

FOR LEASE: 41ST STREET MARKETPLACE



41st Street Marketplace
1401 West 41st Street
Sioux Falls, SD 57106

AVAILABLE: 50,992 SF
Please Call for Pricing
Dependent Upon Size and Build-Out
Space May Be Subdivided

TERMS: NNN
ESTIMATED NNN: \$2.50 PSF
ZONING: C-3
OCCUPANCY: Immediate



**For more information,
please contact:**

Mike Van Buskirk

p: 605.361.8211

c: 605.366.0936

e: Mike@VBCLink.com

PROPERTY INFORMATION

- Fabulous opportunity for a large user requiring high visibility and easy access!
- **SPACE MAY BE SUBDIVIDED!**
- Front door access has large vestibule area (1,275 SF), which allows for product display as well as appropriate air flow for better HVAC control.
- One shared dock door and one 8' x 4' overhead door.
- Excellent location on highly desirable 41st Street, located directly across the street from Costco. Other neighbors include Fareway Grocery, 18th Amendment, Planet Fitness, and many other thriving businesses.
- Plentiful parking shared with Fareway Grocery, with a ratio of 1:241 including handicap stalls.

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2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | **o:** 605.361.8211 | **f:** 605.361.8052 | **w:** VBCLink.com

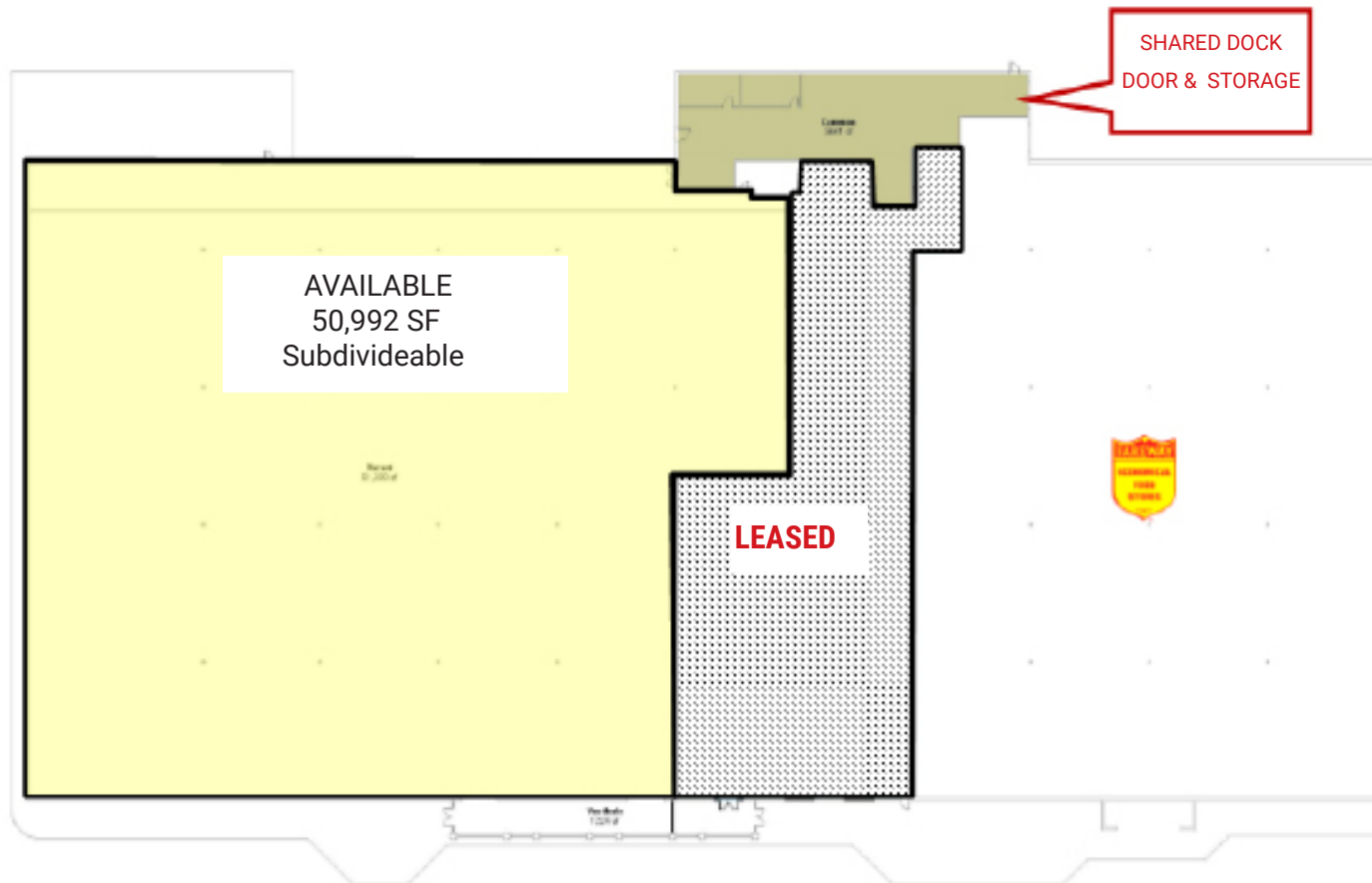


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CURRENT FLOOR PLAN



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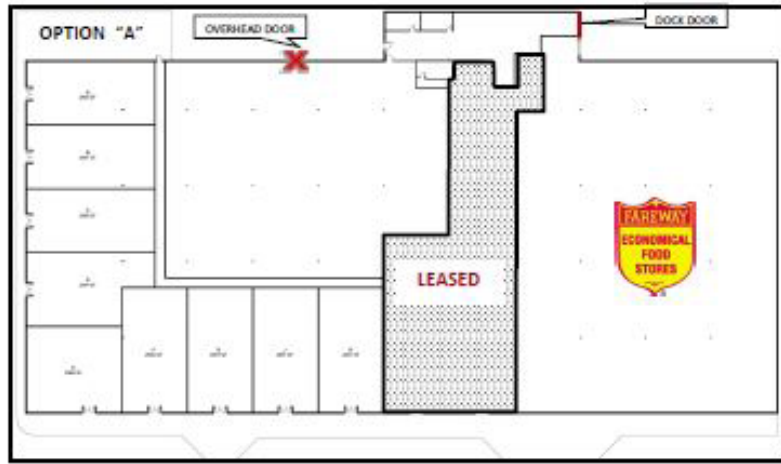
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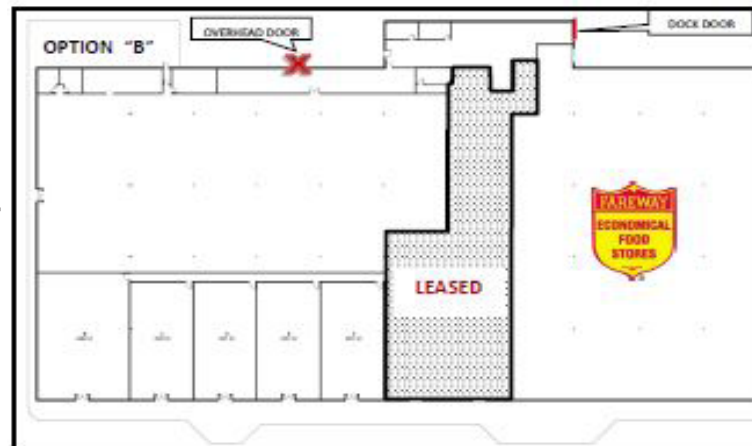
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SAMPLE FLOOR PLAN OPTIONS (subdivided)



Option "A"
This option provides for one large space, and nine smaller retail spaces ranging from 2,950 - 2,968 square feet.



Option "B"
This option provides for one large space and five smaller retail spaces ranging from 2,950-4,684 square feet.



