

# FOR LEASE: FORMER MODE SPACE

5015 S Western Avenue  
Suite 170  
Sioux Falls, SD 57108



SUBJECT SPACE!



AVAILABLE: 1,642 +/- SF  
PRICE: \$16.00 PSF  
TERMS: NNN  
ZONING: C-3  
2019 ESTIMATED NNN: \$7.15 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.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

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

For more information,  
please contact:

**Mike Van Buskirk**

p: 605.361.8211

c: 605.366.0936

e: Mike@VBCLink.com

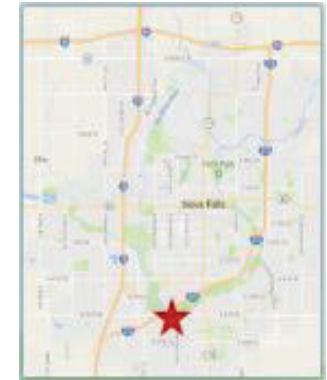
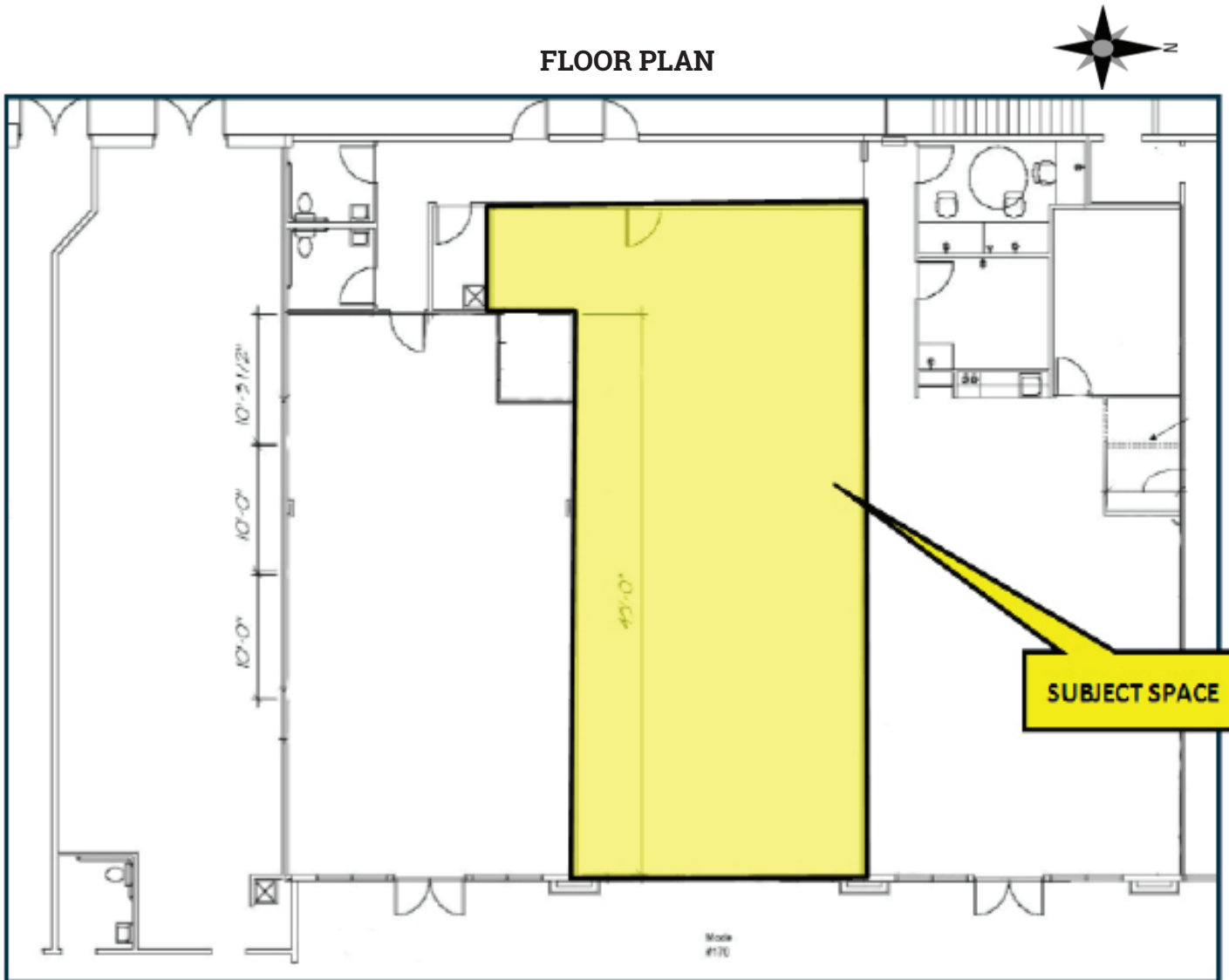


