

## 41st & Marion Retail Space at Clock Tower Square

5413 W 41st Street Sioux Falls, SD, 57106



Established retail/office center on corner of 41st and Marion. Ample on site parking. Monument signage. Common area conference room for mall tenants.

1,210 Square Feet. Storefront access and visibility, rear employee entrance/delivery area. Tenant pays separately metered gas and electric. Currently built out as a pet grooming business. \$1,210 per month plus NNN and Utilities.

Neighboring tenants include Luxury Bath, Guadalajara, Fine Designs, Subway, Dragons Den, Little Caesars, Food and Health.

## FOR LEASE

### Price

\$12 / Square Foot

**Addl. Pricing:** \$5.60/sf NNN expense

### Details

**Type:** Retail

**Space Available:** 1,210 sq ft

**Available:** November 1, 2018

**Year Built:** 1987

**Stories:** 1

**Baths:** 1

**No. Units:** 1

**Parking:** On Site

**Parking Capacity:** 51+

**Showing Instructions:** Call Broker



**Kirby Proehl**

5735 E 41st Street  
Sioux Falls, SD 57110  
Cell: 605-366-8030  
Fax: 605-371-1560  
kirby@harr-lemme.com



**Paul Gourley**

5735 E 41st Street  
Sioux Falls, SD 57110  
Cell: 605-359-1968 Cell/Text  
Fax: 605-371-1560  
phgourley@gmail.com

Information deemed reliable but not guaranteed

# Additional Photos



Information deemed reliable but not guaranteed

# Location Maps

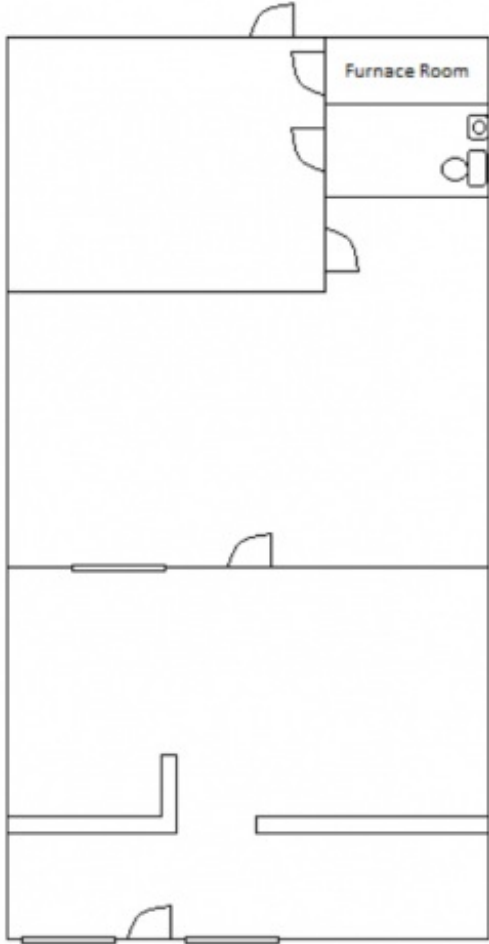


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1,210 Sq Ft



\*Plan not to scale, for illustration purposes only.

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