



JIM DUNHAM
— & ASSOCIATES —

FOR LEASE \$11.75/SQFT/YR

POPULAR SHOPPING CENTER

SPACE FOR LEASE AT PLAZA 41!

2721 West 41st Street, Sioux Falls, SD 57105

17,027 SQ.FT



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LISTING SUMMARY

SPACE FOR LEASE ON HOT 41ST ST!

2721 West 41st Street | Sioux Falls, SD 57105



Property Summary

Building SF:	94,901 sq.ft
Rentable SF:	17,027 sqft
Lease Rate:	\$11.75 psf + NNN (Estimated NNN \$4.55 psf)
Parking:	Ample customer and employee parking lot
Zoning:	C-4

Property Overview

This spacious commercial area, with its substantial size of approximately 17,027 square feet, is versatile enough to suit a variety of business types.

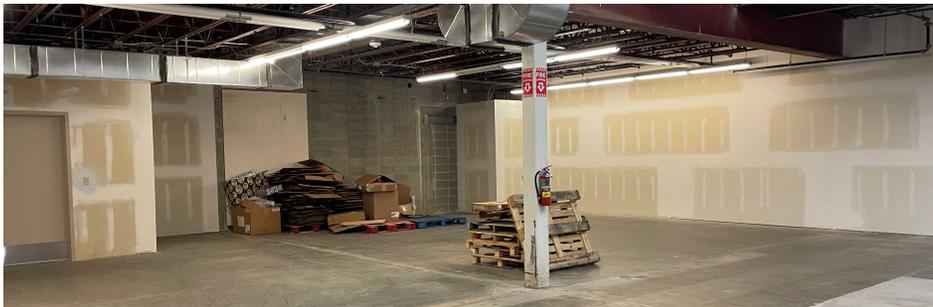
The generous square footage makes it an excellent choice for businesses that require room for extensive inventory, whether you're planning to open a retail store, a distribution center, or need space for operational activities.

Location Overview

Positioned at the crossroads of 41st St and Kiwanis Ave, this commercial space offers unparalleled exposure to an impressive 23,700 vehicles daily on 41st St. Capitalize on this prime visibility, ensuring your business gains maximum exposure and foot traffic, setting the stage for exceptional success.

LISTING PHOTOS SPACE FOR LEASE ON HOT 41ST ST!

2721 West 41st Street | Sioux Falls, SD 57105



(605) 275 - 8500
519 W 22nd St
Sioux Falls, SD 57105
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About Plaza 41

Plaza 41 is one of the top shopping destination in the lively commercial area of Sioux Falls, South Dakota. This plaza is a hotspot for a mix of shopping, dining, and services, attracting a wide range of customers thanks to its easy to reach location and diverse offerings.

The property is a great spot for businesses looking to get noticed, with its heavy foot traffic and over 18,800 vehicles passing by daily. It's perfect for retail businesses that want to boost their visibility.

Businesses at Plaza 41 benefit from being in a well-known shopping center in Sioux Falls. With excellent maintenance and management services, tenants can smoothly run their operations and concentrate on attracting more customers.

