

FOR LEASE

1501 W. 41st Street, Sioux Falls, SD 57105



PROPERTY OVERVIEW

High Traffic...Great Visibility

- Be at the front door of amazing retail neighbors generating tons of traffic
- Neighbors include Starbucks, Pancheros, Taco Bell, At Home, Planet Fitness, Hot Springs Spas, Office Depot, Party America and Costco as well as the Urban Air family entertainment complex opening soon
- Located just a half mile from Western Mall (Scheel's, Best Buy and South Dakota Furniture Mart) and 1.7 miles from the Empire Mall...two of South Dakota's largest shopping centers
- Great restaurant, retail, office or professional space with prominent 41st Street frontage and storefront
- Traffic count is 20,800 cars per day (2023)
- Both building and pedestal signage is available

PROPERTY DATA

RATE:

- \$24.00/Square Foot NNN
- Estimated NNN \$6.50

SIZE:

- 1,418 Square Feet
- Year Built 1993

ZONING:

- Commercial (C-1)

POTENTIAL USE:

- Restaurant
- Various Services
- Medical Services
- Retail Storefront

* 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, CCIM

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PHOTOS

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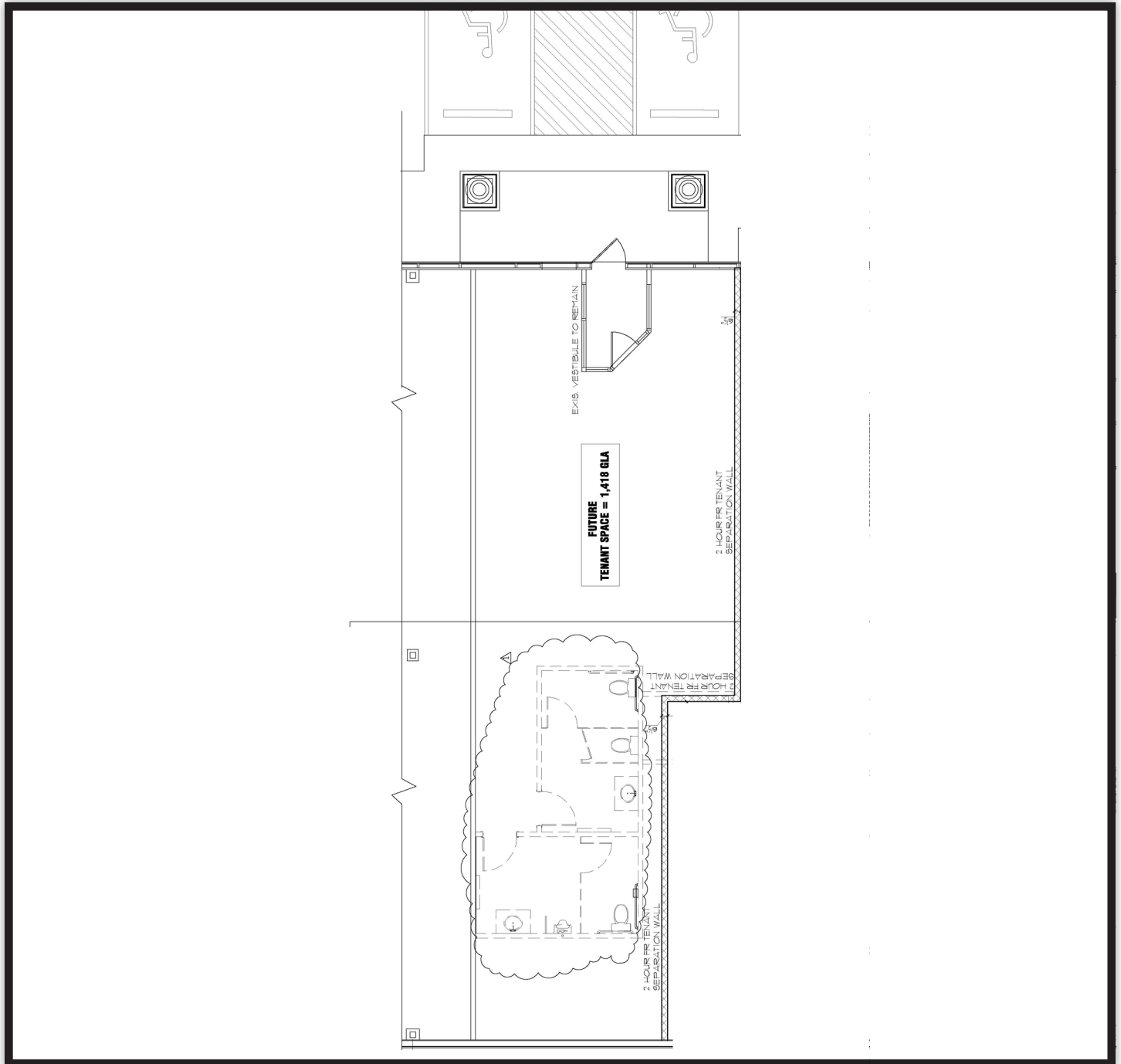
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FLOOR PLAN

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AERIAL

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