

WESTERN MALL - SUITE 10

RETAIL SPACE AVAILABLE



2101 W. 41st Street, Suite 10
Sioux Falls, SD 57105



6,321 SF



\$13.50 / SF NNN
Estimated NNN: \$3.25 / SF

LOCATION

The Western Mall provides an excellent location for any business that desires to be located on the very busy 41st Street commercial corridor!

DESCRIPTION

- Great opportunity to be next to Sioux Falls' popular retail anchor, Scheels!
- Building and pylon signage opportunities that face 41st Street
- Desirable frontage with opportunities for several retail or service users.
- Floor plan includes conference room, kitchenette, 13 offices, beautiful lobby with reception and 1,000 SF classroom
- Co-tenancy with Scheels, SD Furniture Mart, Best Buy, HuHot Mongolian Grill, West Mall 7 Theaters, Potbelly Sandwiches, Eileen's Colossal Cookies and more
- Abundant natural light and 12 foot ceilings
- Solid 6 panel doors throughout
- Many built-ins
- Contact Broker for additional information

RAQUEL BLOUNT sior

605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

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INTERIOR PHOTOS



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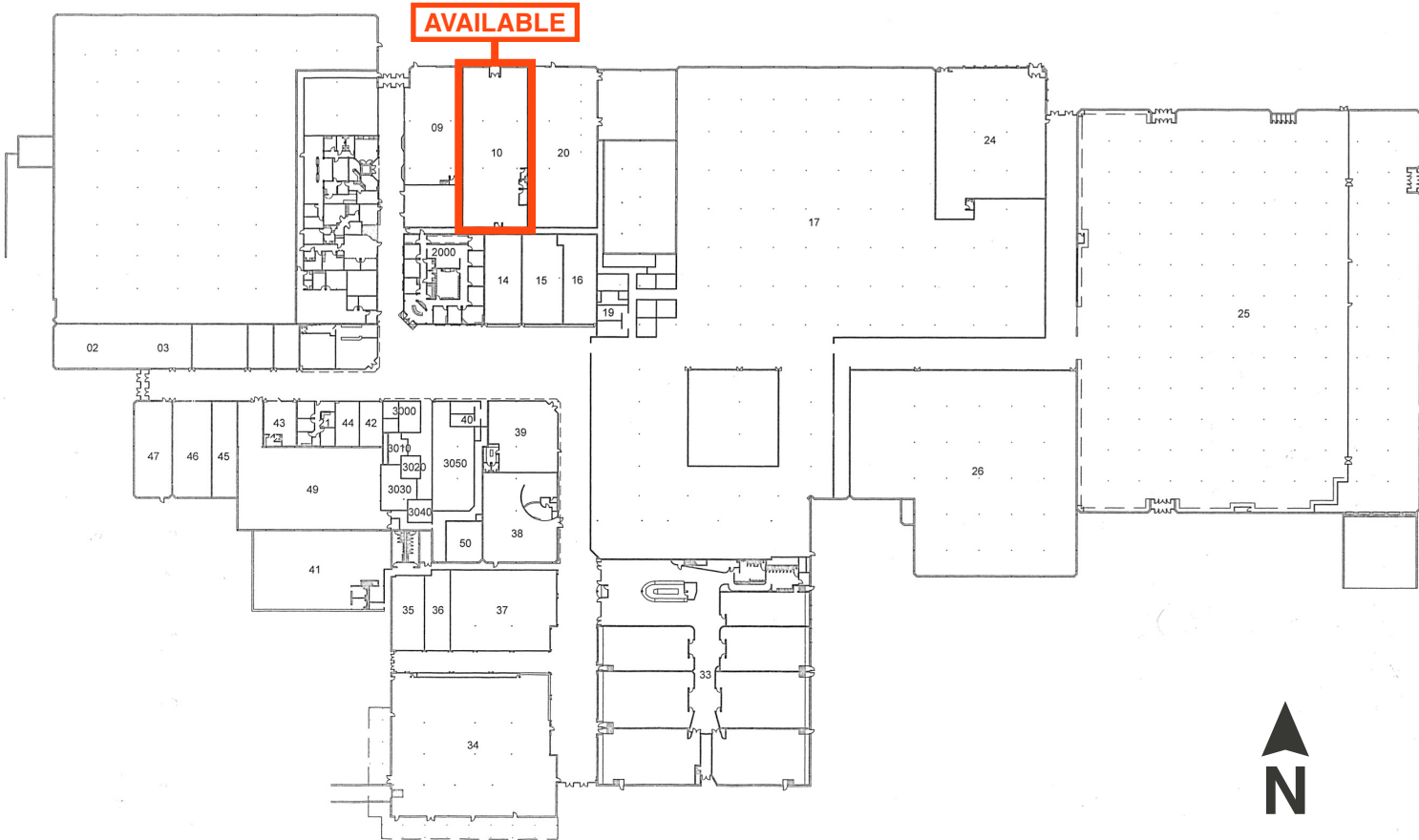


