


GREENWAY MALL

RETAIL SPACE FOR LEASE



 3508 W 41st Street
Sioux Falls, SD 57106

 2,248 USF +/-
2,346 RSF +/-

 \$14.00 / SF NNN
Estimated NNN: \$5.13 / SF

LOCATION

Fantastic 41st Street frontage with estimated traffic counts at 36,800 vehicles per day; one of the busiest corridors in South Dakota!

DESCRIPTION

- Suite 3508 is an interior bay, next to The Cell Phone Guy, with a sales floor and storage areas
- Great potential with building and pylon sign opportunities!
- Conveniently located off I-29 and near the intersection of Louise Avenue and 41st Street
- 41st Street retail serves the tri-state region including southwest Minnesota, northwest Iowa, and eastern South Dakota, and is the premier shopping destination in the tri-state area
- Co-tenants include Firehouse Subs, The Cell Phone Guy, DXL, Skechers, Chasing Clouds Vape, Awakenings, and Still Standing Clothing Store
- Near the Empire Mall, Empire Place, Target & Kohls
- Contact Broker for additional information

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

UTILITY INFORMATION

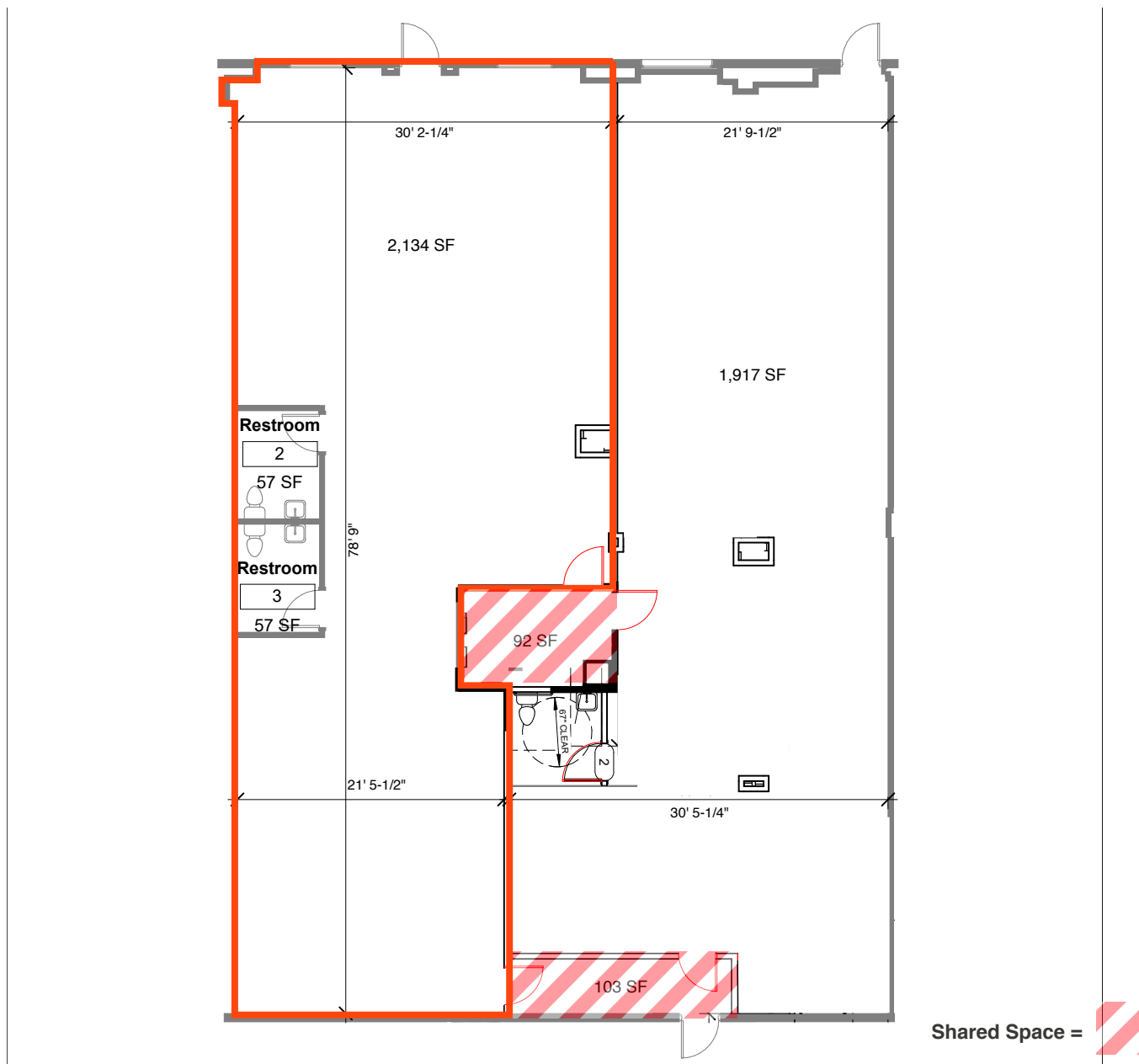
Utility	Paid By	Provider	Percentage Paid	Part of CAM	Separately Metered
Gas	Paid by LL, Reimbursed by Tenant	Mid-American Energy	53%*	Yes	No
Electricity	Paid by LL, Reimbursed by Tenant	Xcel Energy	36%*	Yes	No
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	100%	Yes	No
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	100%	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	100%	Yes	No

