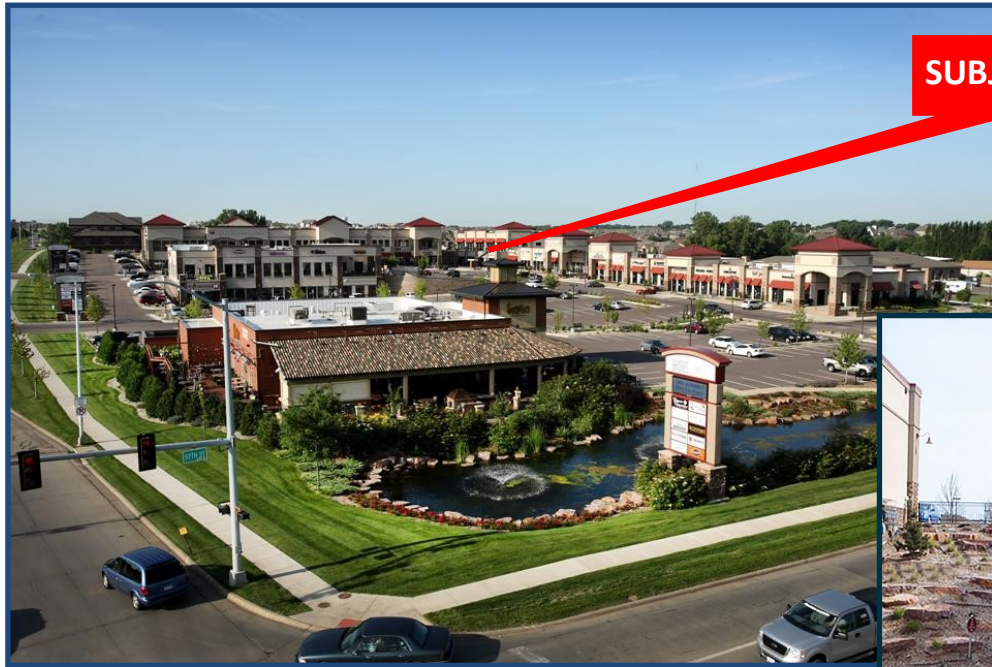


## FORMER MODE SPACE FOR LEASE



SUBJECT SITE



5015 S Western Ave  
Suite 170  
Sioux Falls, SD 57108

AVAILABLE: 1,600 +/- SF  
PRICE: \$20.00 PSF  
TERMS: NNN  
ZONING: C-3  
OCCUPANCY: Negotiable  
Estimated NNN: \$5.73 PSF

### PROPERTY INFORMATION

- ACT NOW to take advantage of this rare opportunity to be part of Sioux Falls' most successful Lifestyle Center, The Bridges at 57th Street—[www.thebridgesat57th.com](http://www.thebridgesat57th.com)!
- Join the many retailers who enjoy all the Bridges at 57th has to offer! With multiple dining and shopping options, this is a fantastic space for any retail use.



For more information,  
please contact:

**Mike Van Buskirk**

O: 605.361.8211

C: 605.366.0936

E: [Mike@VBCLink.com](mailto:Mike@VBCLink.com)

