


# TIMES SQUARE ON 41ST STREET

RETAIL SPACE FOR LEASE



 3505 W 41st Street, Suite B  
Sioux Falls, SD 57106

 1,434 SF +/-

 \$24.00 / SF NNN  
Estimated NNN: \$8.86 / SF

## LOCATION

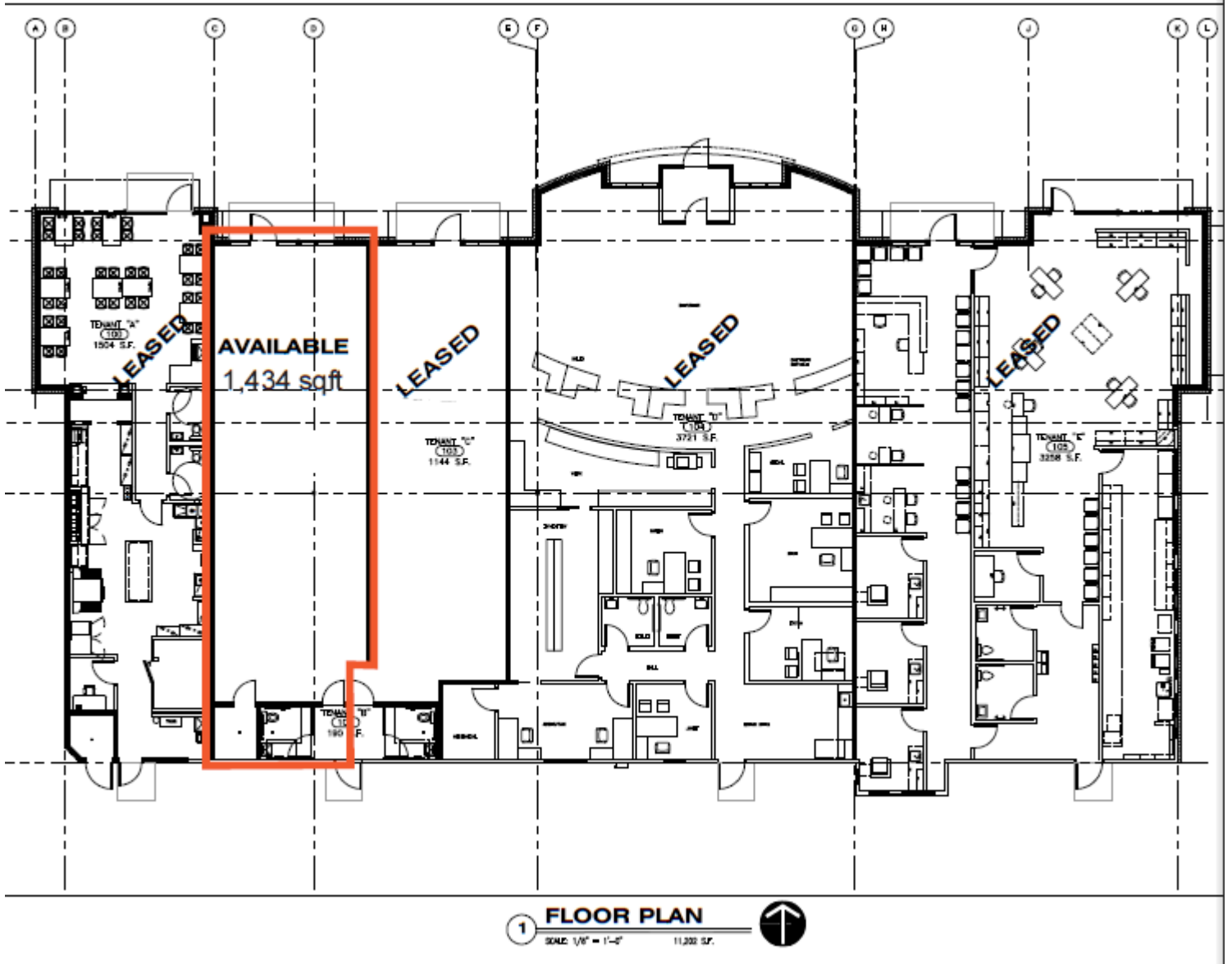
Retail space available along the highly desired 41st Street Commercial Corridor in-between the Empire Mall and the Western Mall

## DESCRIPTION

- Located on one of the busiest streets in South Dakota
- Your business will get the advantage of excellent signage and visibility to over 35,000 vehicles per day from 41st Street and Louise Avenue
- Easy access to I-29
- Near Target, Kohl's, Starbucks, Walmart, Empire Place, and Sam's Club
- Tenant Mix includes: Verizon Wireless, Eyemart Express, Big Frog, and Royal Nail & Spa
- Contact Broker for additional information

# FLOOR PLAN

Concept only; subject to change



**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](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



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