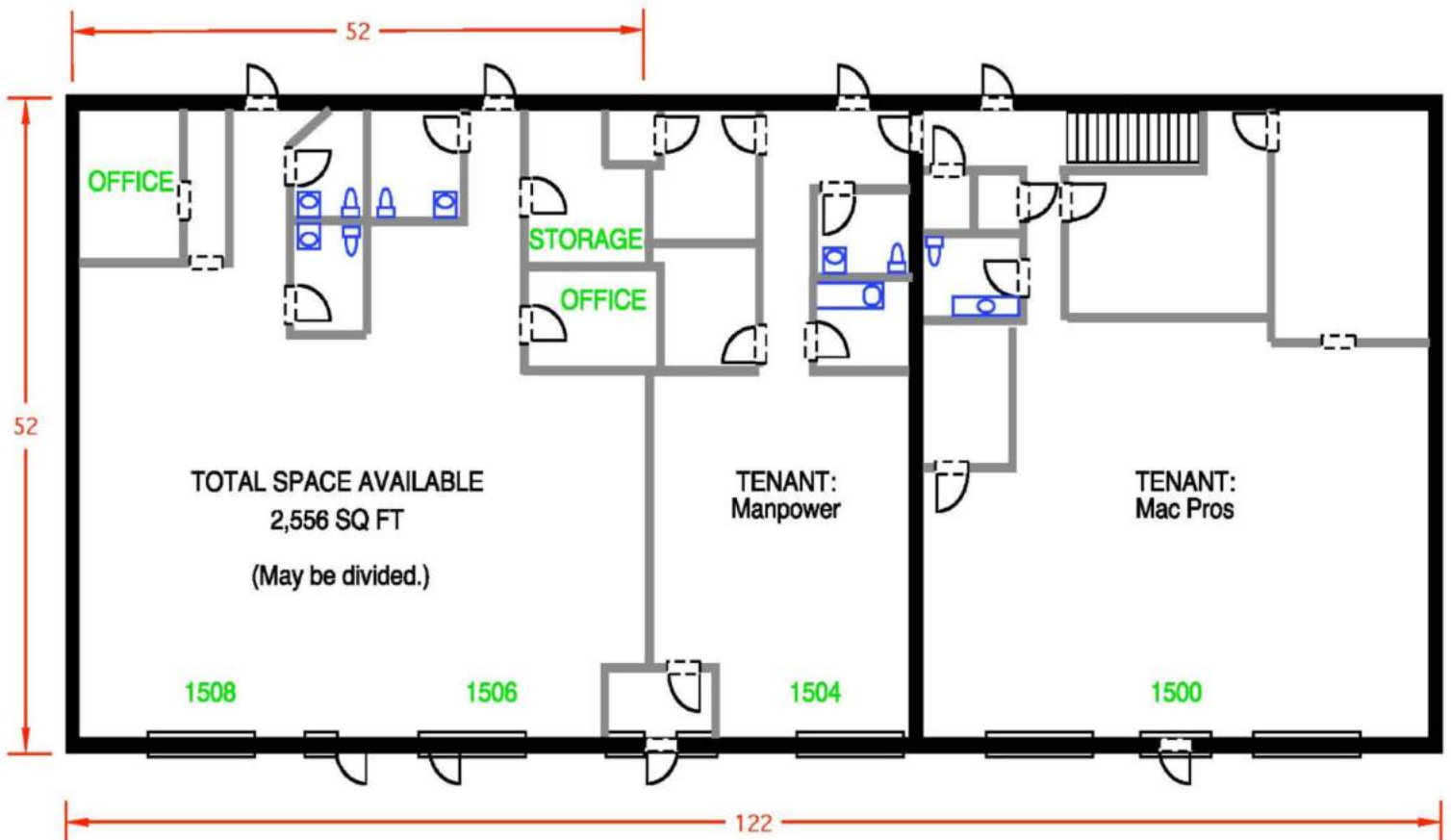
Richard Thomason
C - 605-521-4449
richard@Ncommercial.com



Member



FLOOR PLAN



www.Ncommercial.com
605-977-0778

RON NELSON
C - 605-728-7600
ron@Ncommercial.com

Richard Thomason
C - 605-521-4449
richard@Ncommercial.com



Member