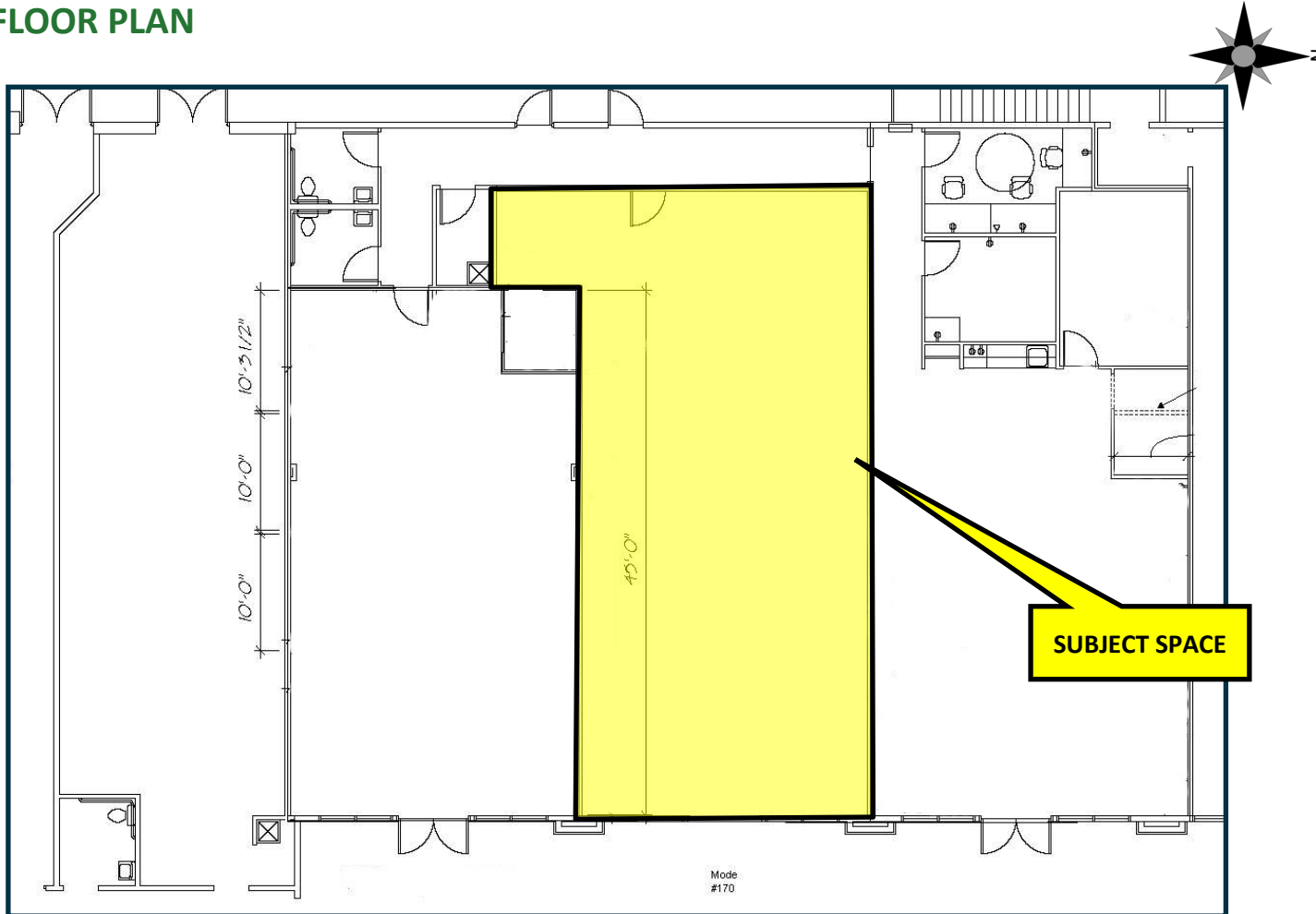
**VanBuskirk**  
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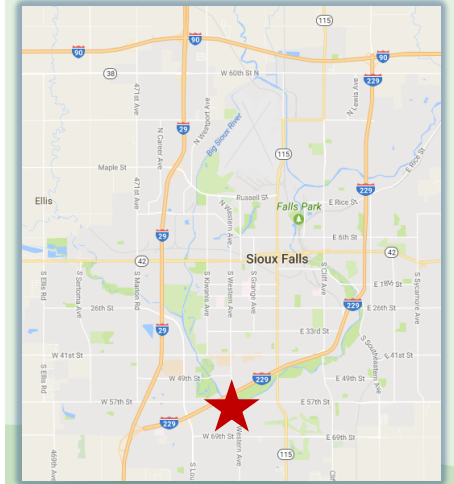
5800 S Remington Place | Suite 100 | Sioux Falls | South Dakota | 57108

# FORMER MODE SPACE FOR LEASE

## FLOOR PLAN



5015 S Western Ave  
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Sioux Falls, SD 57108



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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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# FORMER MODE SPACE FOR LEASE

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## KEY DEMOGRAPHICS

HOUSEHOLD INCOME	1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
	Count	%	Count	%	Count	%
Universe:						
Total households	1,689		25,428		58,035	
Less than \$10,000	20	1.2	1,192	4.7	3,048	5.3
\$10,000 to \$14,999	133	7.8	1,297	5.1	2,614	4.5
\$15,000 to \$24,999	184	10.9	2,022	8	5,535	9.5
\$25,000 to \$34,999	187	11.1	2,882	11.3	7,248	12.5
\$35,000 to \$49,999	217	12.9	3,842	15.1	8,858	15.3
\$50,000 to \$74,999	284	16.8	4,618	18.2	11,294	19.5
\$75,000 to \$99,999	107	6.3	3,449	13.6	8,331	14.4
\$100,000 to \$149,999	189	11.2	3,303	13	6,766	11.7
\$150,000 to \$199,999	187	11.1	1,580	6.2	2,309	4
\$200,000 or more	181	10.7	1,243	4.9	2,032	3.5
Mean household income	\$100,419		\$77,458		\$69,862	

HOME VALUES	1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
	Count	%	Count	%	Count	%
Universe:						
Owner-occupied units	919		15,045		35,126	
Less than \$50,000	94	10.2	564	3.7	2,398	6.8
\$50,000 to \$99,999	33	3.6	1,111	7.4	4,007	11.4
\$100,000 to \$149,999	131	14.2	3,776	25.1	9,917	28.2
\$150,000 to \$199,999	31	3.4	3,696	24.6	8,592	24.5
\$200,000 to \$299,999	222	24.2	3,112	20.7	6,022	17.1
\$300,000 to \$499,999	178	19.4	2,032	13.5	3,212	9.2
\$500,000 to \$999,999	197	21.5	614	4.1	763	2.2
\$1,000,000 or more	33	3.6	140	0.9	215	0.6
Average home value	\$382,459		\$214,768		\$181,983	

EDUCATIONAL ATTAINMENT	1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
	Count	%	Count	%	Count	%
Universe:						
Population 25 years and over	2,789		41,371		95,648	
Less than 9th grade	45	1.6	957	2.3	3,658	3.8
9th to 12th grade, no diploma	23	0.8	926	2.2	4,258	4.4
High school graduate (includes equivalency)	626	22.4	10,168	24.6	25,805	27
Some college, no degree	535	19.2	8,202	19.8	20,129	21
Associates degree	273	9.8	3,860	9.3	10,001	10.5
Bachelors degree	837	30	10,850	26.2	21,083	22
Graduate or professional degree	450	16.1	6,408	15.5	10,714	11.2
High school graduate or higher	2,721	97.6	39,488	95.5	87,732	91.7
Bachelor degree or higher	1,287	46.2	17,258	41.7	31,797	33.2



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