

**FOR
LEASE**

NYBERG RETAIL CENTRE

41st + Sertoma

Retail Space For Lease

SANFORD

AVAILABLE

**DOLLAR
GENERAL**

**ACE
Hardware**



7218 West 41st Street
Sioux Falls, SD 57106



size

4,770 square feet



price

\$12.00 per foot (NNN)

NNN est. \$2.42 per foot



location

The Nyberg Retail Centre boasts excellent visibility on West 41st Street, with close proximity to Roosevelt High School (the largest school in South Dakota!)



layout

This space has a wide open floor plan - versatile for a wide variety of tenants!



traffic

41st Street:
14,400 cars per day

Sertoma Avenue:
11,000 cars per day



co-tenancy

ACE Hardware, Walgreen's, Dollar General, Sanford, Pizza Hut, Scooter's Coffee, Taco John's, Papa Murphy's, Take 'N' Bake, Edward Jones, and many more!

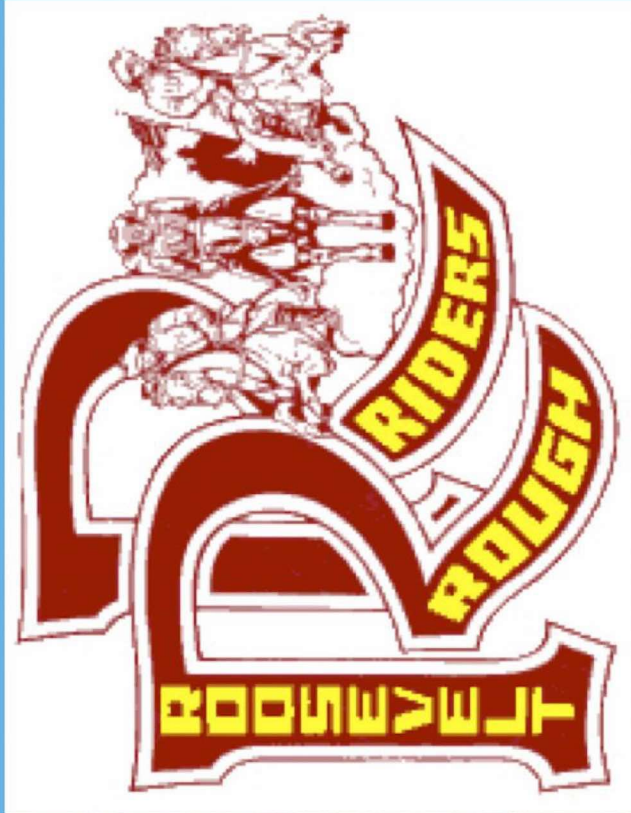
Information deemed reliable but not guaranteed.



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



605.376.0127
Ryan.Tysdal@VBClink.com



Sertoma Avenue

Under Development

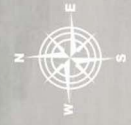


SITE



41st Street

Future Development



41st + Sertoma Retail Map



Theodore Avenue

ACE
Hardware

DOLLAR
GENERAL

SANFORD
HEALTH

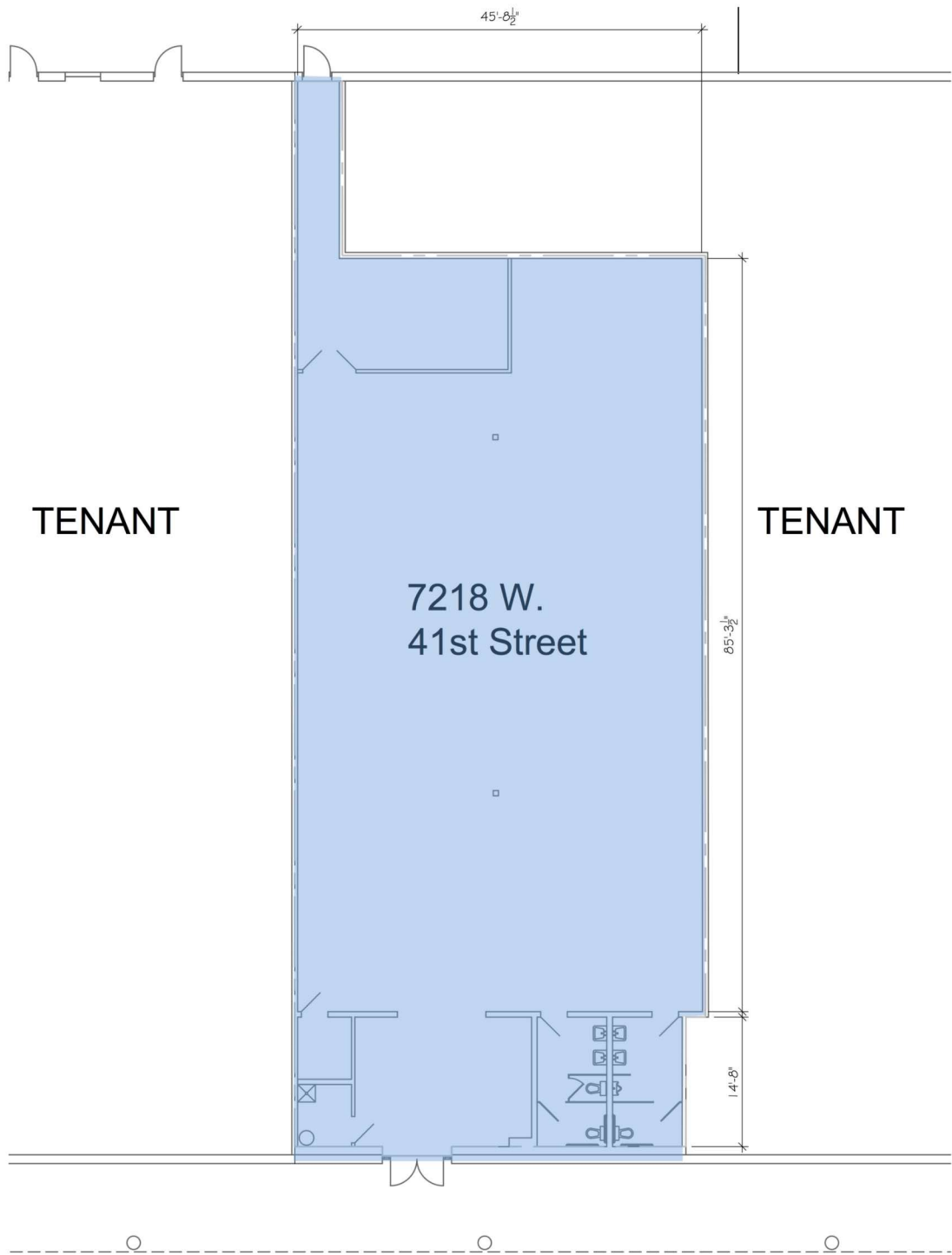
AVAILABLE

255 total parking spaces

41st Street

Site Plan

FLOOR PLAN



LEASE SPACE
7218 W. 41st Street

LEASEABLE AREA 4,770 SQ. FT.

 FLOOR PLAN
SCALE: 3/32" = 1'-0"