



# WESTTOWN MARKETPLACE

41ST STREET & ELLIS ROAD

## RETAIL SPACE FOR LEASE

7900 West 41st Street | Sioux Falls, SD 57106



### SIZE

1,800 - 3,600 sqft



### PRICE

Drive-Thru: \$39.00 psf (NNN)  
In-Line: \$32.00 psf (NNN)



### ZONING

Live-Work  
(office, services, small retail)



### POPULATION

50,000 people live in Sioux Falls WEST of Interstate 29!



### LOCATION

New grocery-anchored development located on the northeast corner of 41st Street and South Purdue Avenue in West Sioux Falls.



### AREA TENANTS

Fareway Meat + Grocery, Starbucks, Dollar Tree, Sanford Clinic, McDonald's, Taco Bell, Valvoline, ACE Hardware, Walgreens, Frontier Elementary School, Memorial Middle School, Roosevelt High School

Information deemed reliable but not guaranteed.



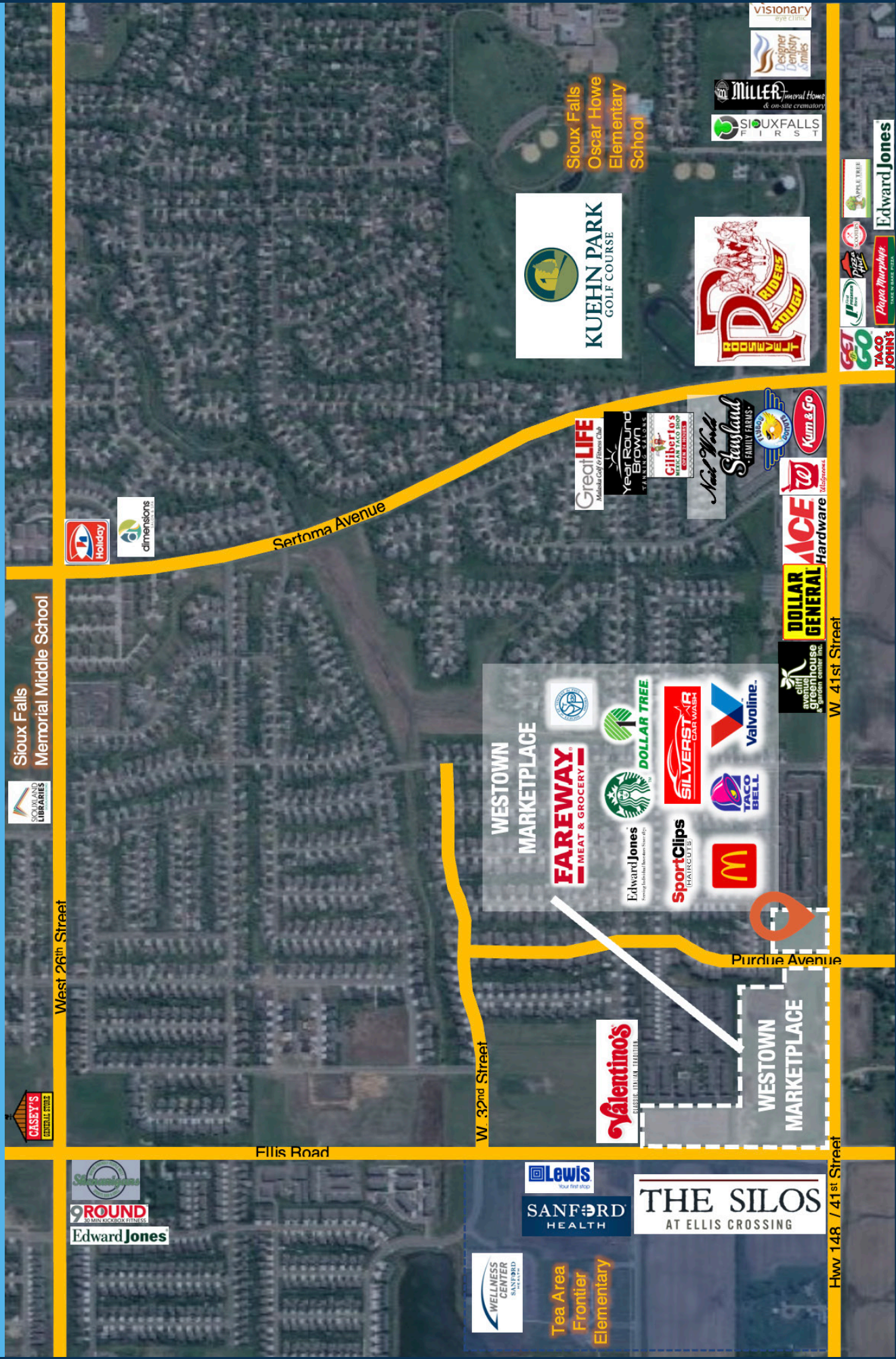
**TYSDAL**  
COMMERCIAL

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Sioux Falls, South Dakota 57108  
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# AREA RETAIL MAP



Sioux Falls Memorial Middle School

CASBY'S

West 26th Street

Holiday  
dimensions

Sertoma Avenue

W. 32nd Street

Filis Road

WESTOWN MARKETPLACE

FAREWAY MEAT & GROCERY

Starbucks  
Edward Jones  
SportClips  
McDonald's  
Taco Bell  
Silver Star Wash  
Valvoline

