



WESTTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

RETAIL/OFFICE SPACE FOR LEASE

8000 W 41st Street | Sioux Falls, SD 57106



SIZE

1,475 - 6,000 sq ft



PRICE

\$21.00 psf
\$5.50 psf (NNN)



ZONING

Live-Work
(office, services, small retail)



POPULATION

50,000 people live in Sioux Falls WEST of Interstate 29!



LOCATION

New development located on the NE corner of 41st Street and South Purdue Avenue in West Sioux Falls.



CO-TENANCY

Fareway Meat + Grocery, Starbucks, Dollar Tree, Sanford Clinic, Family Wellness, McDonald's, Taco Bell, Valvoline, ACE Hardware, Walgreens, Frontier Elementary School, Memorial Middle School, Roosevelt High School

Information deemed reliable but not guaranteed.



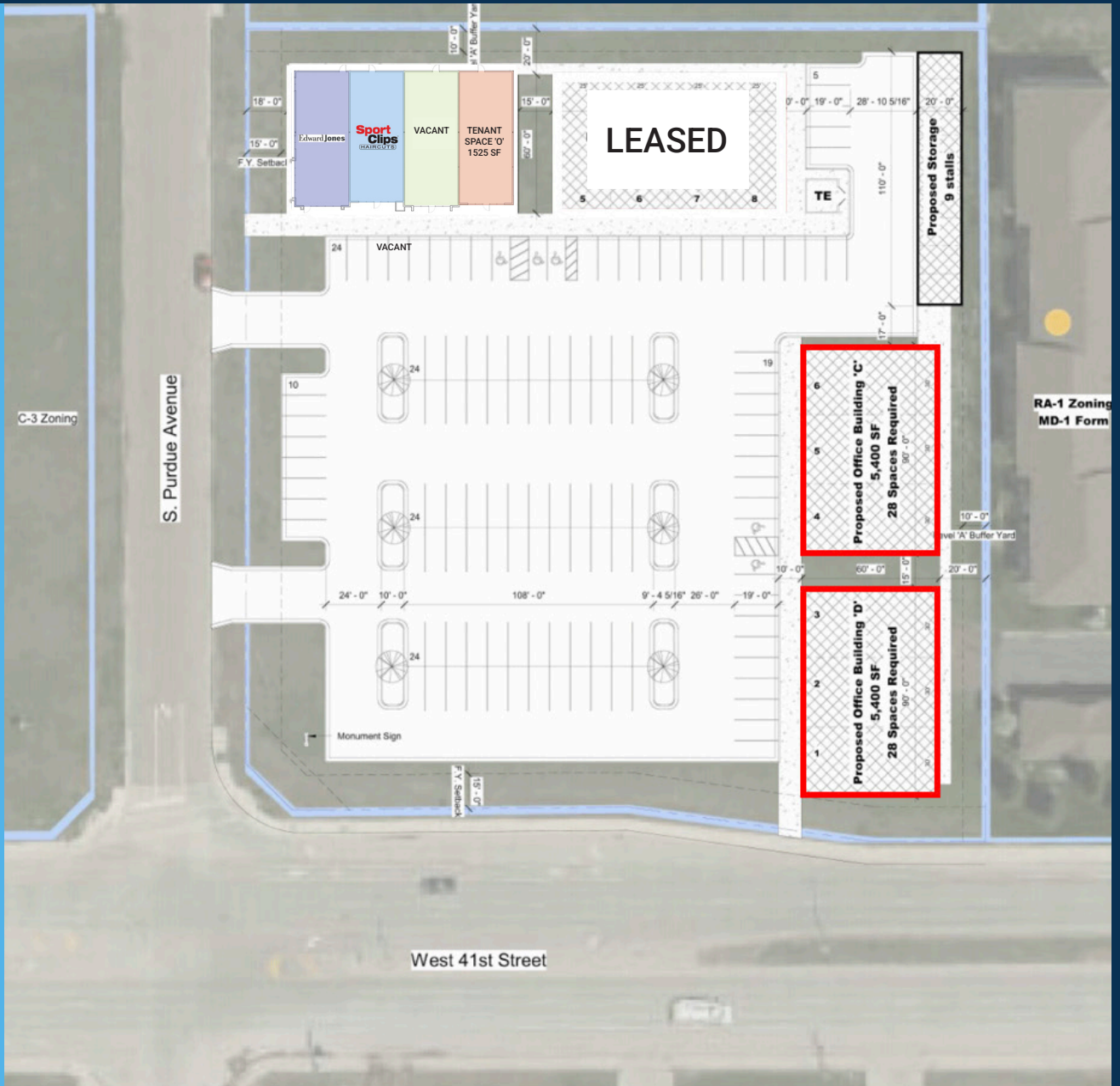
TYSDAL
COMMERCIAL

7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com



605 **376-0127**
ryan@tysdalcommercial.com

AERIAL RENDERING | SITE PLAN

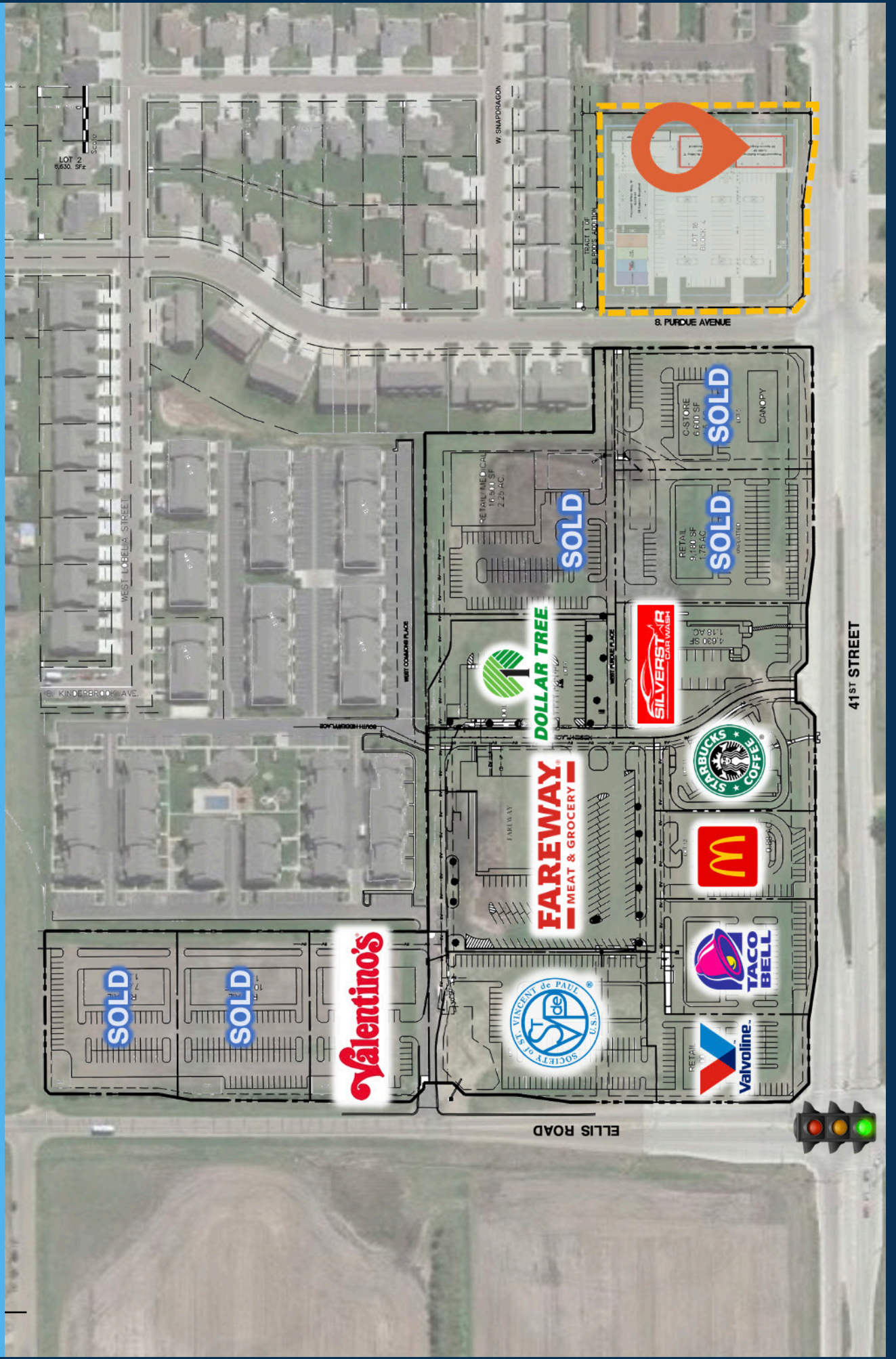


1 Site Plan

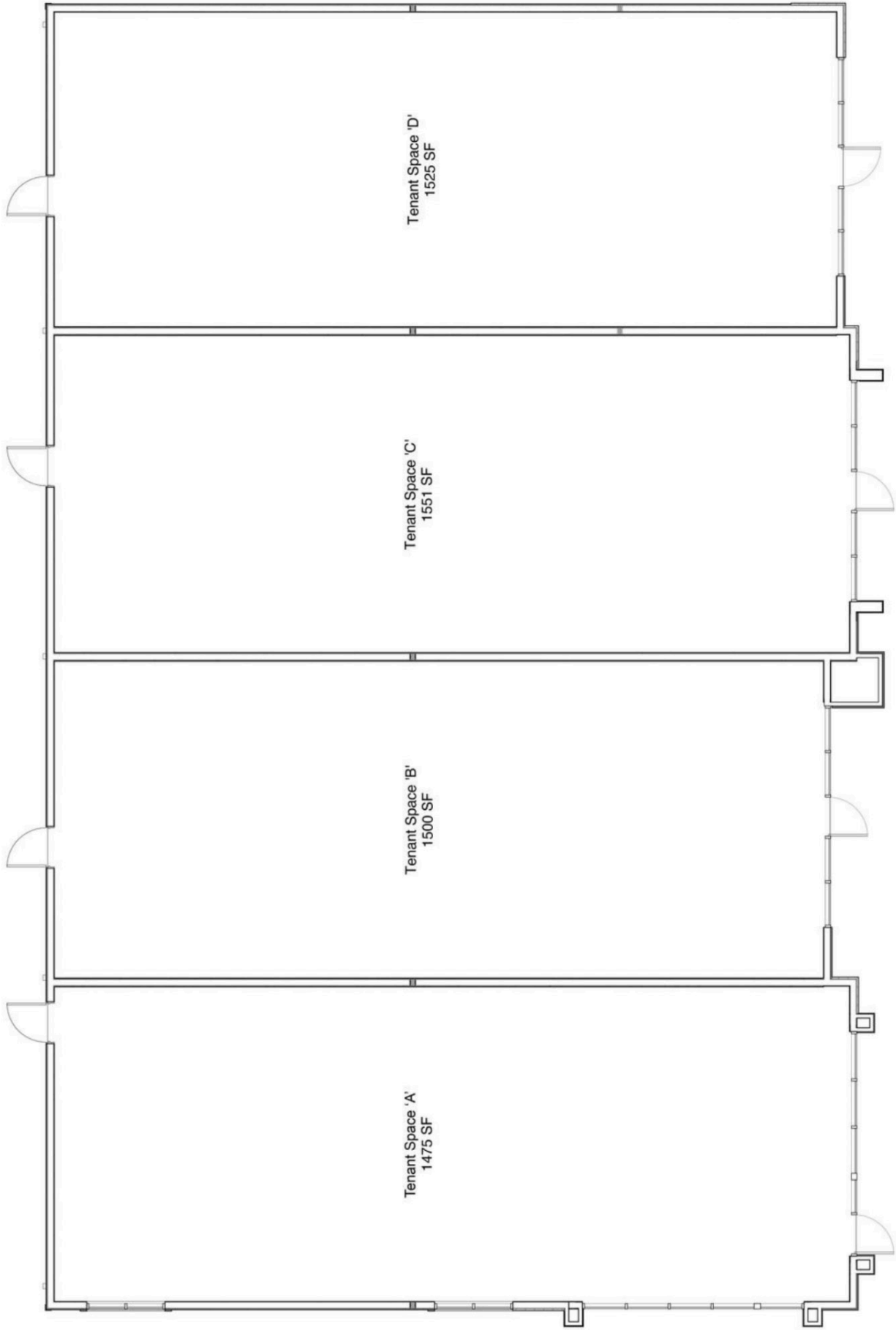
Scale: 1" = 30'-0"



