

**FOR LEASE**



# OXBOW VILLAGE

RETAIL/OFFICE SPACE

**Bender**  
COMMERCIAL



**3400 WEST 49TH STREET, SUITE 106**  
**SIoux FALLS, SD**



**2,381 SF**



**\$12.50/SF NNN**  
**NNNs EST: \$6.10/SF**

- Retail space located in Oxbow Village near Louise Avenue and 49th Street.
- Flexible floorplan to meet tenant's needs.
- In-suite restroom. Building and pylon signage.
- Great visibility along 49th Street with a daily traffic count of 13,800 vehicles.
- Tenant improvement allowance negotiable.
- Neighboring businesses include Sanford Clinic and Wellness Center, Empire Mall (Dick's Sporting Goods, JC Penny's) and Empire East (Target, Kohl's, Bed Bath & Beyond) and Five Guys.

**ALEX SOUNDY, SIOR**  
alex@benderco.com  
605-376-3700

**ROB KURTENBACH**  
rk@benderco.com  
605-940-0559



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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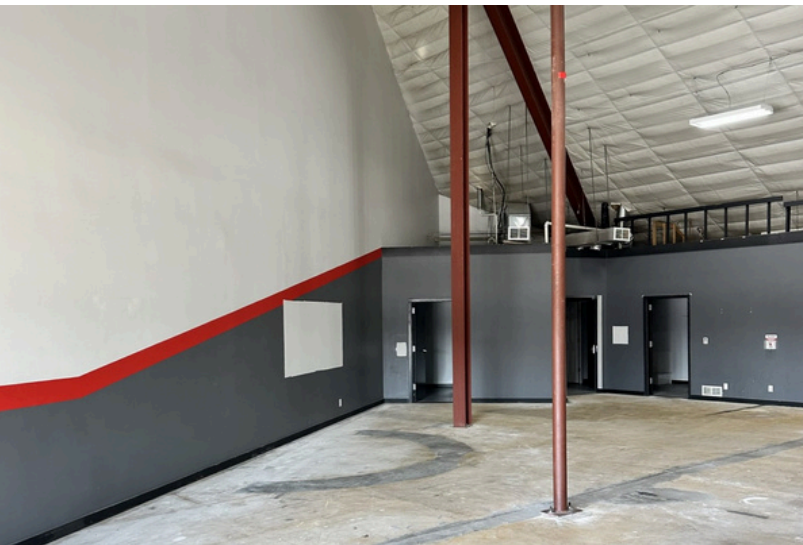
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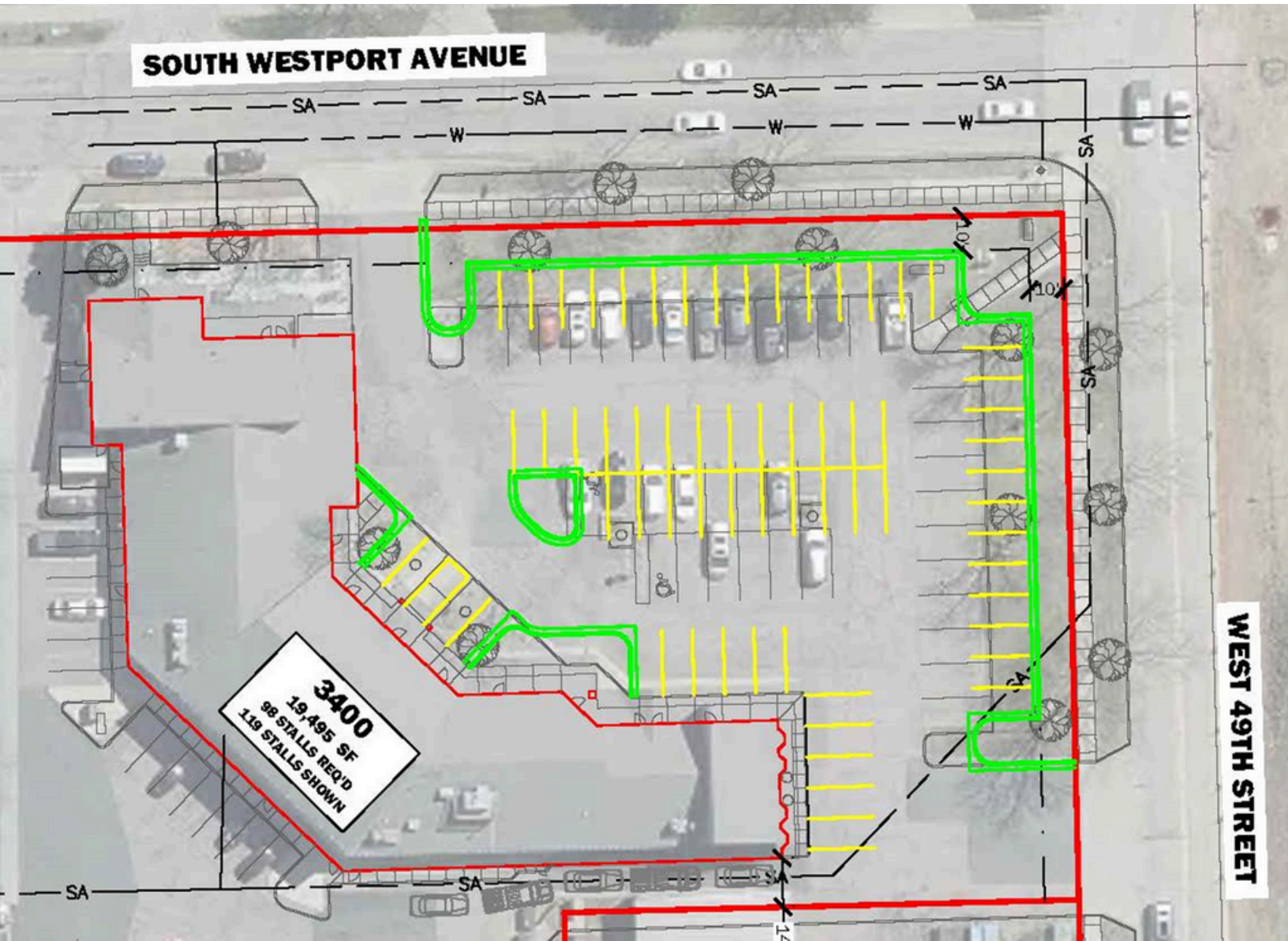
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## PLANNED PARKING LOT DEVELOPMENTS



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