Purdue Avenue

WESTOWN MARKETPLACE

Valentino's

9ROUND  
Edward Jones

Lewis  
SANFORD HEALTH

THE SILOS AT ELLIS CROSSING

WELLNESS CENTER  
Tea Area Frontier Elementary

Sioux Falls Oscar Howe Elementary School

KUEHN PARK GOLF COURSE

ROUNDER RIDERS

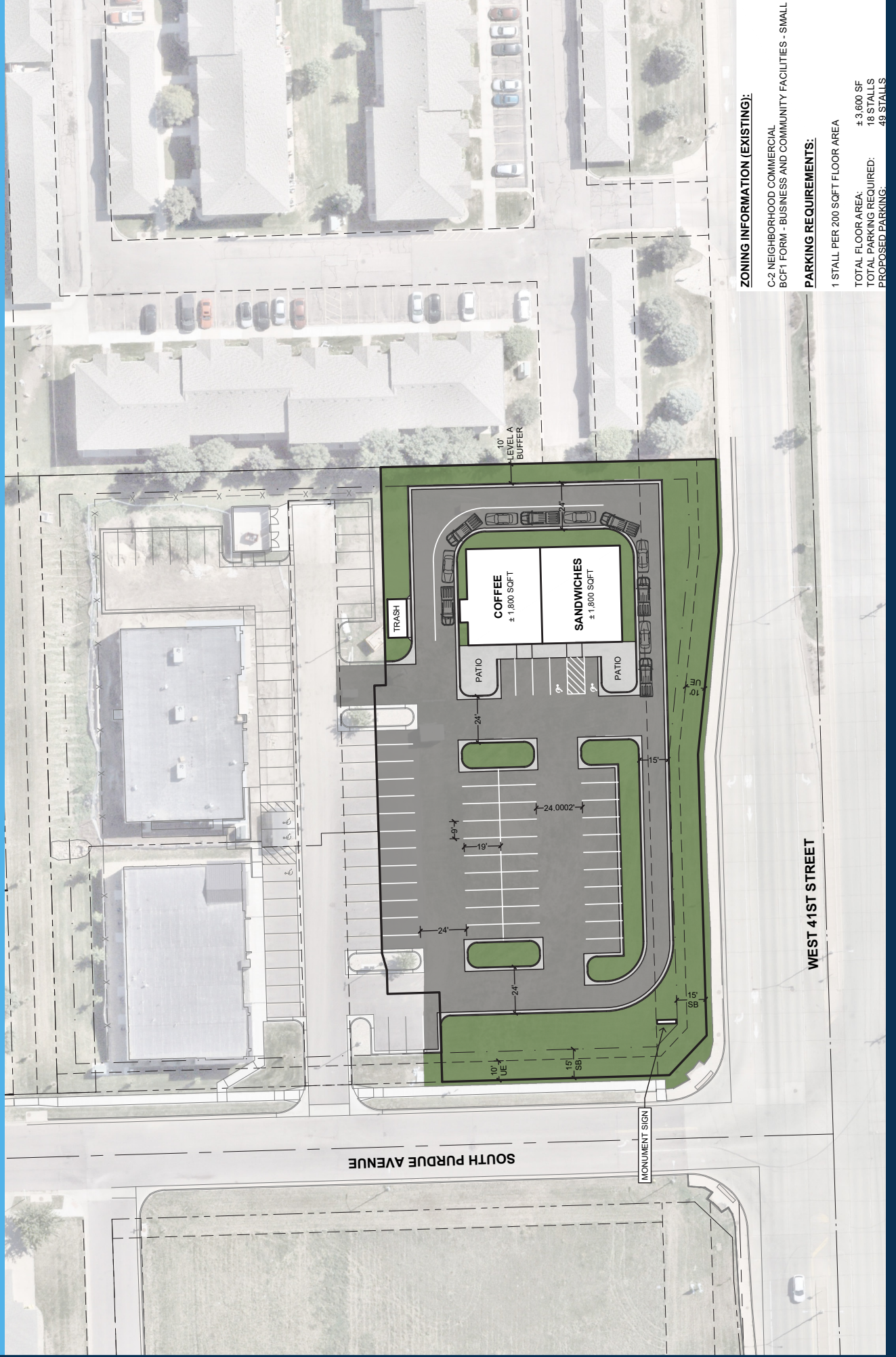
visionary  
Miller  
SIUXFALLS FIRST

Edward Jones  
Papa Murphy's  
TACO JOHN'S

Great LIFE  
Year Round Brown  
Glibertio's  
New World  
Stausland  
Kum & Go  
ACE Hardware  
DOLLAR GENERAL

W. 41st Street

# SITE PLAN



**ZONING INFORMATION (EXISTING):**

C-2 NEIGHBORHOOD COMMERCIAL  
 BCFT FORM - BUSINESS AND COMMUNITY FACILITIES - SMALL

**PARKING REQUIREMENTS:**

1 STALL PER 200 SQFT FLOOR AREA  
 TOTAL FLOOR AREA: ± 3,600 SF  
 TOTAL PARKING REQUIRED: 18 STALLS  
 PROPOSED PARKING: 49 STALLS

# SITE OVERVIEW



# PARCEL MAP

