

**WESTERN AVENUE OFFICE/RETAIL SPACE
3934 & 3936 SOUTH WESTERN AVENUE
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

FOR LEASE

OFFICE/RETAIL SPACE – WESTERN AVENUE

We open doors.



PROPERTY FEATURES:

- **7,774 sq. ft.**
- **For Lease: \$9.75/sq. ft. NNN**
Estimated NNNs: \$4.50/sq. ft.
- Zoned C-2 Commercial
- Office/Retail space located along high-traffic Western Avenue in southwest Sioux Falls.
- Space has reception area, several private office/exam rooms, conference rooms, work area and restrooms.
- Parking ratio of 1:220.
- Building and pylon signage.
- Space can be subdivided – contact broker for details.
- Impressive visibility along Western Avenue with a daily traffic count of 26,500 vehicles.
- Area business include the Western Mall, Scheels, HuHot, Lifescape, Campbell's Supply and Syverson Tile.
- Easy access to I-229, 41st and 49th Streets.

For More Information, Please Contact:

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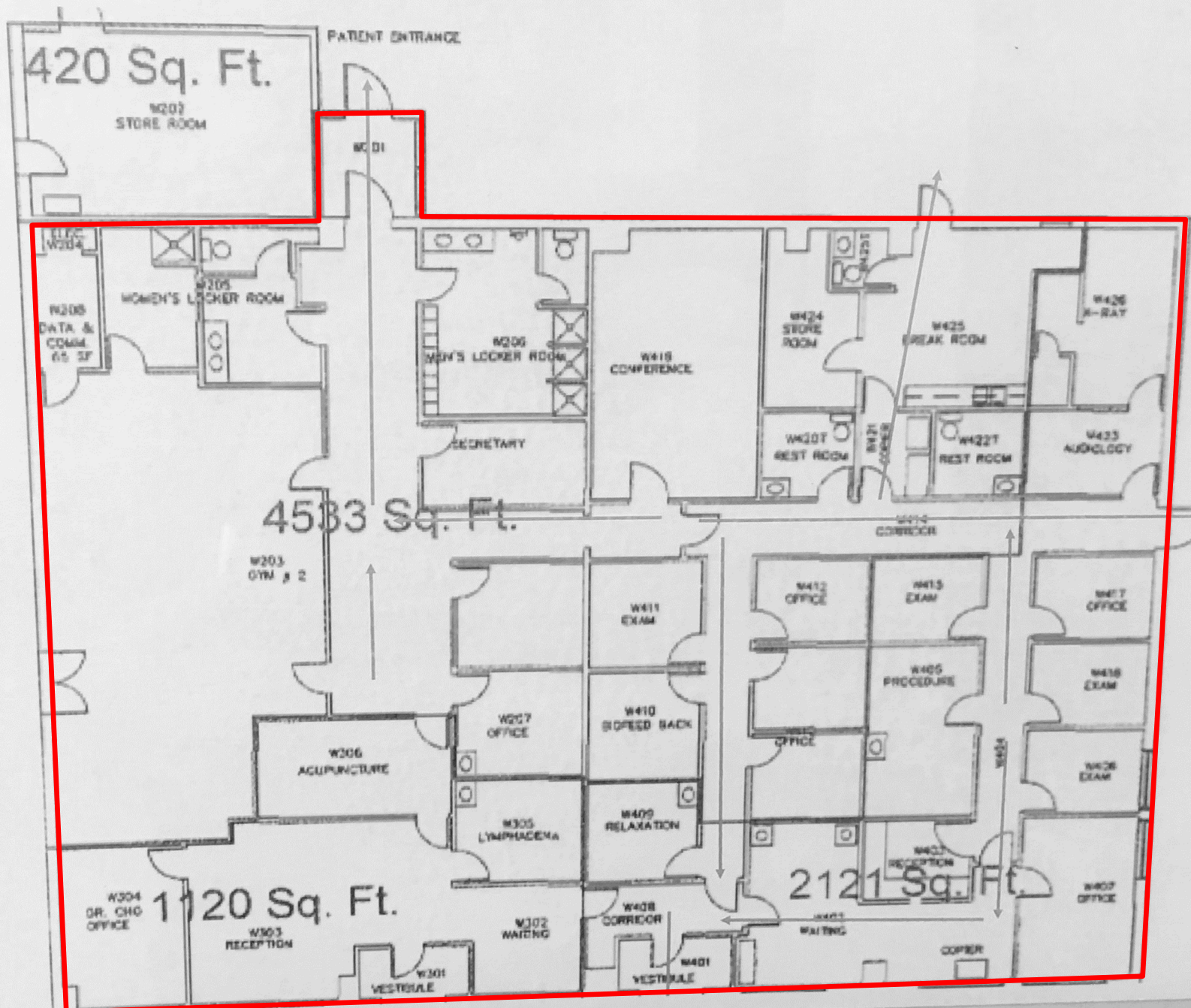


