

Retail Space For Lease

Golden West Plaza

2203 W. 49th Street,
Sioux Falls, S.D. 57106

Lease Rate: \$11.00/Sq. Ft.
Lease Type: Gross plus utilities

Property Information

Available Sq. Ft.: 1,800
Building Sq. Ft.: 14,100
Land Area Sq. Ft.: 43,507
Year Built: 1984
Zoning: C-2
Occupancy: Immediate

Property Summary

- ◇ 1,800 sq. ft. space available in strip center located on 49th Street across the street south of Campbell Supply.
- ◇ Wide open space providing versatility to accommodate tenant specifications.
- ◇ Ideal space for any retail or office tenant.
- ◇ Excellent visibility fronting W. 49th Street.
- ◇ Tenant build-out negotiable.
- ◇ 2008 Traffic Count of 12,700 vehicles per day.
- ◇ Easy access to I-229, 41st Street and the Empire Mall.
- ◇ Building & Monument signage.
- ◇ On-site parking available in front and rear of building.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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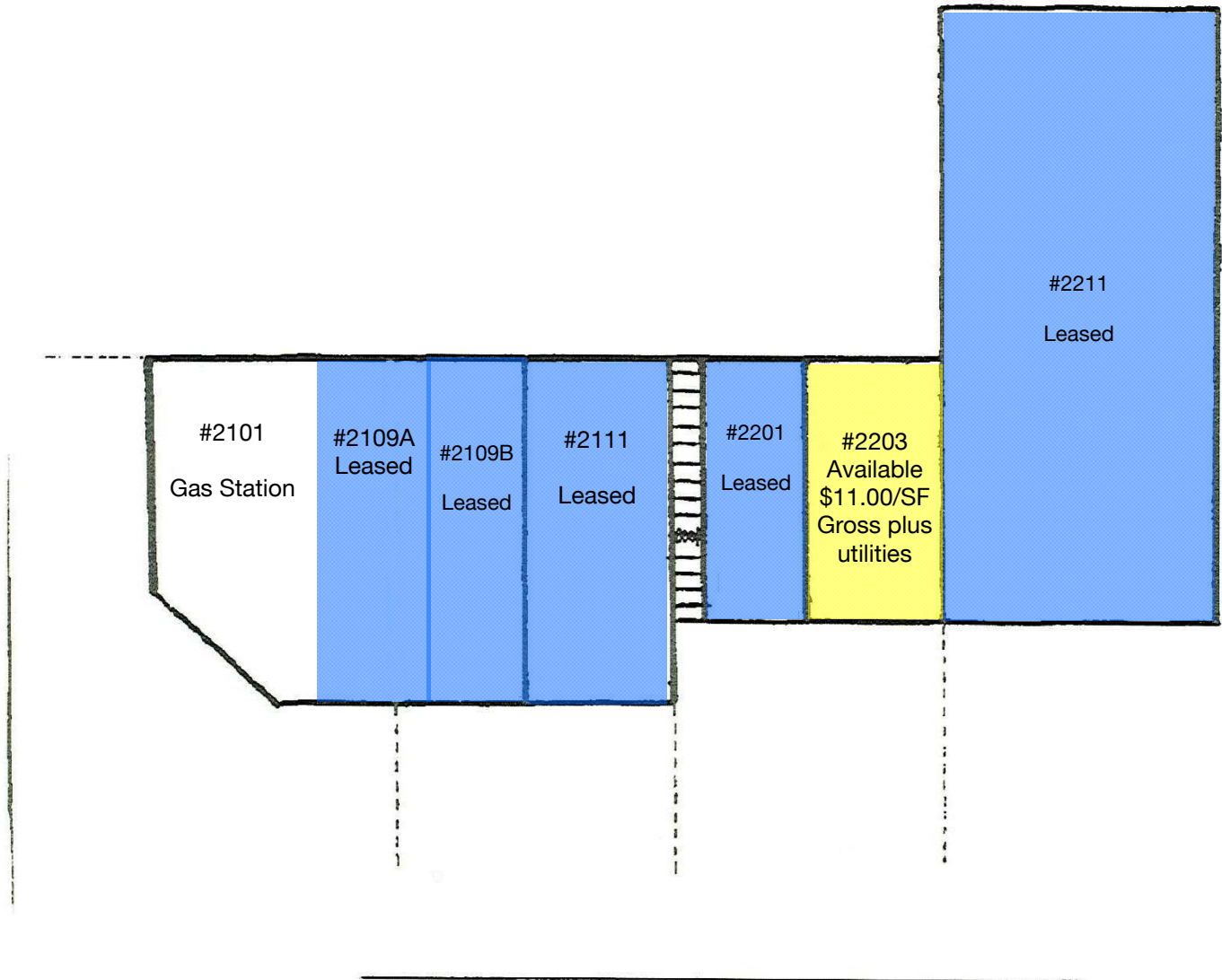
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Floor Plan



Aerial View

