

WM

WESTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

Retail/Office Space for Lease



7700 West 41st Street
Sioux Falls, SD 57106



size

1,500 - 6,000 sqft



price

\$18.50 per sqft (NNN)

NNN estimate: \$5.50



zoning

Live-Work
(office, services, small retail)



population

50,000 people live in
Sioux Falls WEST of
Interstate 29!



location

New development
located on the NE
corner of 41st Street
and South Purdue
Avenue in West Sioux
Falls.



co-tenancy

Sanford Clinic, Family
Wellness, Shenanigan's Bar
& Grill, ACE Hardware,
Walgreens, Dollar General,
Frontier Elementary School,
Memorial Middle School,
Roosevelt High School

Information deemed reliable but not guaranteed.

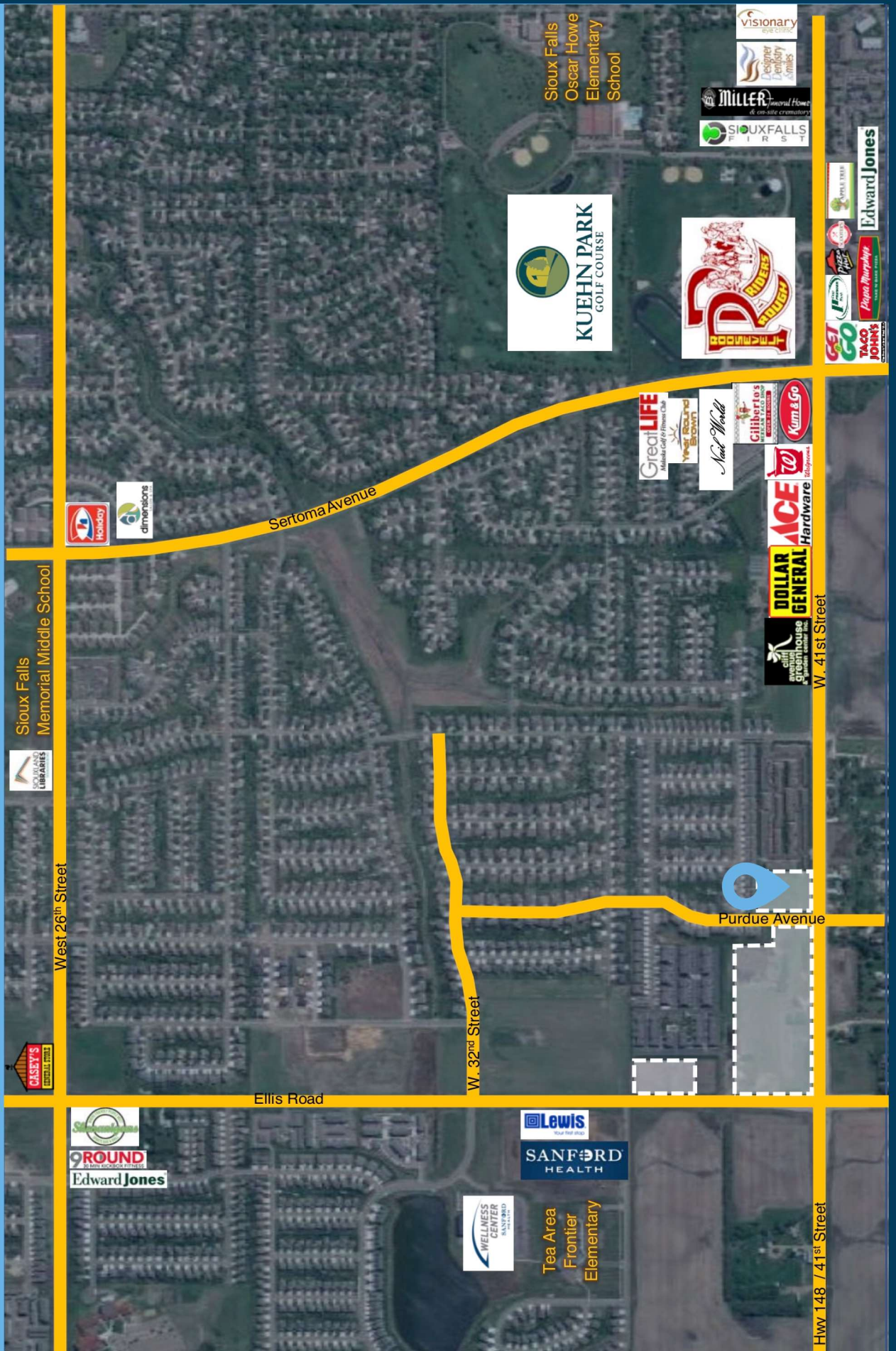


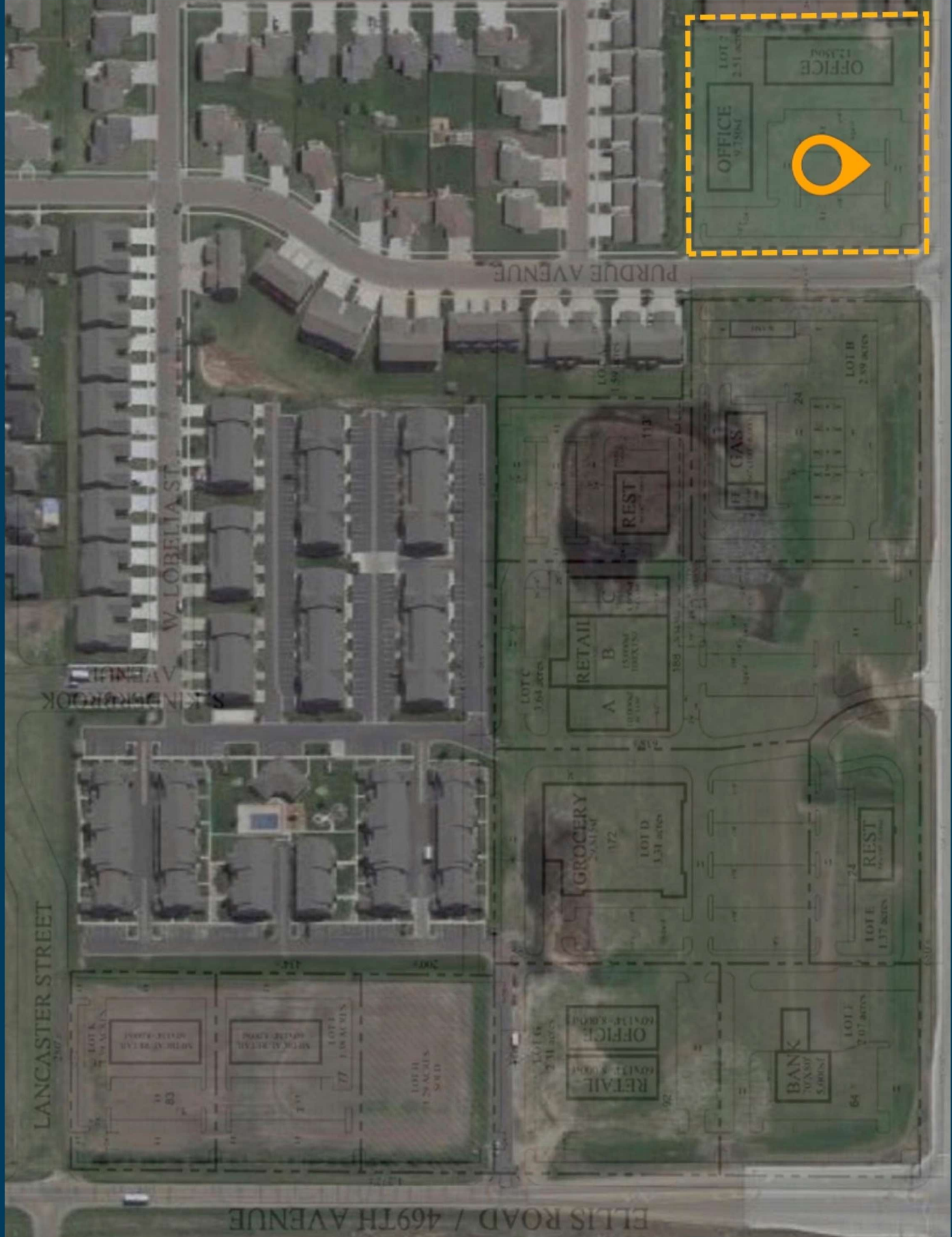
Lake Lorraine | 2571 Westlake Drive #100
Sioux Falls, South Dakota 57106
VBclink.com | 605.361.8211