This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent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

# FOR LEASE: FORMER MODE SPACE

5015 S Western Avenue  
Suite 170  
Sioux Falls, SD 57108

FLOOR PLAN



For more information,  
please contact:

**Mike Van Buskirk**

p: 605.361.8211

c: 605.366.0936

e: Mike@VBCLink.com

**VanBuskirk**  
COMPANIES

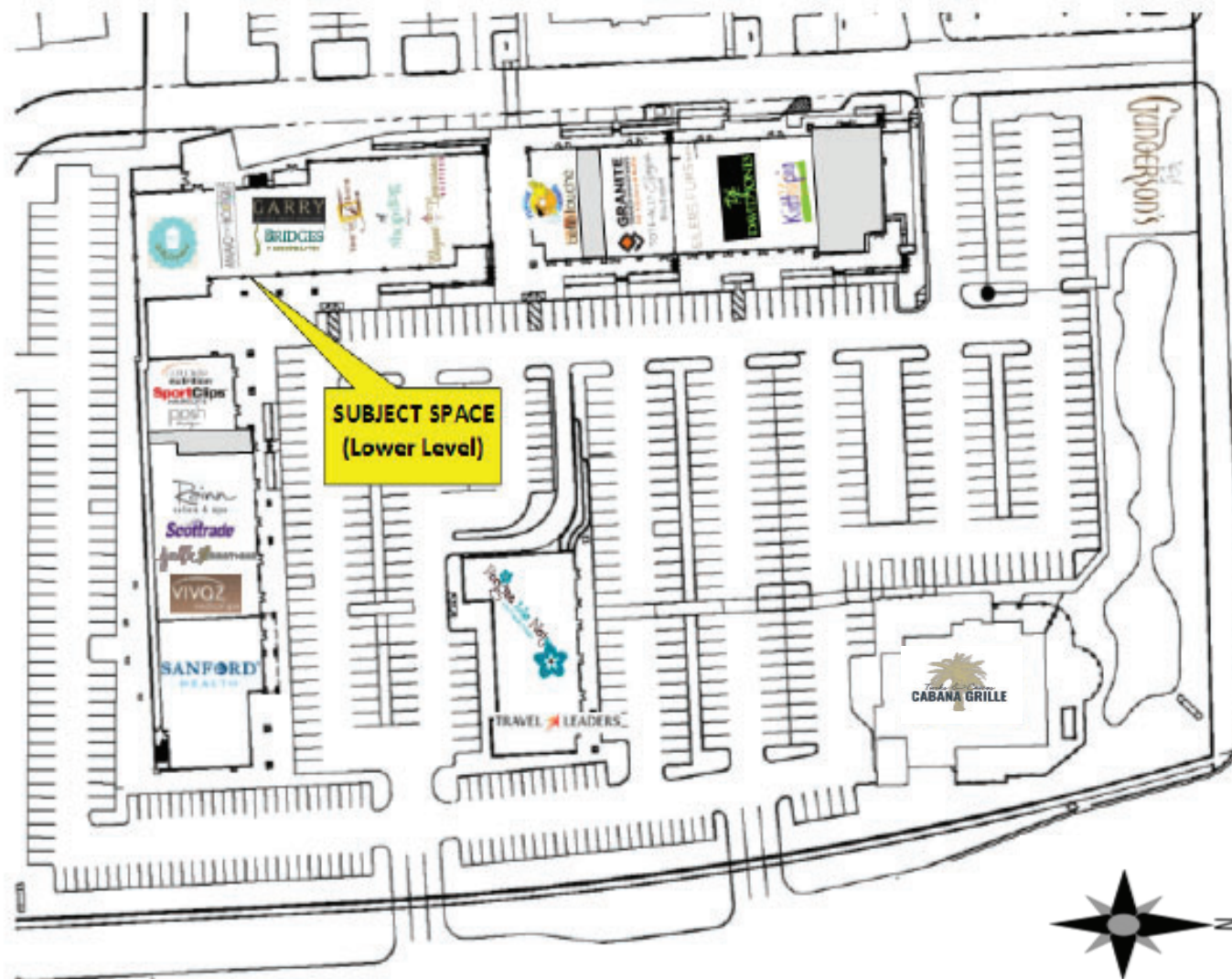
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent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