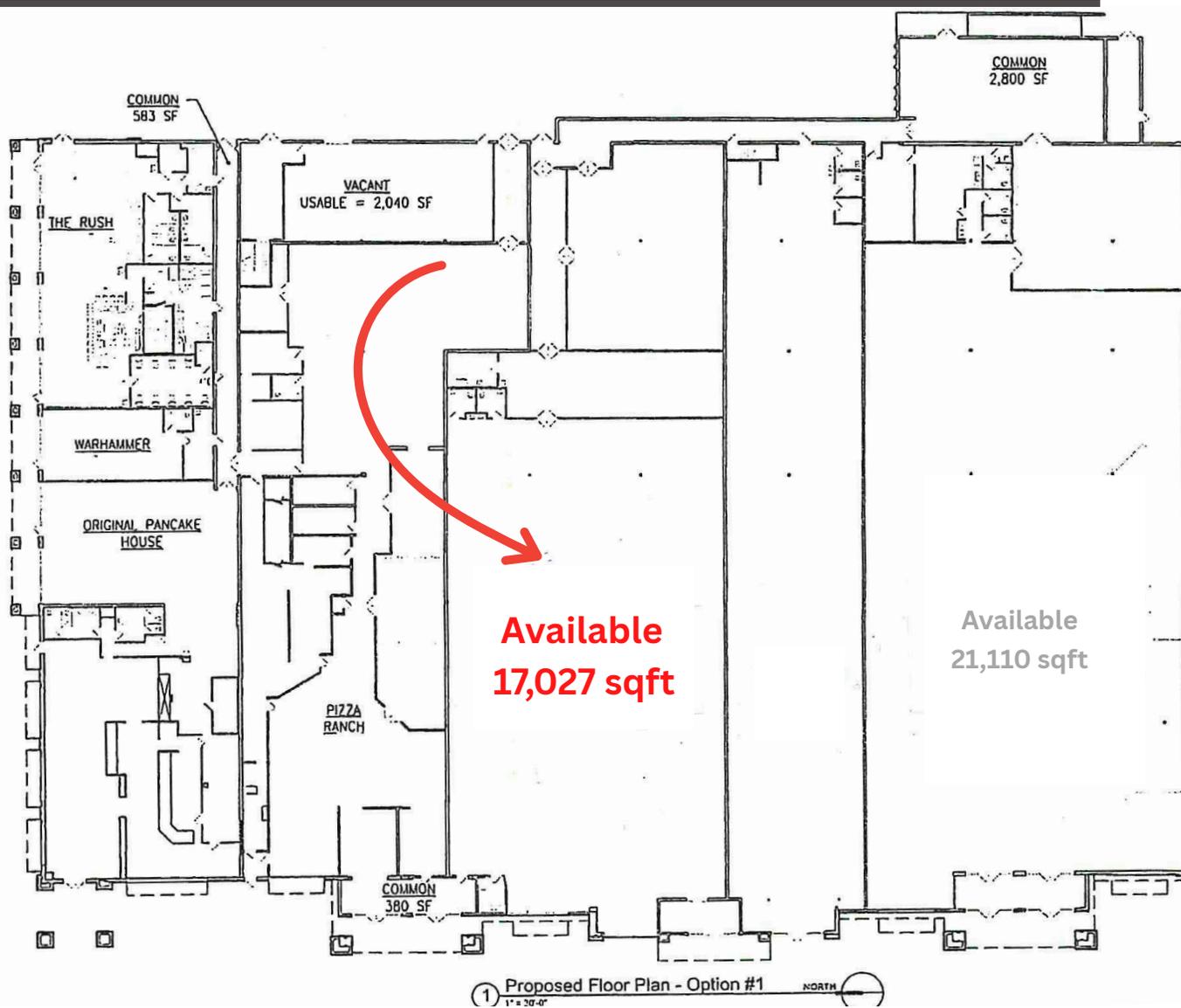
Listing Highlight:

- Double wide rear access door
- Shared loading dock
- Spacious Layout
- High Traffic Location
- Two Monument Signs
- Extensive on-site parking available
- Excellent storefront visibility from the street

Co-tenants: Original Pancake House, Pizza Ranch, Dream Home Appliances, The Rush, Warhammer, Subway, Boot Barn, Fuji Sushi & Hibachi.

FLOOR PLAN SPACE FOR LEASE ON HOT 41ST ST!

