

# WESTERN MALL

## RETAIL SPACE AVAILABLE



2101 W. 41st Street, Suite 10  
Sioux Falls, SD 57105

# FOR LEASE

**\$15.00 / SF NNN**  
**6,321 SF**

## SIZE

- 6,321 SF

## PRICE

- \$15.00 / SF NNN
- Estimated NNN: \$3.25 / SF

## LOCATION

- The Western Mall provides an excellent location for any business that desires to be located on the very busy 41st Street commercial corridor!

## DESCRIPTION

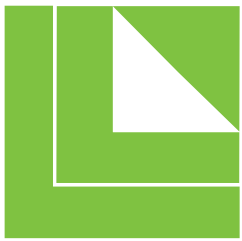
- Great opportunity to be next to Sioux Falls' popular retail anchor, Scheels!
- Building and pylon signage opportunities
- Desirable frontage with opportunities for several retail or service users
- Co-tenancy with Scheels, SD Furniture Mart, Best Buy, HuHot Mongolian Grill, West Mall 7 Theaters, Potbelly Sandwiches, Eileen's Colossal Cookies and more
- Contact Broker for additional information

Find out more at [lloydcompanies.com](http://lloydcompanies.com)

**RAQUEL BLOUNT, SIOR**

**605 728-9092**

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**LLOYD**  
COMPANIES

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## EXTERIOR & AREA RETAIL

Concept renderings only; subject to change

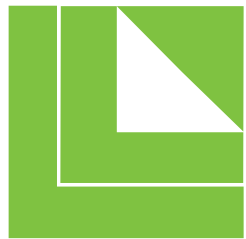
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Information deemed reliable, but not guaranteed.



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## BUILDING PLAN

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