**costs are shared between tenants in suites 3508 & 3508-100*

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FLOOR PLAN

Concept only; subject to change



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INTERIOR



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150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

EXTERIOR & MONUMENT SIGNAGE



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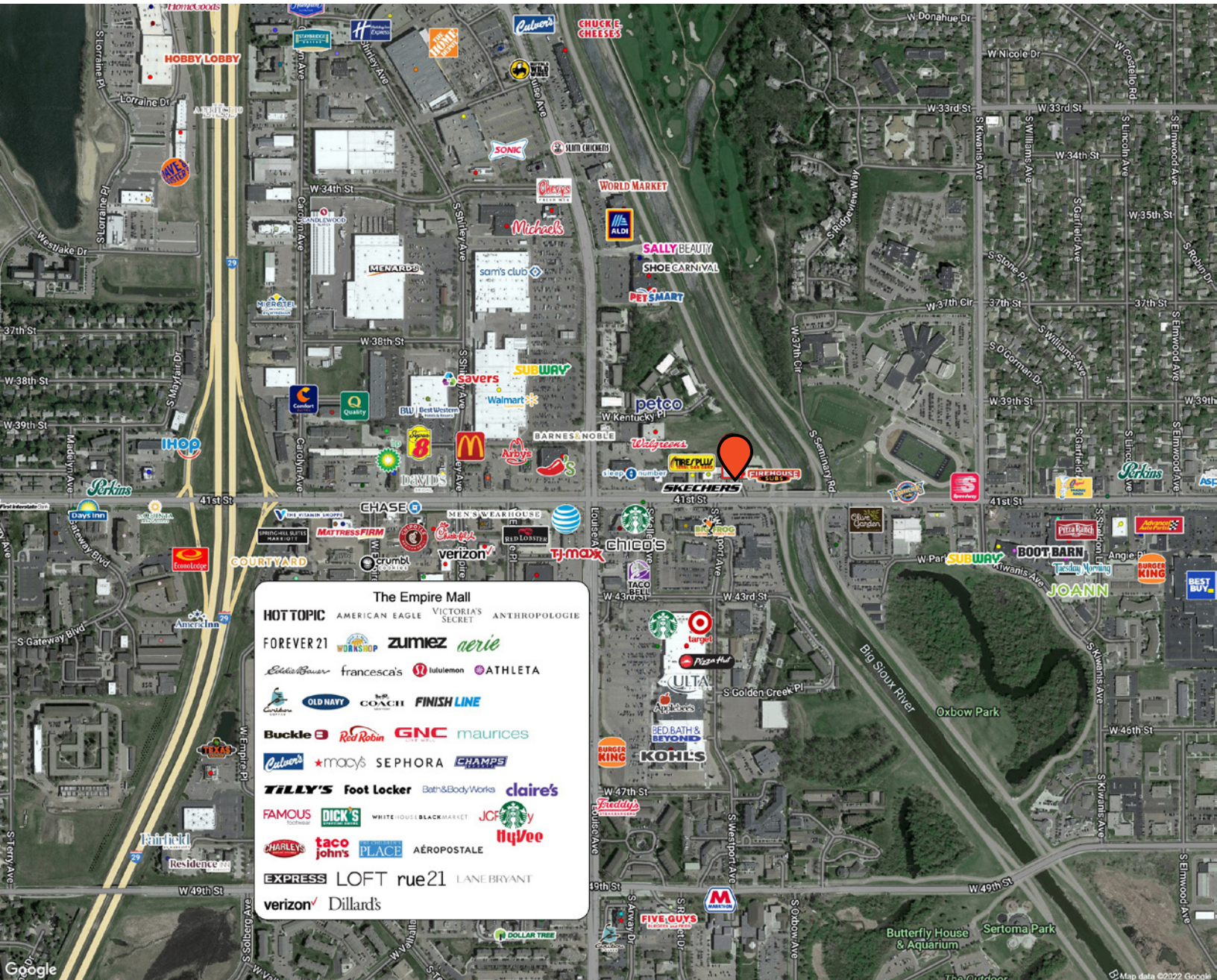
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AREA MAP



