

**FOR  
LEASE**

# The Bridges at 57th & Western

5009 S. Western Avenue Sioux Falls, SD 57108  
Suite 100



Shopping Center Retail / Office Space



## SIZE

Suite 100 :  
1,180 USF  
1,248 RSF



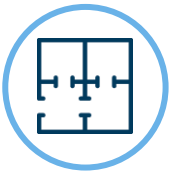
## PRICE

\$22.50 PSF (NNN)  
  
Estimated NNN  
\$8.00 PSF



## LOCATION

Prime retail location in the uber-successful Bridges at 57<sup>th</sup> development. Great access to I-229.



## LAYOUT

Space includes open retail floor or workspace area with lots of natural light, 1 storage room or workspace area and a private restroom.



## Traffic

Western Avenue:  
18,900 cars per day  
  
57<sup>th</sup> Street:  
13,600 cars per day



## CO-TENANCY

Scooter's Coffee, Flyboy Donuts, Turks & Caicos Cabana Grill, Vivaz Medical Spa, Rainn Salon, J.ella Boutique, Oh My Cupcakes, Shop Dog Boutique, Forget-Me-Not Boutique

Information deemed reliable but not guaranteed.



605.361.8211 | [VBclick.com](http://VBclick.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



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# AREA RETAIL MAP

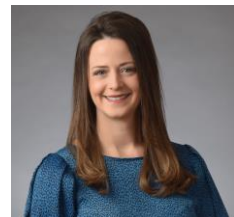
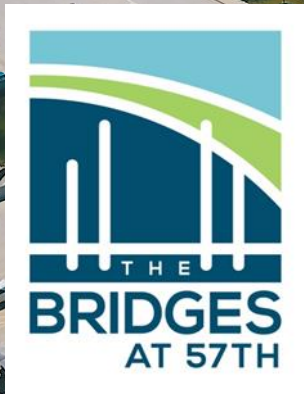


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# THE BRIDGES SITE



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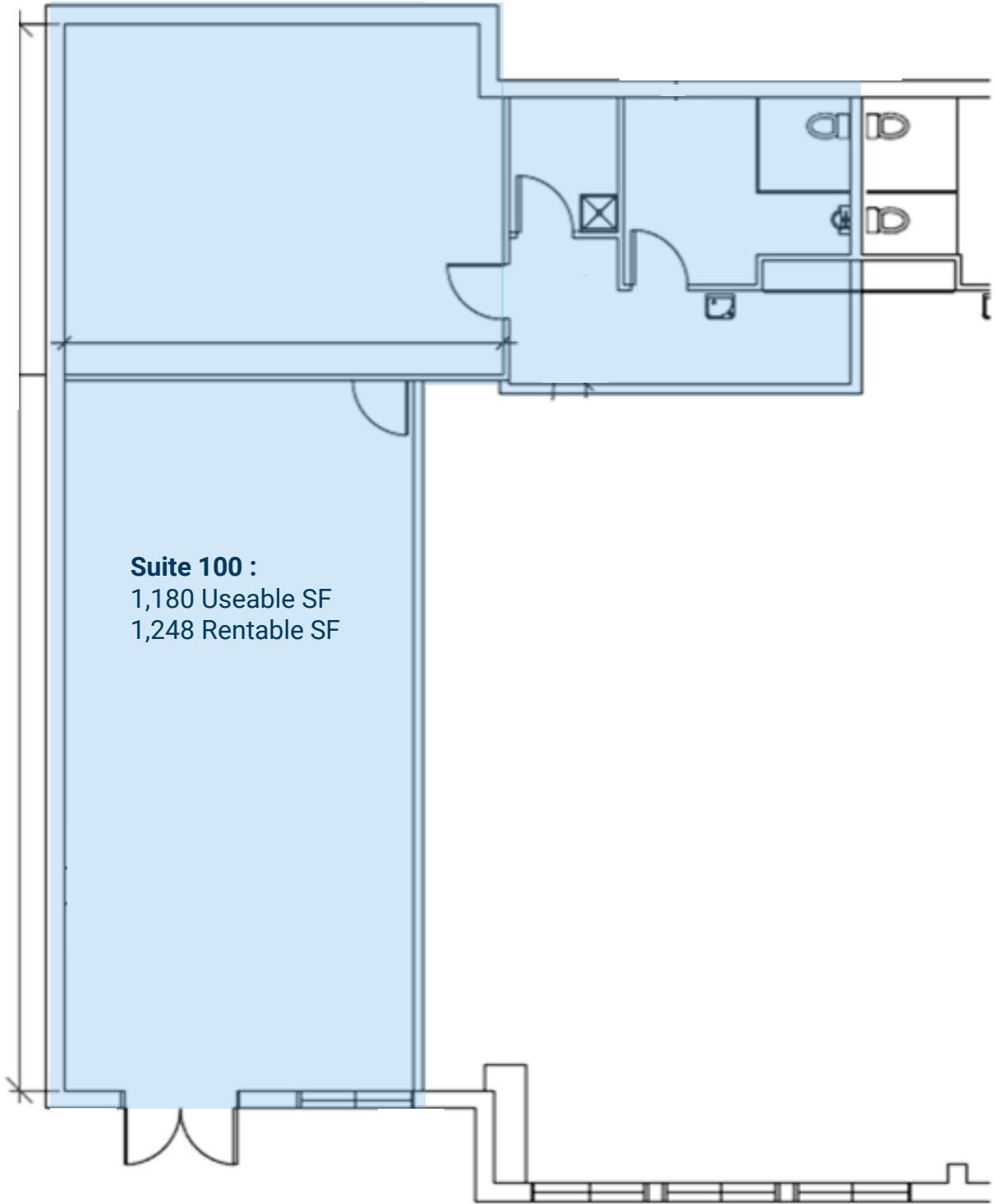
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# FLOOR PLAN



**Suite 100 :**  
1,180 Useable SF  
1,248 Rentable SF



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PHOTO GALLERY



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