BUILDING PLAN

Concept only; subject to change

41st Street

AVAILABLE



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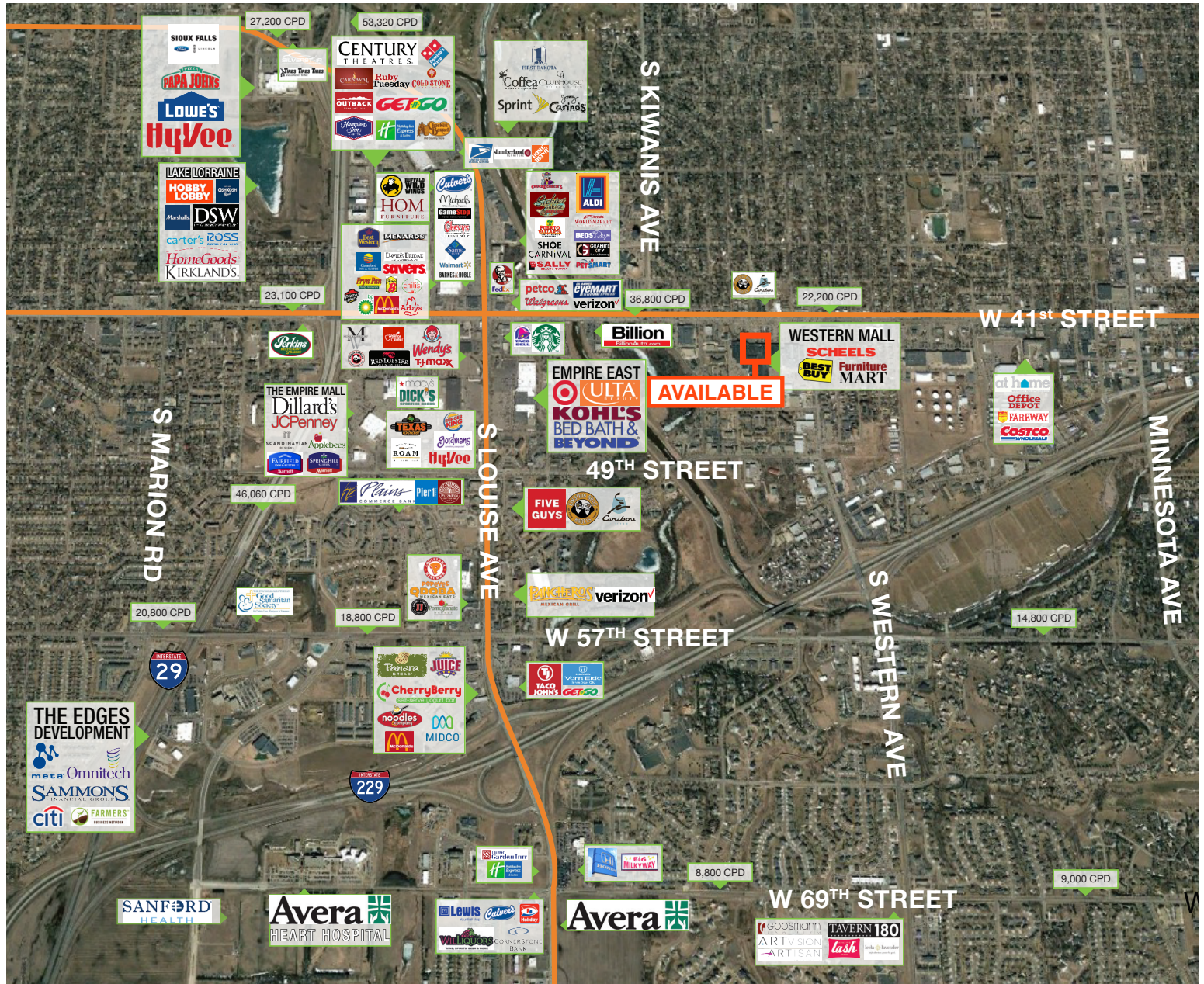
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AREA MAP



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