

3 MONTH RENT INCENTIVE
Contact Broker for Details



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SUMMARY

Westridge Mall

8505-8525 W. 26th Street, Sioux Falls, SD
FOR LEASE

3 Month Rent Incentive

Contact Broker for Details

Details

Lease Rate \$16.50 - \$17.50/SF

Lease Type NNN

Est. NNN Expenses \$5.50/SF

Tenant Allowance \$30.00/SF

Build-to-Suit: Motivated landlord
with in-house
buildout capabilities



8505 W. 26th Street
2,152 SF



8513 W. 26th Street
2,152 SF



8525 W. 26th Street
4,773 SF

Utility Information

Utility	Paid By	Separately Metered
Gas	Paid by Tenant directly to provider	Yes
Electric	Paid by Tenant directly to provider	Yes
Water	Paid to Landlord billed to tenant	Yes

FLOOR PLAN

Westridge Mall
8505-8525 W. 26th Street, Sioux Falls, SD
FOR LEASE



Additional Suite Layout Options

8513 & 8525: 6,925 SF

Subdivide 8525 into two suites

CURRENT TENANTS

Westridge Mall
8505-8525 W. 26th Street, Sioux Falls, SD
FOR LEASE

**FIT BODY
BOOT CAMP**

**CONNEXIONS
CASINO**

Risen  Hope
BAPTIST CHURCH



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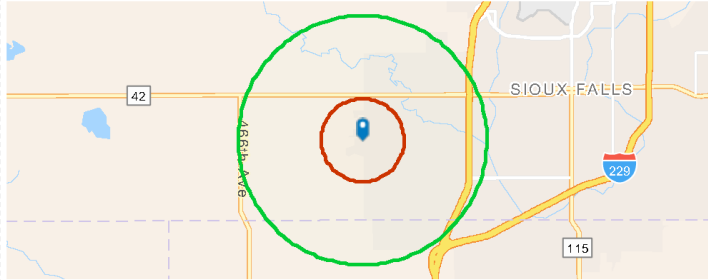


1-MILE DEMOGRAPHICS

Westridge Mall
8505-8525 W. 26th Street, Sioux Falls, SD
FOR LEASE

Area Overview

8505 W 26th St, Sioux Falls, South Dakota, 57106



Year	1 mile	3 miles
2020 Total Population	11,493	49,169
2020 Household Population	11,491	48,608
2024 Total Population	13,263	53,757
2024 Household Population	13,261	53,195
2029 Total Population	14,400	57,468
2029 Household Population	14,398	56,906

HOUSING STATS

1 mile



\$362,275

Median Home Value



\$15,332

Average Spent on Mortgage & Basics



\$992

Median Contract Rent

BUSINESS

1 mile



92

Total Businesses



888

Total Employees

EMPLOYMENT

1 mile



71%

White Collar



17%

Blue Collar



12%

Services



1.7%

Unemployment Rate

INCOME

1 mile



\$108,843

Median Household Income



\$48,383

Per Capita Income



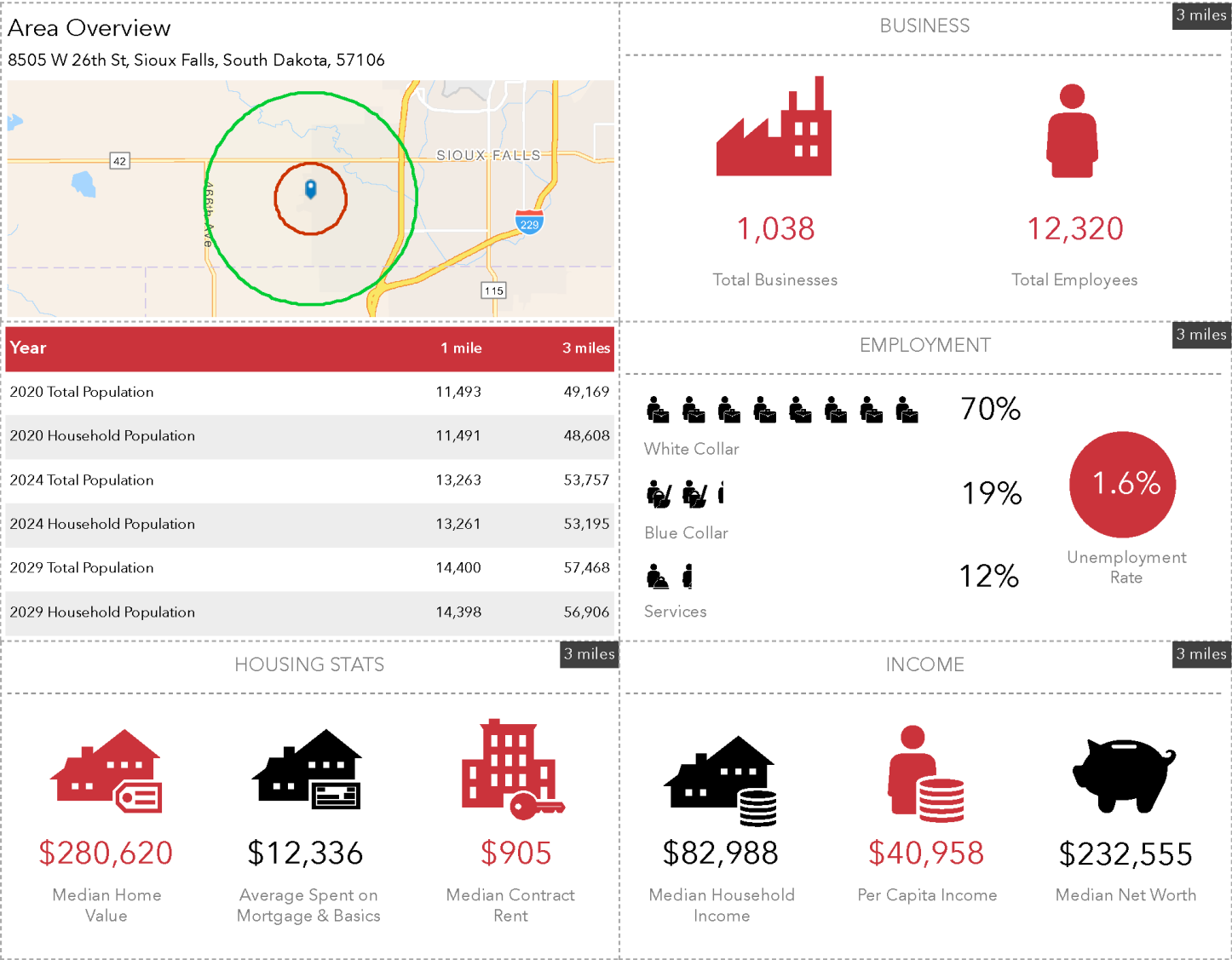
\$317,795

Median Net Worth

Source: This infographic contains data provided by Esri-Data Axle (2024), Esri (2024, 2029), U.S. Census (2020), Esri-U.S. BLS (2024), ACS (2018-2022).

3-MILE DEMOGRAPHICS

Westridge Mall
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FOR LEASE



AERIAL

Westridge Mall

8505-8525 W. 26th Street, Sioux Falls, SD

FOR LEASE