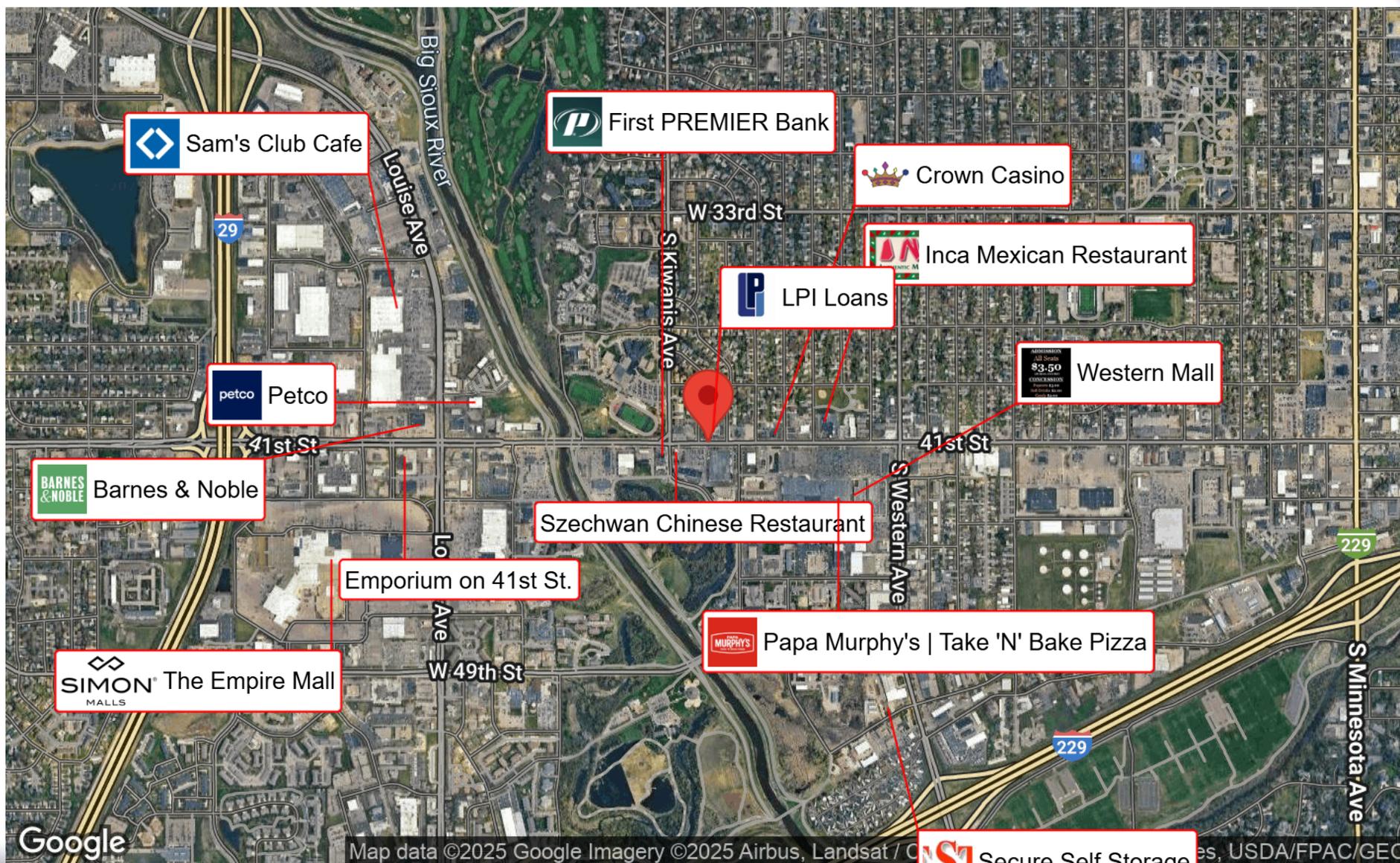
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BUSINESS MAP