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Overhead Door



Stock Room by Dock Doors



Shared Dock Door



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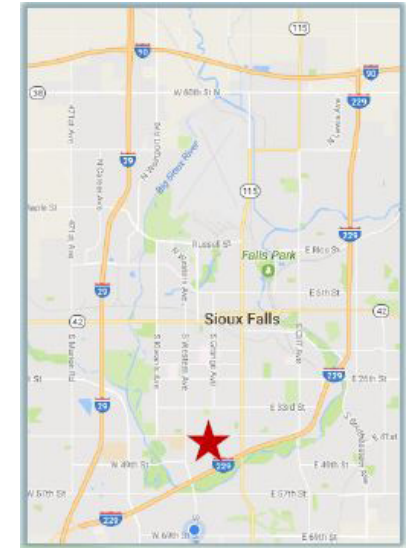
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SUBJECT
SITE



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Why Sioux Falls?

Sioux Falls is truly the Heart of America! From parks to arts and culture, entertainment and attractions, shopping, sports, over 650 restaurants, exceptional healthcare, and excellent hotels and facilities, are eager to have you experience the wonderful quality of life in the city we call home. Over 183,200 friendly citizens, fresh air, a safe city, and beautiful blue skies are here to welcome you.

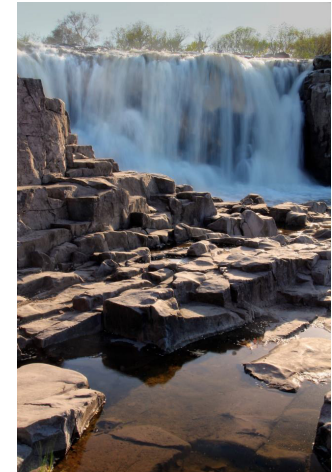
Major employers anchored in Sioux Falls with 1,000+ employees include: Sanford Health, Avera Health, Smithfield Foods, Sioux Falls School District, Hy-Vee Food Stores, Wells Fargo, Citi, Evangelical Lutheran Good Samaritan Society, Walmart/Sam's Club, Dept of Veterans Affairs Medical & Regional Office, First PREMIER Bank/PREMIER Bankcard, City of Sioux Falls, LifeScape.

The Sioux Falls Metro Area statistics include:

2018 Metro Population: 266,700 - 1/3 of the State's entire population
92.1% High school graduate or GED; 45.5% Associates Degree or higher; 34.2% Bachelor's Degree or higher
61.2% housing units are owner-occupied
Median family income is \$81,130
Median age is 35.1 years
98,000 households within the Metro Area

South Dakota ranks as one of America's top states for business: NO corporate income tax; NO personal income tax; NO personal property tax; NO inheritance tax; NO inventory tax, and South Dakota is a RIGHT TO WORK state.

Source: *Sioux Falls Development Foundation*



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