605.376.0127
Ryan@VBclink.com

AREA MAP





ELLIS ROAD / 469TH AVENUE

LANCASTER STREET

W. LOBELIA ST

PURDUE AVENUE

LOT 7
2.51 ACRES

OFFICE
9,778 SF

OFFICE
12,594 SF



LOT 6
2.31 ACRES

RETAIL
6,011 SF

OFFICE
6,011 SF

LOT 8
2.07 ACRES

BANK
5,000 SF

LOT 9
1.37 ACRES

REST
1,370 SF

LOT 10
1.31 ACRES

GROCERY
2,621 SF

LOT 11
1.37 ACRES

REST
1,370 SF

LOT 12
3.64 ACRES

RETAIL
10,000 SF

RETAIL
10,000 SF

LOT 13
1.13 ACRES

REST
1,130 SF

LOT 14
2.49 ACRES

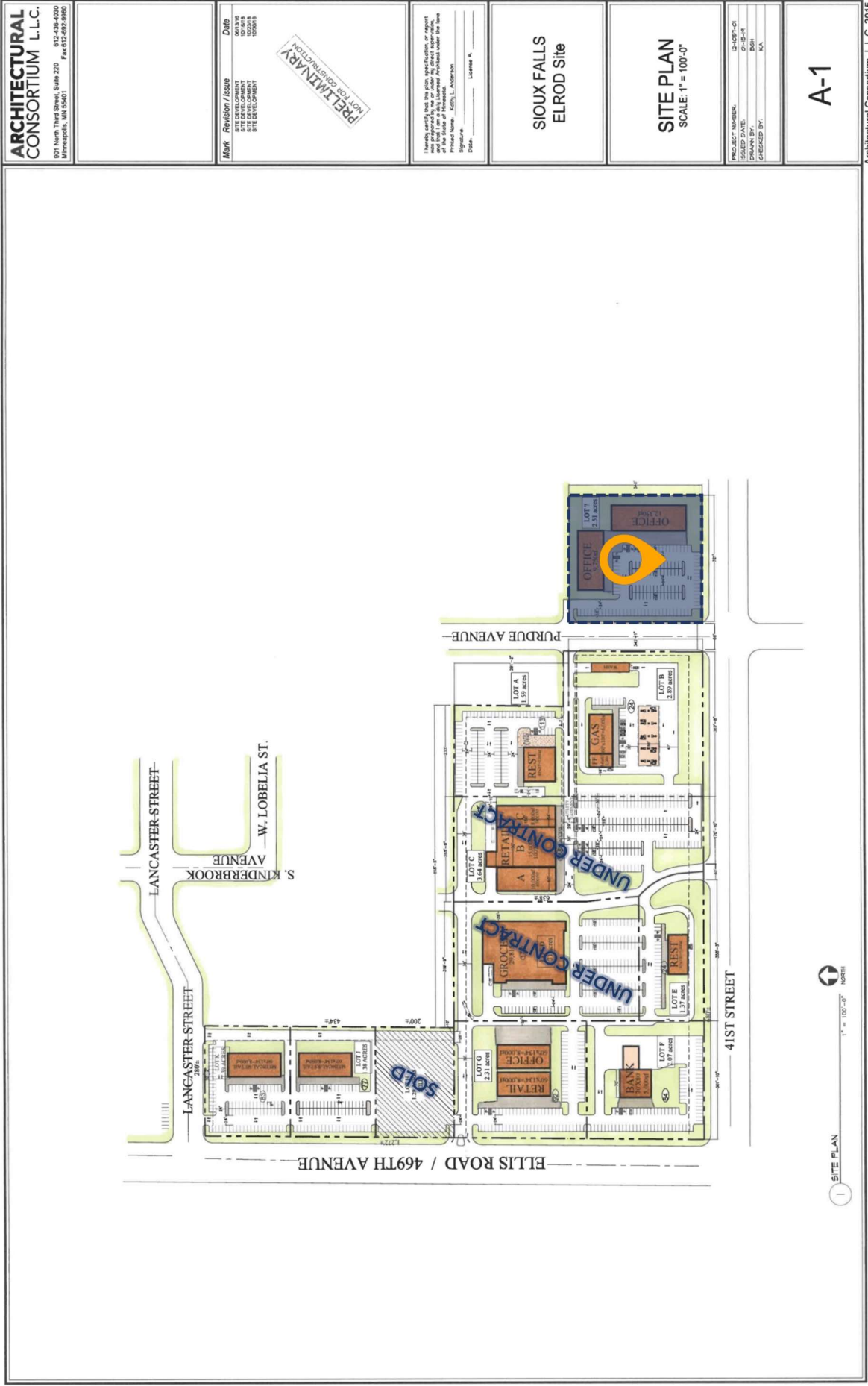
GAS
2,490 SF

LOT 15

LOT 16

SKIN CARE
AVENUE

WESTTOWN MARKETPLACE SITEPLAN



**ARCHITECTURAL
CONSORTIUM L.L.C.**

801 North Third Street, Suite 220 612-436-4030
 Minneapolis, MN 55401 Fax 612-692-9960

Mark Reinhold / USDB
 DNR
 10019 B
 10019 C
 10019 D
 10019 E
 10019 F
 10019 G
 10019 H
 10019 I
 10019 J
 10019 K
 10019 L
 10019 M
 10019 N
 10019 O
 10019 P
 10019 Q
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 10019 T
 10019 U
 10019 V
 10019 W
 10019 X
 10019 Y
 10019 Z