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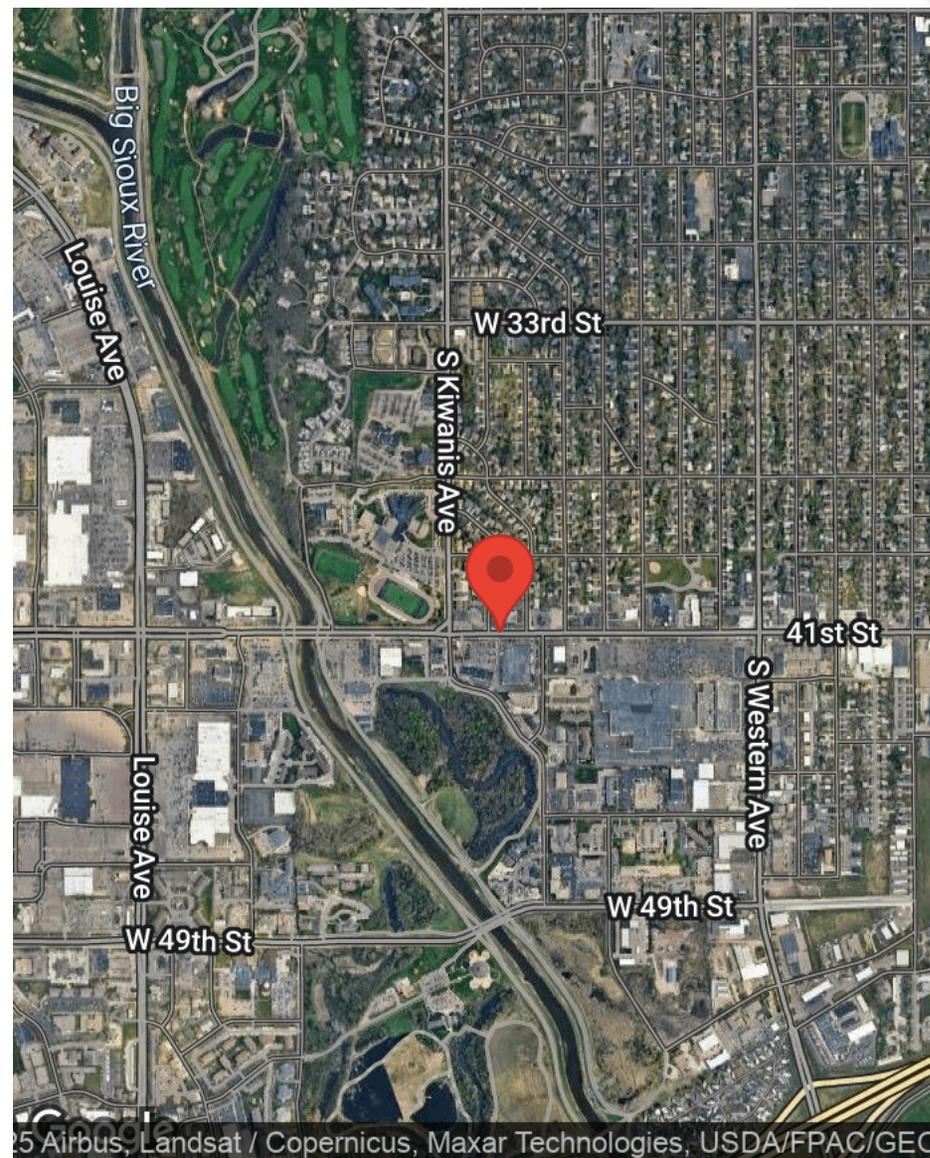
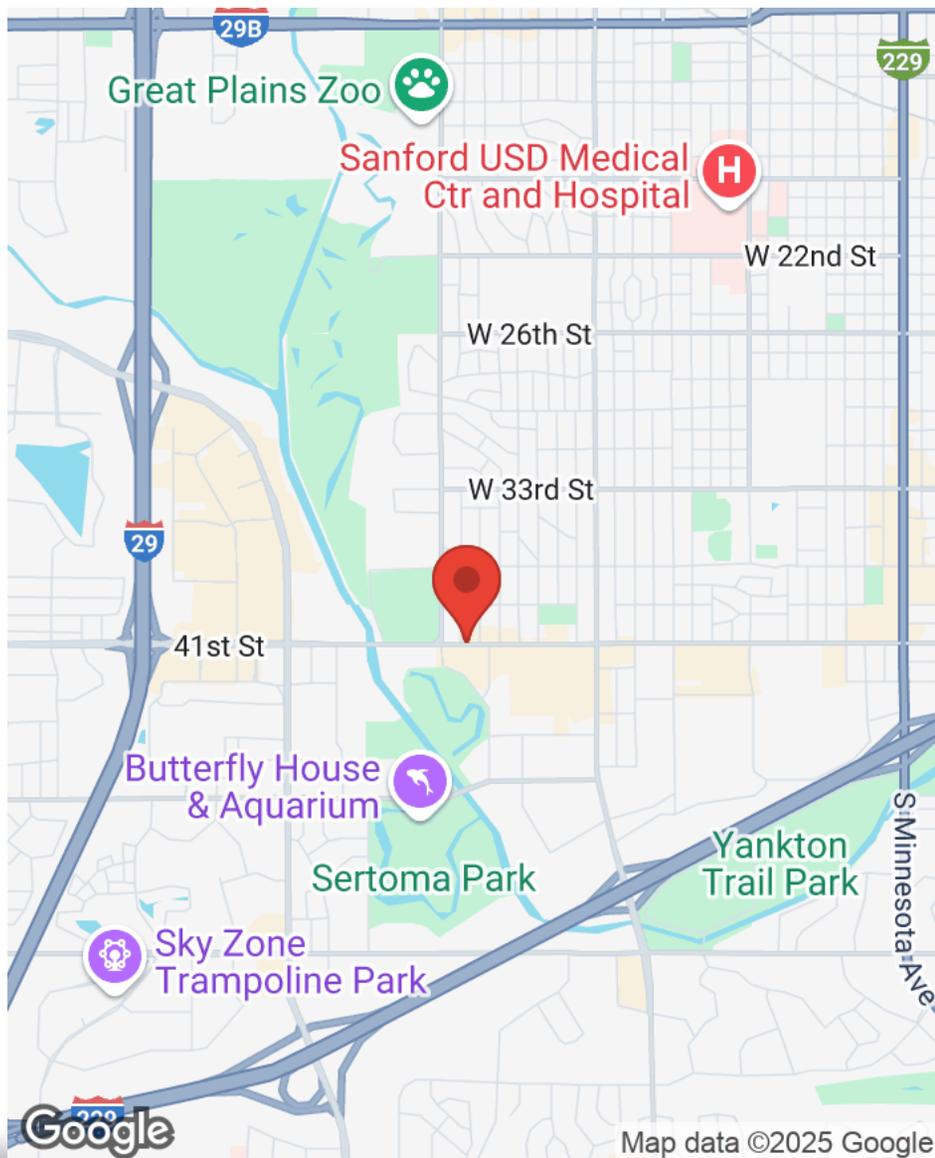
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LOCATION MAPS