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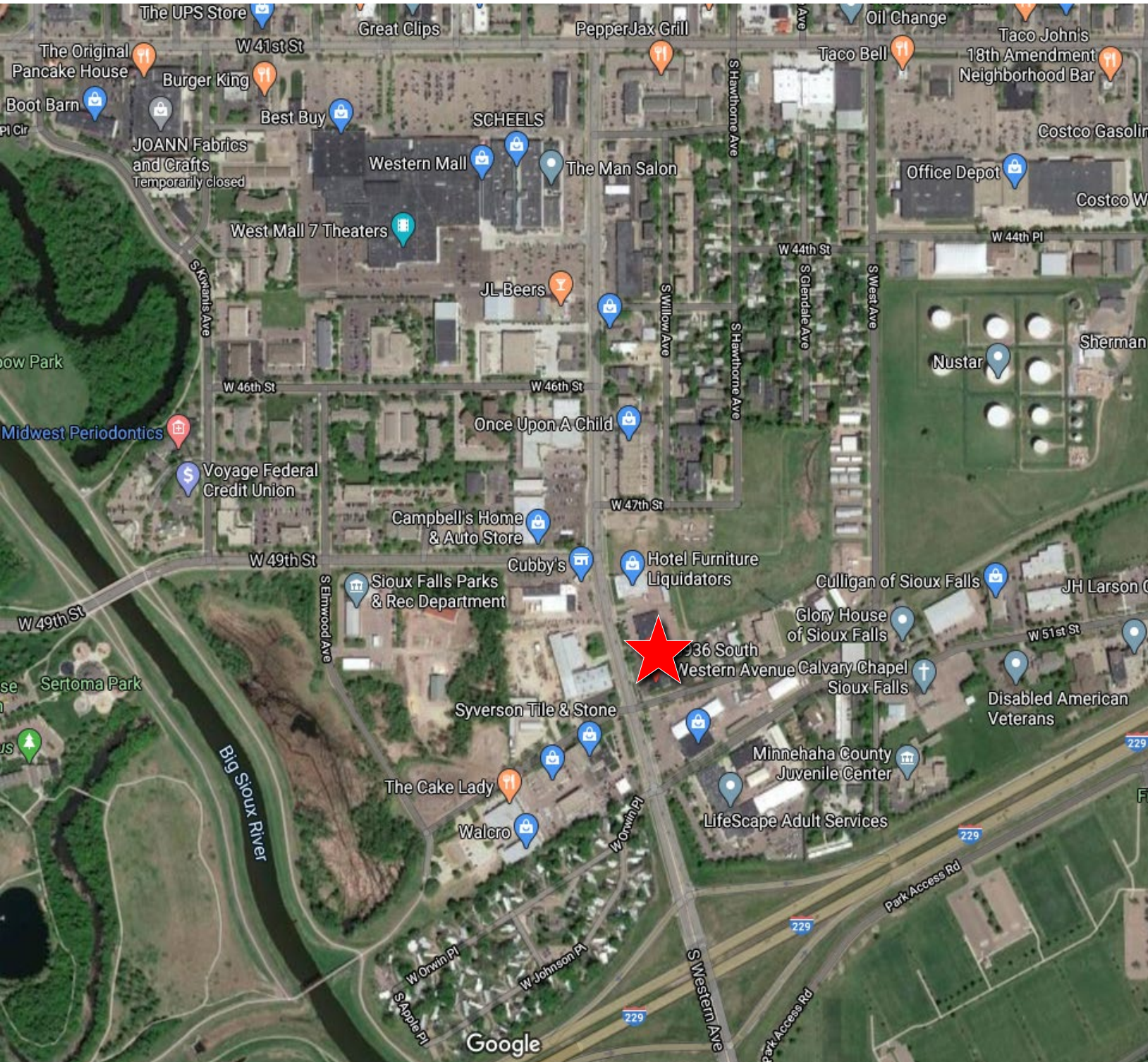


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KEY FACTS

89,031

Population

36.2

Median Age

2.3

Average Household Size

\$56,772

Median Household Income

BUSINESS



4,543

Total Businesses



64,308

Total Employees

INCOME



\$56,772

Median Household Income



\$33,986

Per Capita Income



\$84,667

Median Net Worth

EDUCATION

6%

No High School Diploma



23%

High School Graduate



31%

Some College



40%

Bachelor's/Grad/Pr of Degree

EMPLOYMENT



68%

White Collar



17%

Blue Collar



14%

Services

2.8%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$150,000 - \$199,999 (5.6%)

Indicator	Value	Difference	
<\$15,000	9.3%	+0.7%	<div></div>
\$15,000 - \$24,999	9.2%	+0.4%	<div></div>
\$25,000 - \$34,999	11.2%	+0.6%	<div></div>
\$35,000 - \$49,999	13.7%	+0.7%	<div></div>
\$50,000 - \$74,999	18.4%	-0.1%	<div></div>
\$75,000 - \$99,999	14.0%	-2.2%	<div></div>
\$100,000 - \$149,999	12.9%	-2.6%	<div></div>
\$150,000 - \$199,999	5.6%	+0.6%	<div></div>
\$200,000+	5.7%	+1.8%	<div></div>

Bars show deviation from
Minnehaha County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

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