



RATE:

- \$24.00/SQ. FT.
- NNN Charges \$6.50/SQ. FT.

SIZE:

- 1,418 SQ. FT.

TRAFFIC COUNT:

- 20,800 CARS PER DAY
(2023)

LOCATION:

Be at the front door of amazing retail neighbors generating tons of traffic. Located a half mile from the Western Mall (Scheels, Best Buy and South Dakota Furniture Mart) and 1.7 miles from the Empire Mall...two of South Dakota's largest shopping centers.

DESCRIPTION:

Great retail, office or professional space with prominent 41st frontage and storefront. Neighbors include Starbucks, Pancheros, Planet Fitness, At Home, Office Depot, Party America, Costco and Urban Air entertainment complex opening in 2025.

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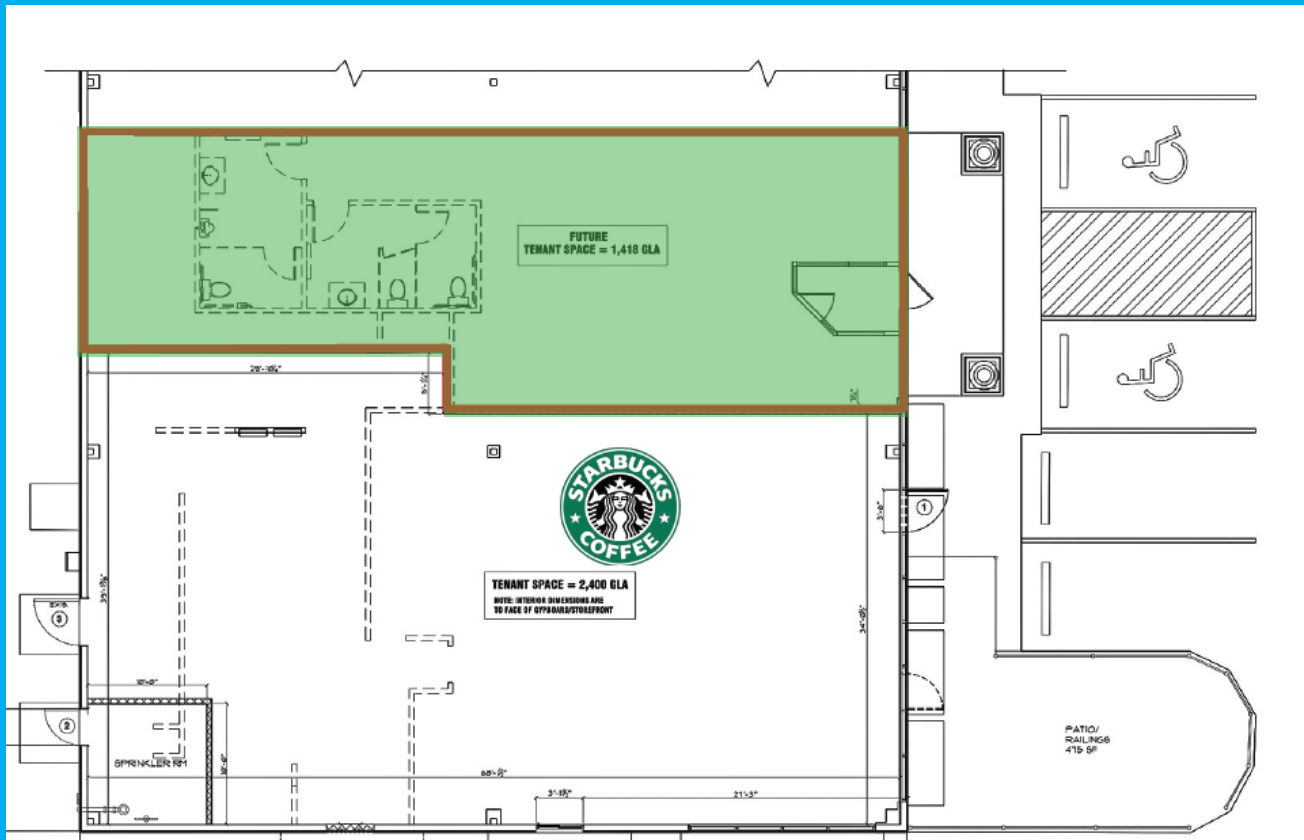
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Potential Floorplan

1,418 square feet

(Subject to change)

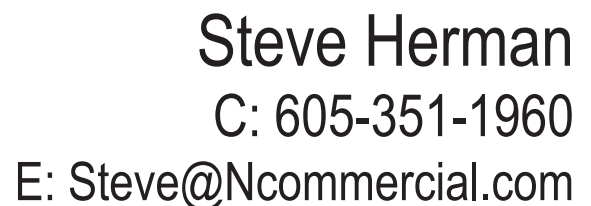


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* Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed.



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