



Building Type:	Commercial
Available SF:	2,879
Total SF:	2,879
Within City Limits:	Yes
Lease Rate:	\$13.75
Lease Terms:	Triple Net
Last Updated:	Jun 23, 2022

Realtor/Owner Contact

Autumn Kauhold
605-351-5512 | autumn.kaufhold@vbcclink.com

Property and Area Description

Excellent location at the bustling 49th & Western intersection, with close proximity to interstate 229 interchange! Delivered as a warm vanilla shell, this suite offers an open floor plan with an abundance of natural light and one private restroom. Landlord is offering a \$10 PSF fit-up allowance with acceptable lease terms. Co-tenants include Runnings, BackYard BBQ, Vinyl Taco, Schoneman’s Building Materials Center, Scheel’s, JL Beers, Western Mall.

Population

	193,276 5 Mile Radius	245,943 10 Mile Radius	299,781 25 Mile Radius
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Source: ESRI®, 2025

Households

	79,521 5 Mile Radius	98,479 10 Mile Radius	118,516 25 Mile Radius
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Source: ESRI®, 2025

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown