

## Retail Space



## 1714 S. Western Avenue

Sioux Falls, SD 57105

### Property Features

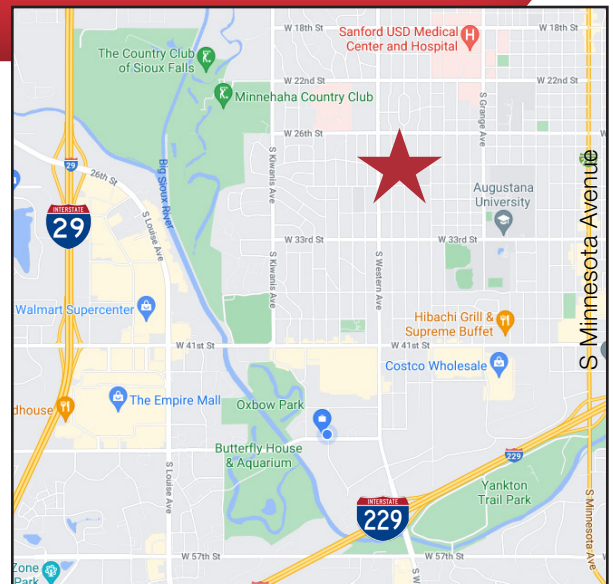
- Suite size: 3,060 RSF - 2,871 USF
- Plenty of paved, on-site parking
- High-traffic location on Western Avenue
- Immediate availability
- Space features a large open retail space with in-suite restrooms
- Building facade signage

### Pricing

- Lease rate: \$12.00/ sq. ft. NNN
- Estimated NNN expenses: \$5.40/ sq. ft.

### Location

- Located within Park Ridge Galleria at 26th & Western Avenue
- Co-tenants include: 44 Interactive LLP, Pilates Center of SD, Midwest Eye Lab, Great Plains Structural, Awaken BodyTalk, Verizon, Western Barber, Park Ridge Shoe Repair, James Dugan, Inc, Prana, Bloom, Pickle Barrel, ApexInk, Volin's Racquet, Barbara's Needlepoint, Gene's Studio, Grille 26

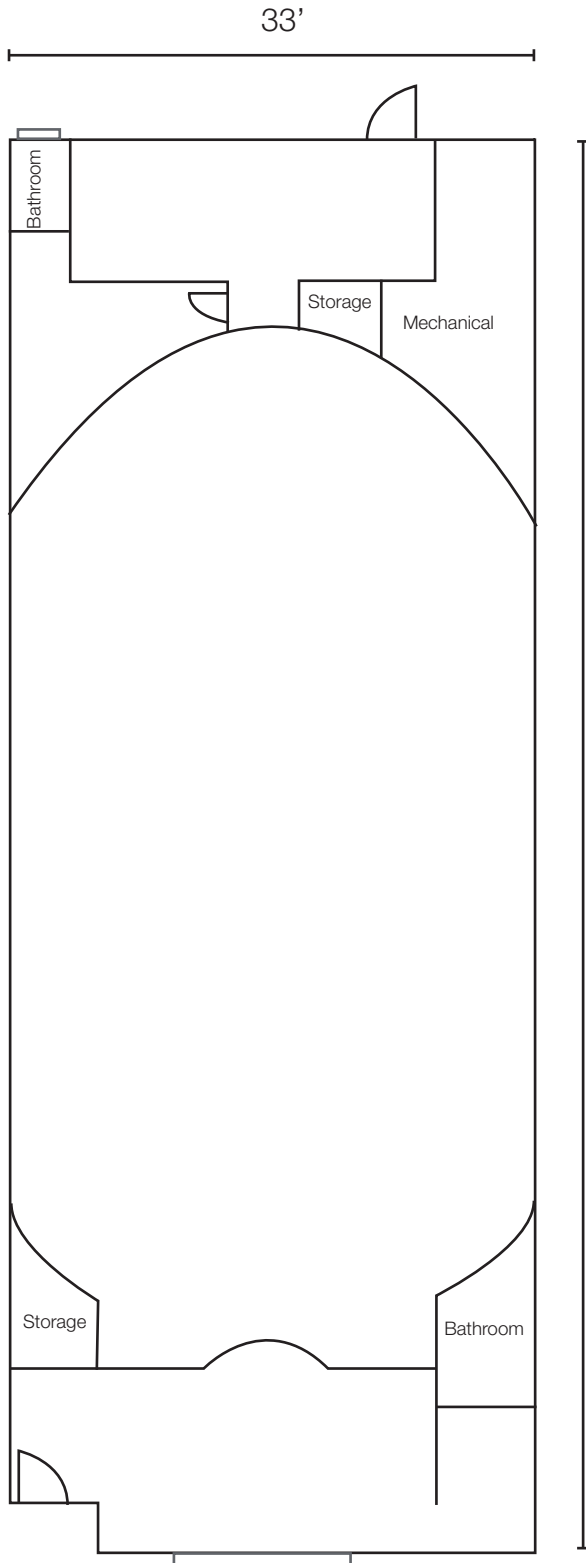


For more information:

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Floor Plan



FOR LEASE



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