**PRELIMINARY
NOT FOR CONSTRUCTION**

I hereby certify that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 Signature: _____ License #: _____
 Date: _____

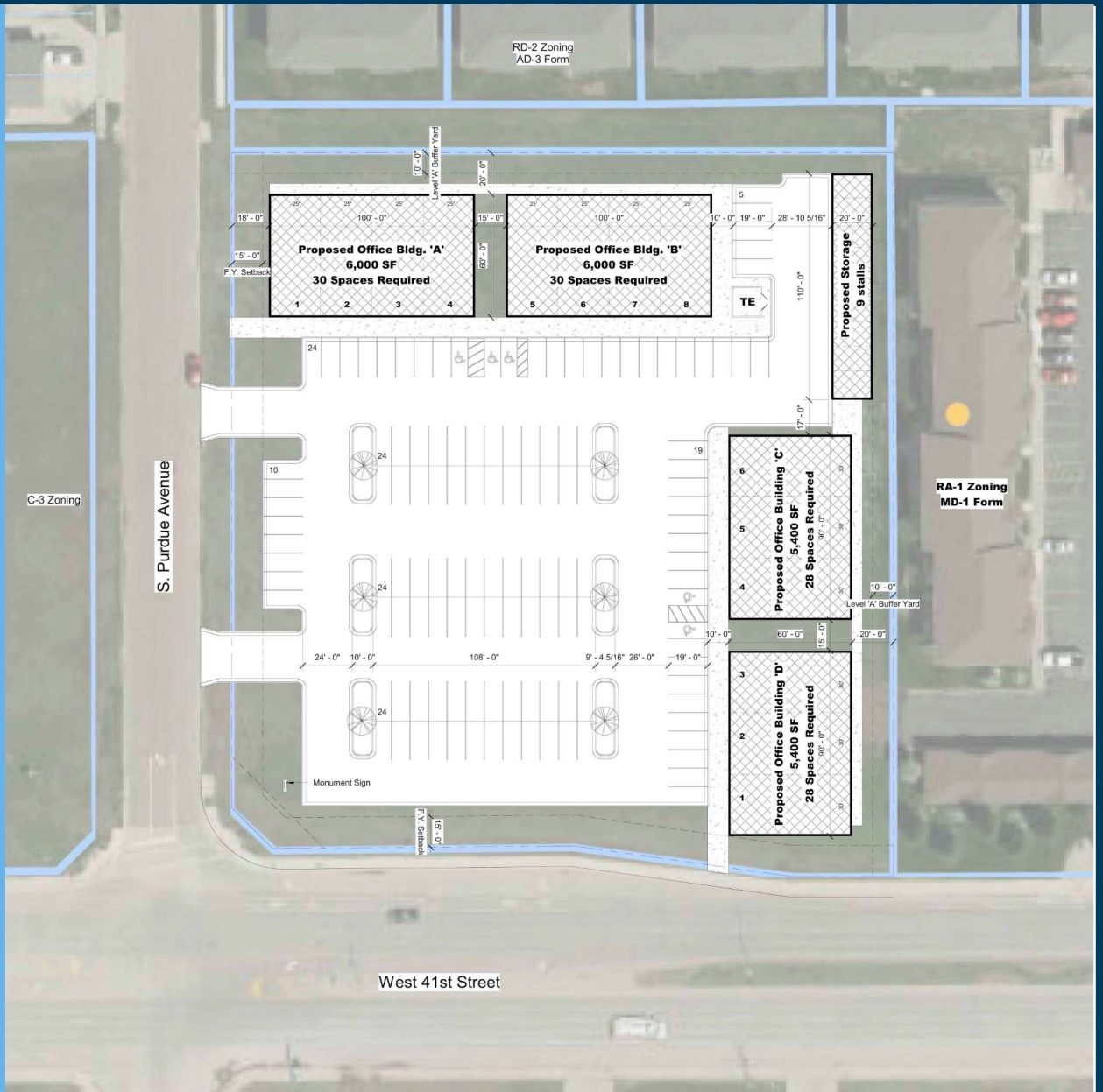
**SIOUX FALLS
ELROD Site**

**SITE PLAN
SCALE: 1" = 100'-0"**

PROJECT NUMBER: 13-0071-03
 ISSUED DATE: 01-18-14
 PREPARED BY: [Name]
 CHECKED BY: [Name]

A-1

SITEPLAN



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Site Plan

Scale: 1" = 30'-0"



AERIAL RENDERING

