

FOR LEASE



VILLAGE ON LOUISE

RETAIL SPACE

Bender
COMMERCIAL



**5033 SOUTH LOUISE AVENUE
SIOUX FALLS, SD**



2,373 SF



\$18.00/SF NNN

EST. NNNs: \$7.00/SF

- Retail space located in successful Village on Louise.
- Flexible floorplan with two (2) restrooms and shower room.
- High traffic intersection of 57th Street and Louise Avenue.
- Building and monument signage.
- Ample parking with a combined daily traffic count of 43,300 vehicles.
- Easy access on Louise Avenue, 57th Street, 41st Street and I-29.
- Village on Louise tenants include Panera, Cherry Berry, Olive Destination, barre3, Great Clips, Marco's Pizza, Noodles & Company and Royal Palace.
- Negotiable TI Allowance.

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



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

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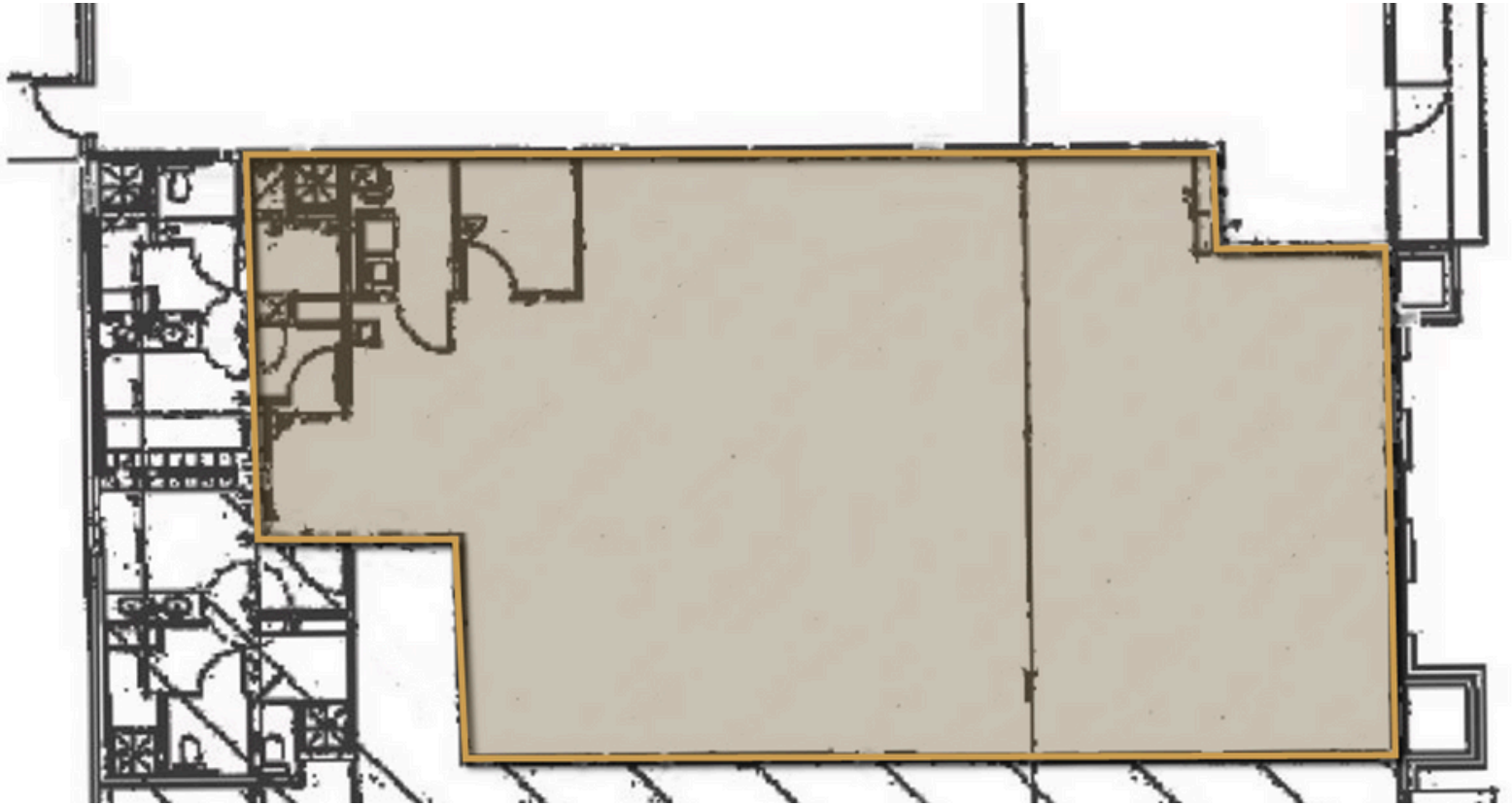
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