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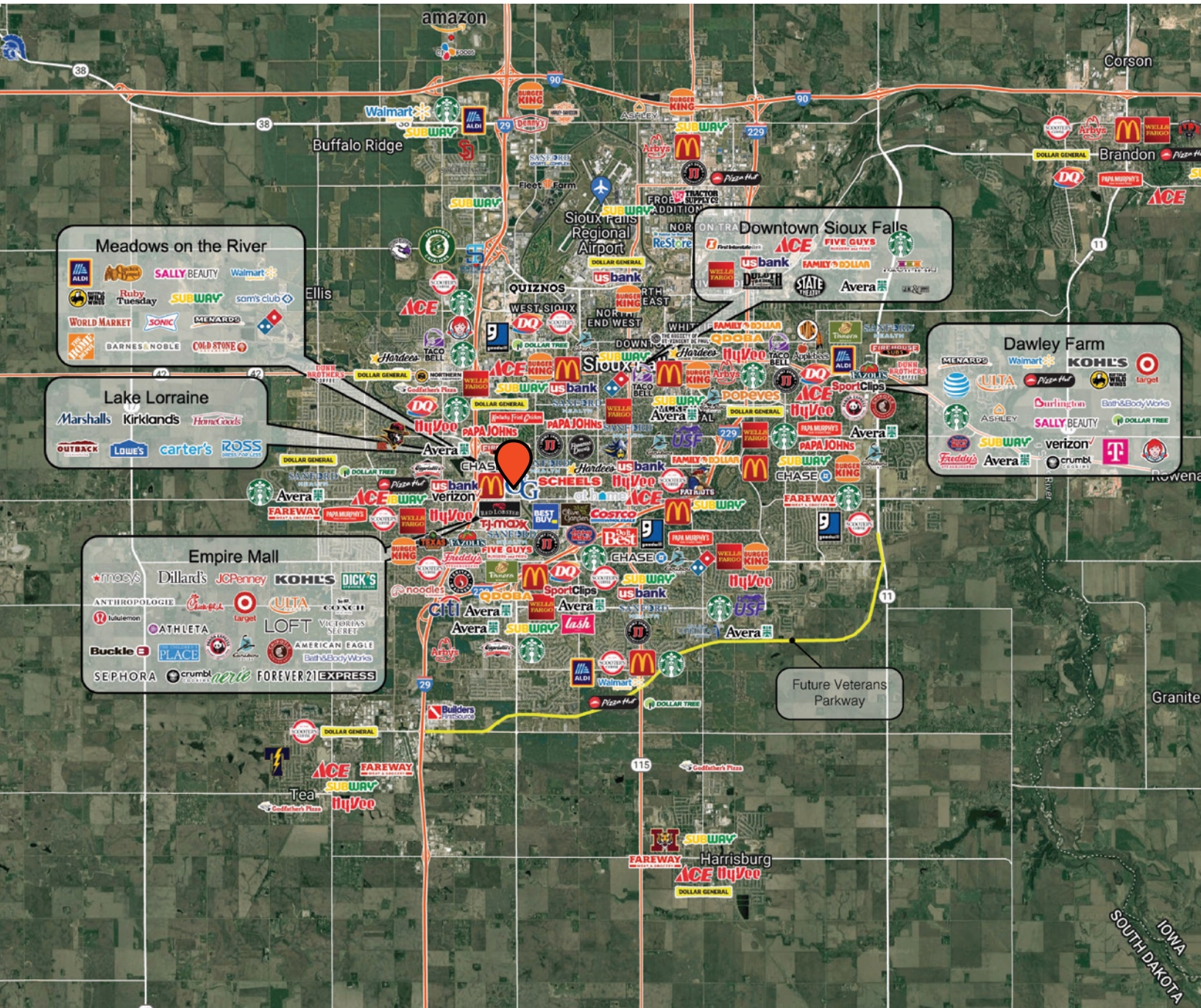
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CITY MAP



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