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

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

# FOR LEASE: FORMER MODE SPACE

5015 S Western Avenue  
Suite 170  
Sioux Falls, SD 57108



Don't miss out on this fantastic opportunity to be at the Bridges at 57th where your business will be surrounded by one-of-a-kind stores, delicious food and so much more!

For more information,  
please contact:

**Mike Van Buskirk**

p: 605.361.8211

c: 605.366.0936

e: Mike@VBCLink.com

**VanBuskirk**  
COMPANIES

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.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

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



# FOR LEASE: FORMER MODE SPACE

5015 S Western Avenue  
Suite 170  
Sioux Falls, SD 57108

## KEY DEMOGRAPHICS

HOME VALUES	ONE MILE RADIUS		THREE MILE RADIUS		FIVE MILE RADIUS	
<b>Universe:</b>						
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
<b>Median home value</b>	<b>\$271,569</b>		<b>\$198,134</b>		<b>\$171,088</b>	
<b>Average home value</b>	<b>\$382,459</b>		<b>\$214,768</b>		<b>\$181,983</b>	



For more information,  
please contact:

**Mike Van Buskirk**

p: 605.361.8211

c: 605.366.0936

e: Mike@VBCLink.com



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.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

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

# FOR LEASE: FORMER MODE SPACE

5015 S Western Avenue  
Suite 170  
Sioux Falls, SD 57108

## KEY DEMOGRAPHICS

HOUSEHOLD INCOME	ONE MILE RADIUS		THREE MILE RADIUS		FIVE MILE RADIUS	
<b>Universe:</b>						
<b>Total households</b>	<b>1,689</b>		<b>25,428</b>		<b>58,035</b>	
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
With earnings	1,166	69.1	21,001	82.6	49,222	84.8
<b>Mean household income</b>	<b>\$100,419</b>		<b>\$77,458</b>		<b>\$69,862</b>	

EDUCATIONAL ATTAINMENT	ONE MILE RADIUS		THREE MILE RADIUS		FIVE MILE RADIUS	
<b>Universe:</b>						
<b>Population 25 years and over</b>	<b>2,789</b>		<b>41,371</b>		<b>95,648</b>	
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
<b>High school graduate or higher</b>	<b>2,721</b>	<b>97.6</b>	<b>39,488</b>	<b>95.5</b>	<b>87,732</b>	<b>91.7</b>
<b>Bachelor degree or higher</b>	<b>1,287</b>	<b>46.2</b>	<b>17,258</b>	<b>41.7</b>	<b>31,797</b>	<b>33.2</b>

**Act fast and join the most  
successful Lifestyle Center  
that Sioux Falls has to offer.**

For more information,  
please contact:

**Mike Van Buskirk**

**p:** 605.361.8211

**c:** 605.366.0936

**e:** Mike@VBCLink.com



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.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

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