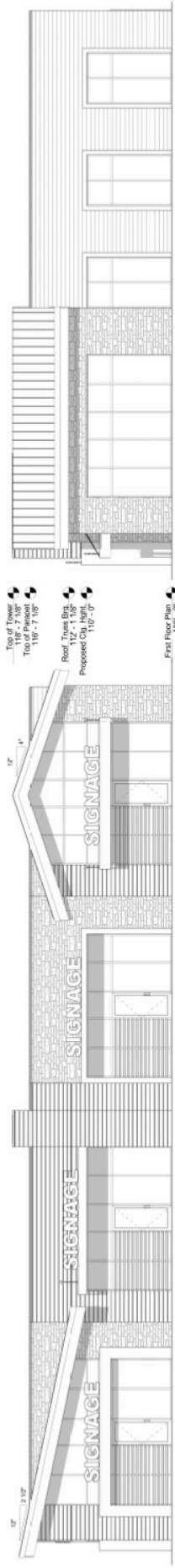
PARCEL MAP



FLOOR PLAN



ELEVATIONS



1 South Elevation

Scale: 3/16" = 1'-0"

3 East Elevation

Scale: 3/16" = 1'-0"

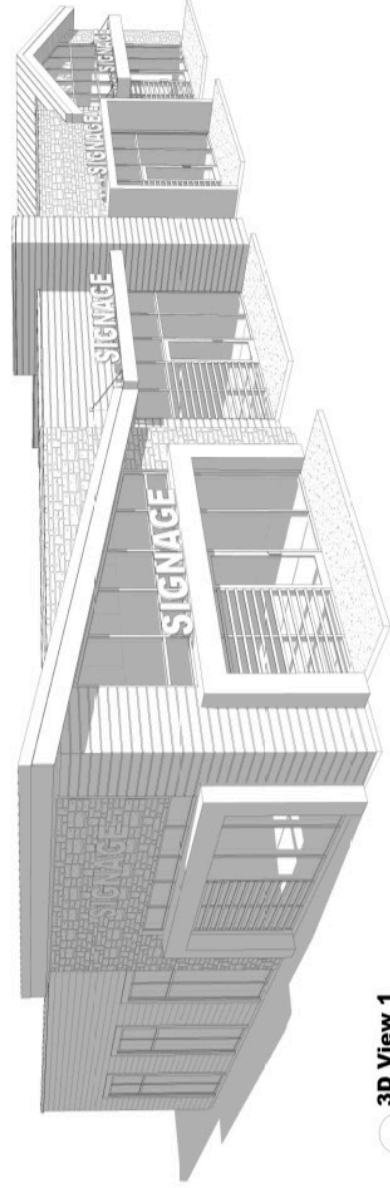


5 North Elevation

Scale: 3/16" = 1'-0"

2 West Elevation

Scale: 3/16" = 1'-0"



4 3D View 1

Scale:

PERSPECTIVES

SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE