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DISCOVER BUSINESS EXPANSION OPPORTUNITIES IN SIOUX FALLS, SOUTH DAKOTA

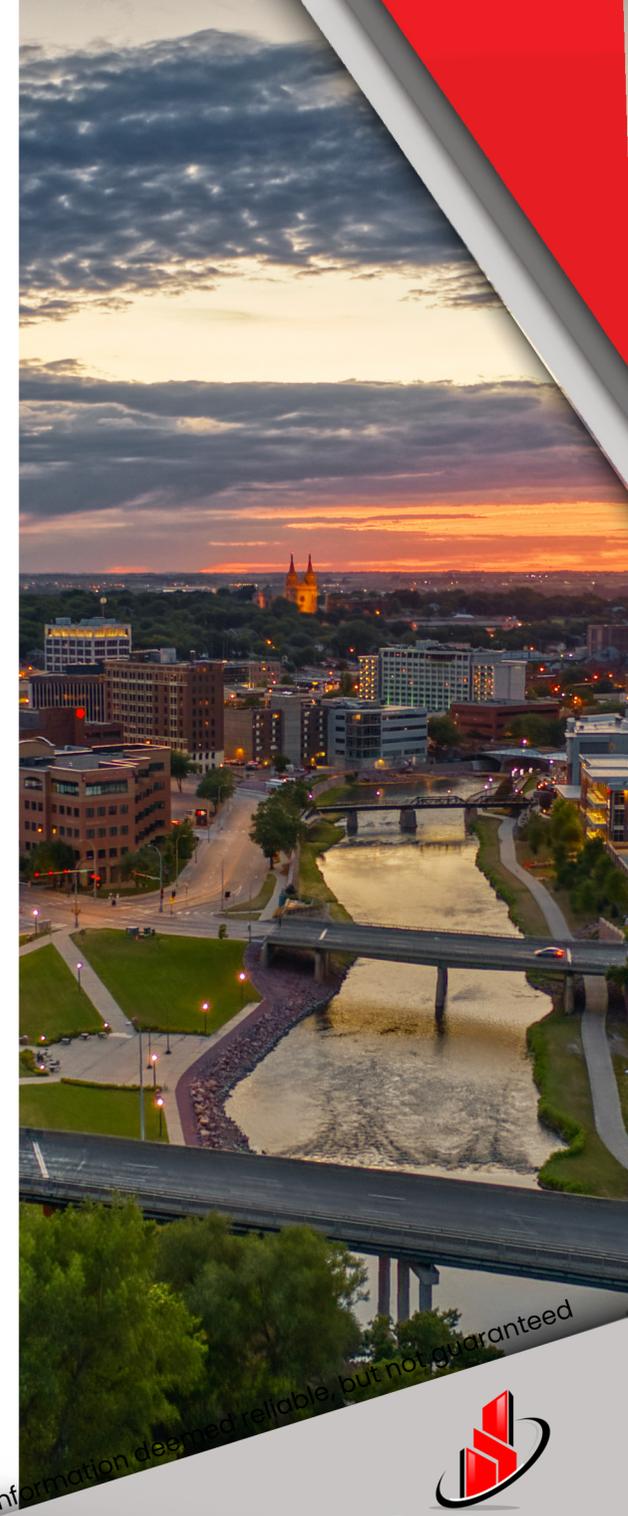
Sioux Falls, the fastest-growing metro in the Midwest, offers great opportunities for businesses planning to expand or relocate. With its resilient economy and strategic location, Sioux Falls stands out as a notable destination for forward-thinking companies.

Geographically, Sioux Falls sits at the crossroads of major interstate highways, providing excellent logistical connections to major markets in the Midwest. This central location ensures efficient distribution and logistics operations, reducing transportation times and costs.

As for economic growth and stability, Sioux Falls has consistently demonstrated sturdy economic growth, with a GDP that has surged by over 15% in the last five years. The city is home to several Fortune 500 companies and start-ups, driven by competitive sectors such as finance, healthcare, and advanced manufacturing. The city's unemployment rate, one of the lowest in the nation at around 2%, highlights the city's economic health and the availability of a skilled workforce.

South Dakota also offers one of the most favorable tax climates in the United States, with no corporate income tax, no personal income tax, and no business inventory tax. Sioux Falls complements these benefits with a variety of local incentives, including competitive commercial real estate costs, which are significantly lower than the national average.

The cost of living in Sioux Falls is nearly 10% below the national average, providing an affordable setting for both businesses and their employees. These attributes help attract and retain a talented workforce, a crucial factor for any growing business.



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