

FOR LEASE

ROOSEVELT CENTRE 6501 West 41st Street

New 4,000-sqft retail building
across from largest school in the state



i Property Information



size

Suite B:
920 square feet

Suites A & C = LEASED



price

\$23.50 per foot NNN

Landlord offering
\$25 per foot T.I.A.



population

1 mile = 14,472
2 mile = 38,640
3 mile = 53,938



traffic

41st Street:
16,900 cars per day

Sertoma Avenue:
11,000 cars per day



location

West 41st Street, directly
across from Roosevelt
High School, the largest
school in the state!



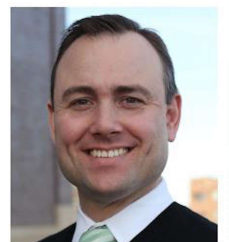
co-tenancy

Pizza Hut, Scooter's Coffee,
GreatLIFE, Get 'N' Go, Taco
Johns, Year Round Brown,
Papa Murphy's, Edward Jones,
First Premier Bank, Avera,
Sanford, ACE Hardware,
Walgreens, Roosevelt High
School and more!

Information deemed reliable but not guaranteed.

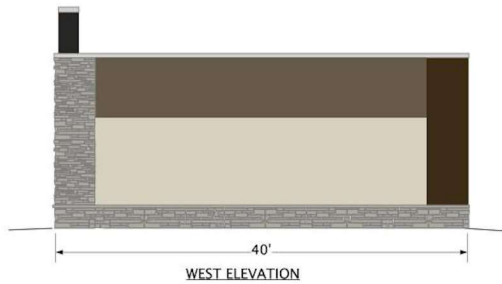
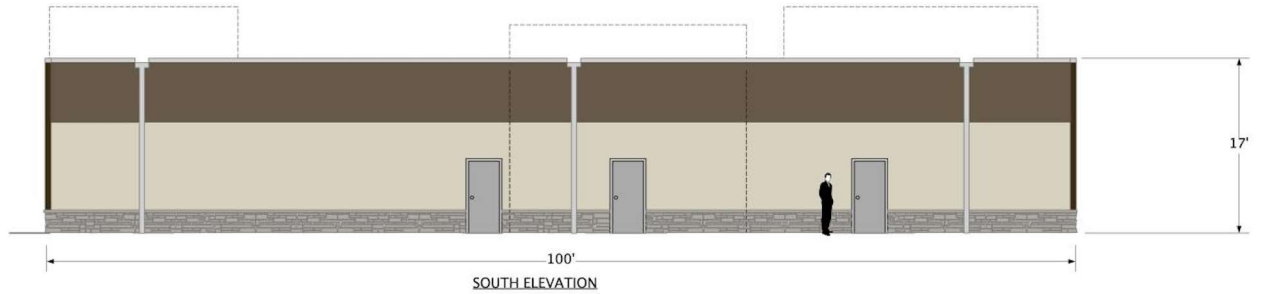


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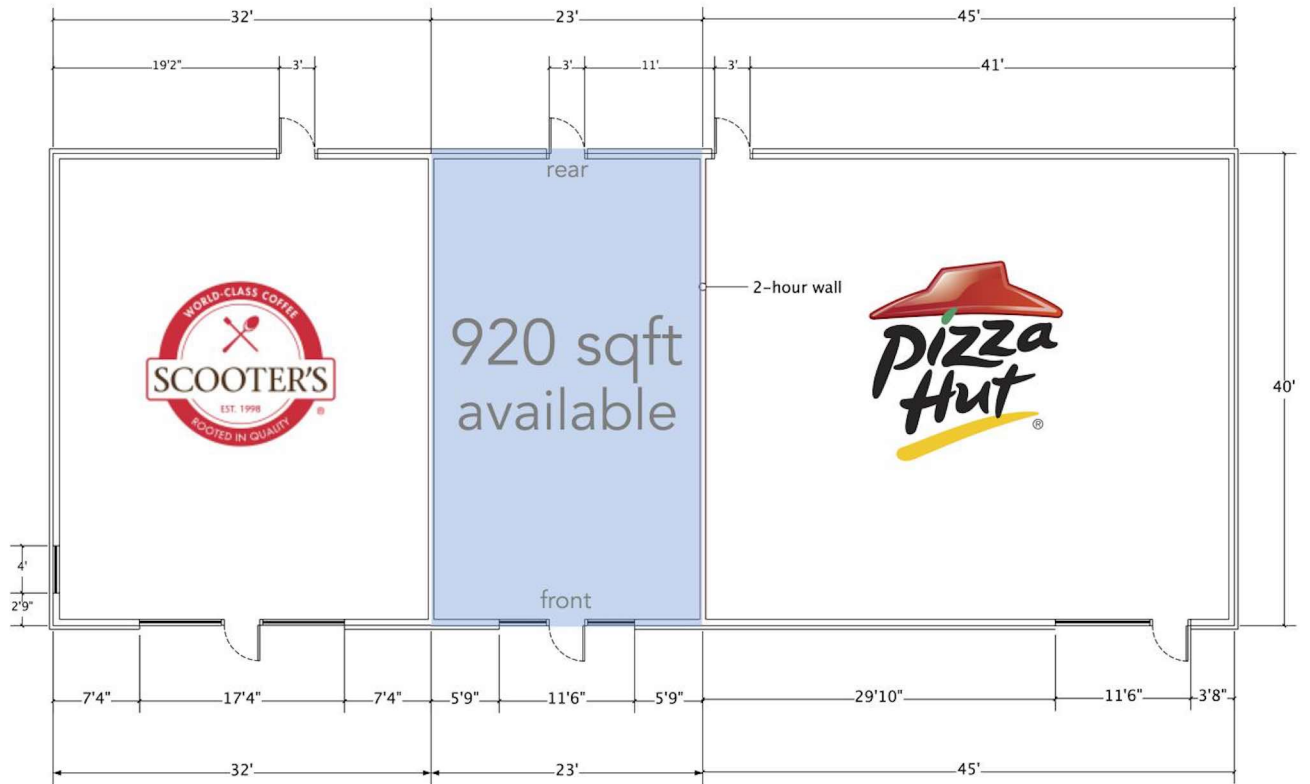
605.376.0127

