

FOR LEASE \$12.00 PSF



**2723 W 41ST STREET
SIOUX FALLS, SD 57105**

- ◆ 11,768 SQ. FT. AVAILABLE
- ◆ OPEN RETAIL FLOOR PLAN GREAT FOR A VARIETY OF USES.
- ◆ SPACE CURRENTLY HAS AN OPEN CEILING FOR A CONTEMPORARY FLAIR.
- ◆ LANDLORD WILLING TO CUSTOMIZE THE SPACE FOR THE RIGHT TENANT.
- ◆ PRIVATE ENTRANCE FROM ON-SITE PARKING LOT.
- ◆ TENANT MIX INCLUDES THE RUSH, COST CUTTERS, THE ORIGINAL PANCAKE HOUSE, PIZZA RANCH, TUESDAY MORNING AND JO-ANN'S FABRIC.
- ◆ GREAT SIGNAGE ON BOTH 41ST STREET AND KIWANIS AVENUE!
- ◆ RECOGNIZABLE RETAIL LOCATION WITH EXPOSURE TO 28,300 VEHICLES PER DAY FROM 41ST ST AND 17,900 VEHICLES PER DAY ON KIWANIS AVE!
- ◆ NNN ESTIMATED AT \$3.49 PSF
- ◆ ZONING: C-4
- ◆ OCCUPANCY: IMMEDIATE
- ◆ ON-SITE PARKING.



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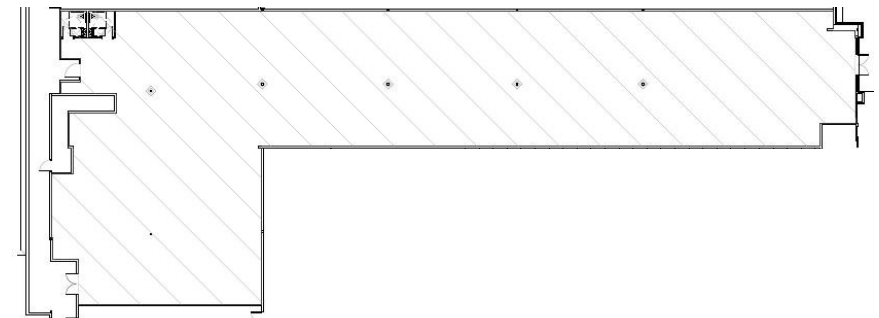
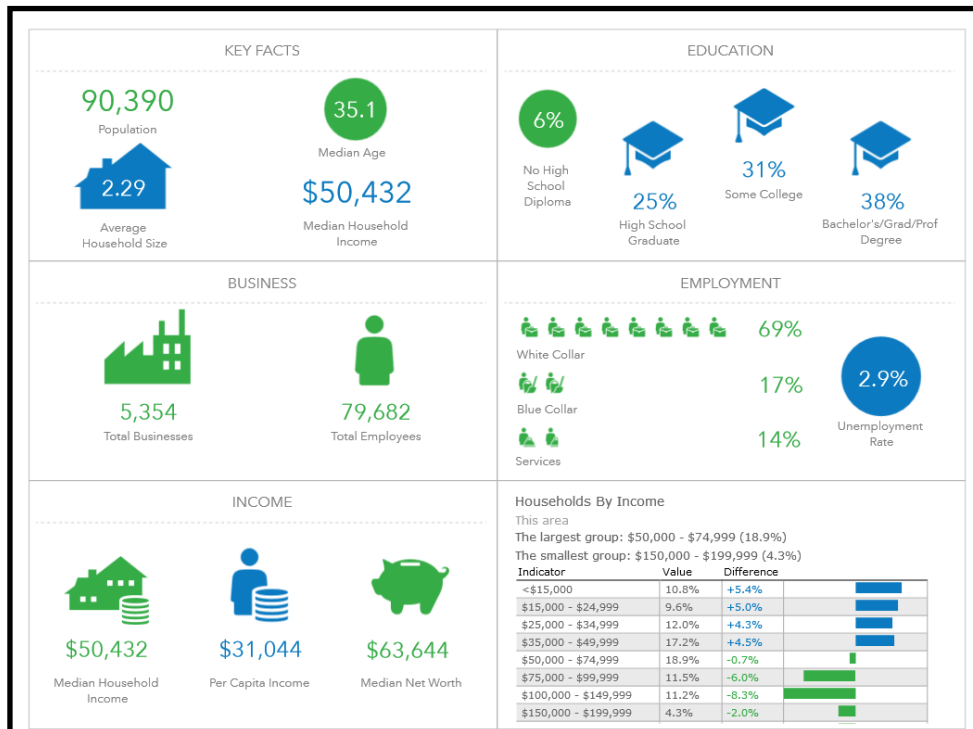


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REAL ESTATE. FOR REAL.