



CORNER 41

41st + Western

Prime Hard Corner Retail Space



2100 West 41st Street
Sioux Falls, SD 57105



size

1,372 sqft



price

\$4,950 per month,
absolute net



location

Site is located on the northwest hard corner of West 41st Street and South Western Avenue.



tia

Landlord offering \$25/foot as a buildout allowance. Landlord also offering \$16,000 allowance for new pylon sign.



traffic

41st Street: 25,000 cars per day
Western Avenue: 14,700 cars per day



co-tenancy

Scheel's, Best Buy, Costco, Qdoba, Caribou Coffee, Pepperjax Grille, Verizon, Holiday, Burger King, AT HOME, Planet Fitness, Aspen Dental

Information deemed reliable but not guaranteed.

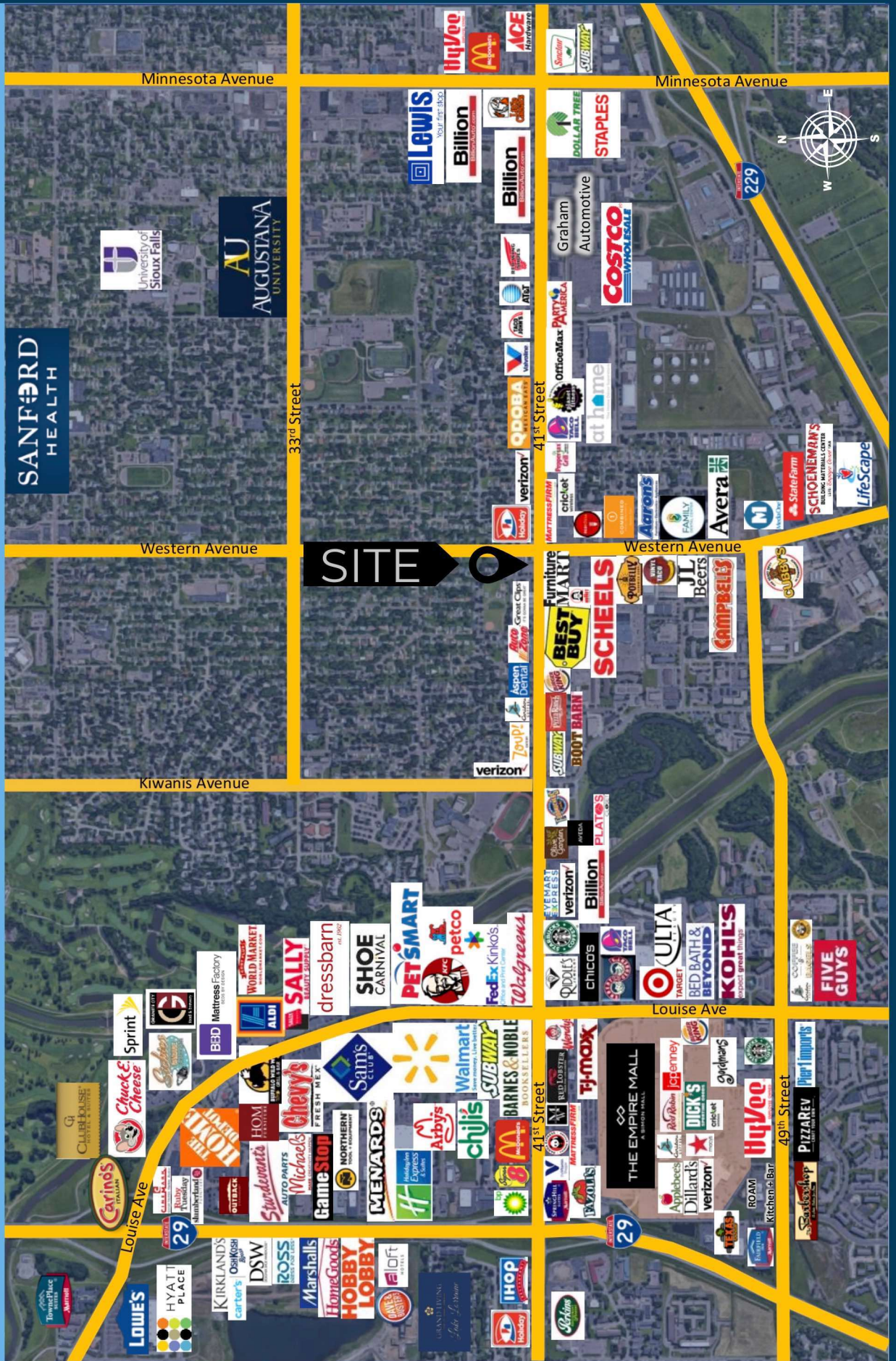


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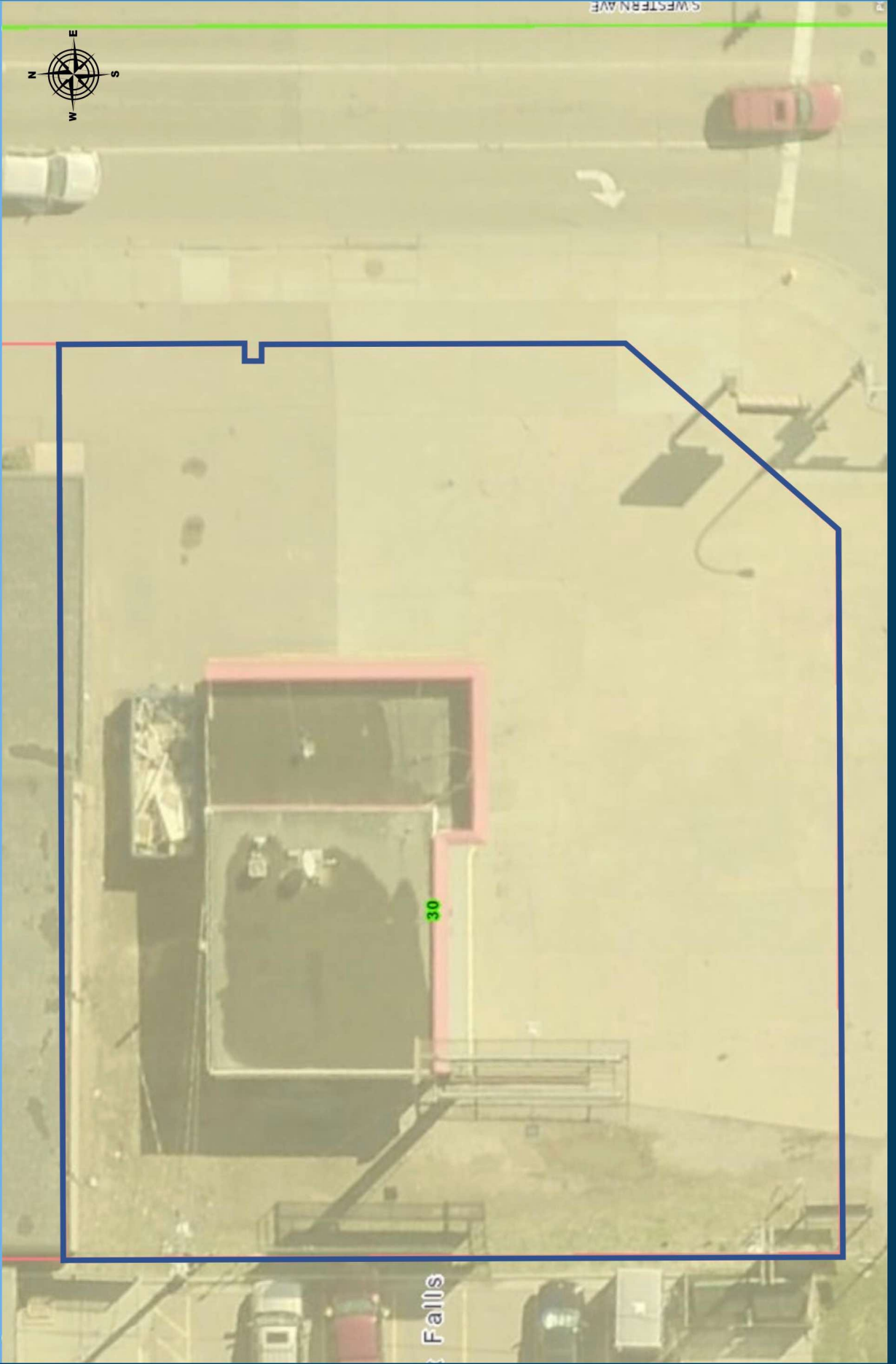


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AERIAL MAP



PARCEL MAP



Concept 1



Concept 2



EXTERIOR CONCEPT DRAWINGS