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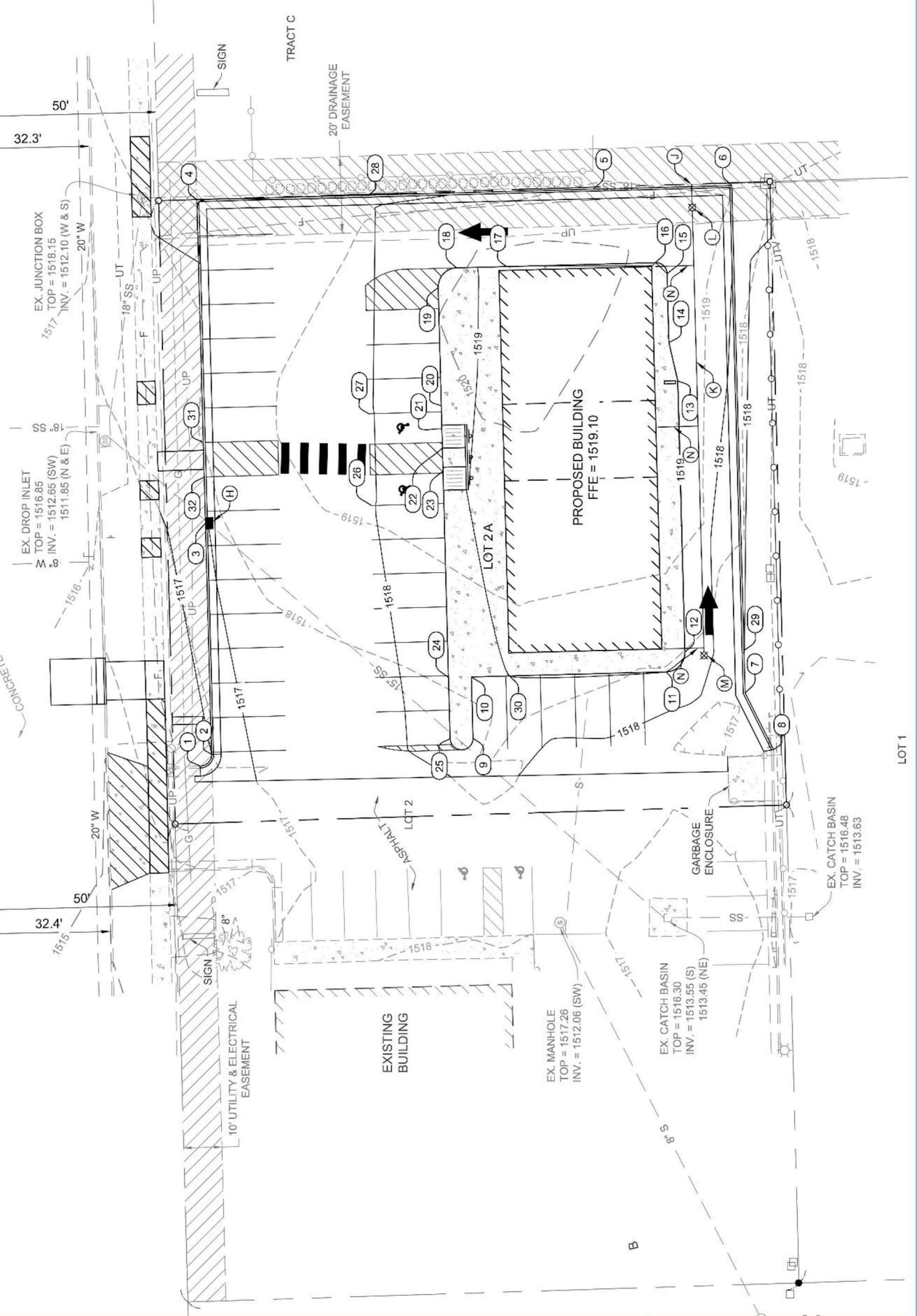
ROOSEVELT CENTRE

6501 West 41st Street, Sioux Falls, SD



W. 41st STREET

SECTION LINE



Site Plan