

For Lease: Retail Space



1911 S. Minnesota Ave., Sioux Falls, SD



Space Size: 3,320 sq. ft.

Pricing: \$25.00 per sq. ft. NNN
Approximately \$3.00 NNN

Comments: Former Bagel Boy space located in the heart of Sioux Falls. Large dining area with outside patio seating. Pylon Signage & Reader Board with great Minnesota Avenue visibility. Brand new concrete parking lot with 40 parking spaces 1:83 parking ratio. Drive thru ready! Blocks away from over 3,500 college students.

Available: Immediate

Narrative: Minnesota Avenue between 26th st & 33rd st. This is one of the most traveled and successful restaurant corridors in the City of Sioux Falls. This space is ready to go for a restaurant user. Large visible pylon signage.

Traffic Count: 28,800 cars per day

Great access from multiple points & parking on the south and west side of the building. Area businesses include; Walgreen's, Kaladis, Jimmy John's, O'Reilly Auto Parts, Caribou Coffee, Dairy Queen, Cortrust and Wells Fargo Banks.



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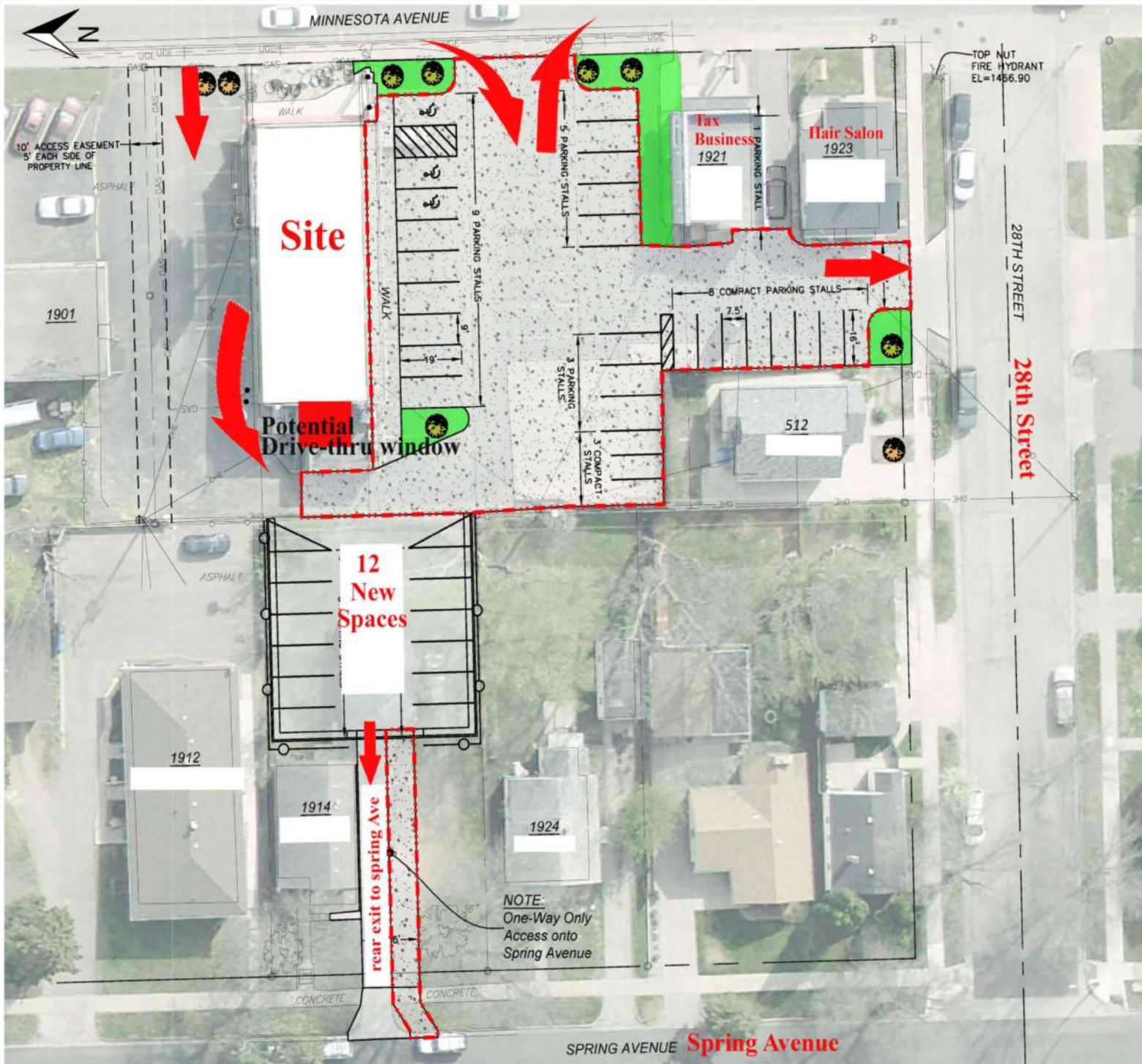
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Member



**Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained hereindeemed reliable, but not guaranteed*

New Parking Lot



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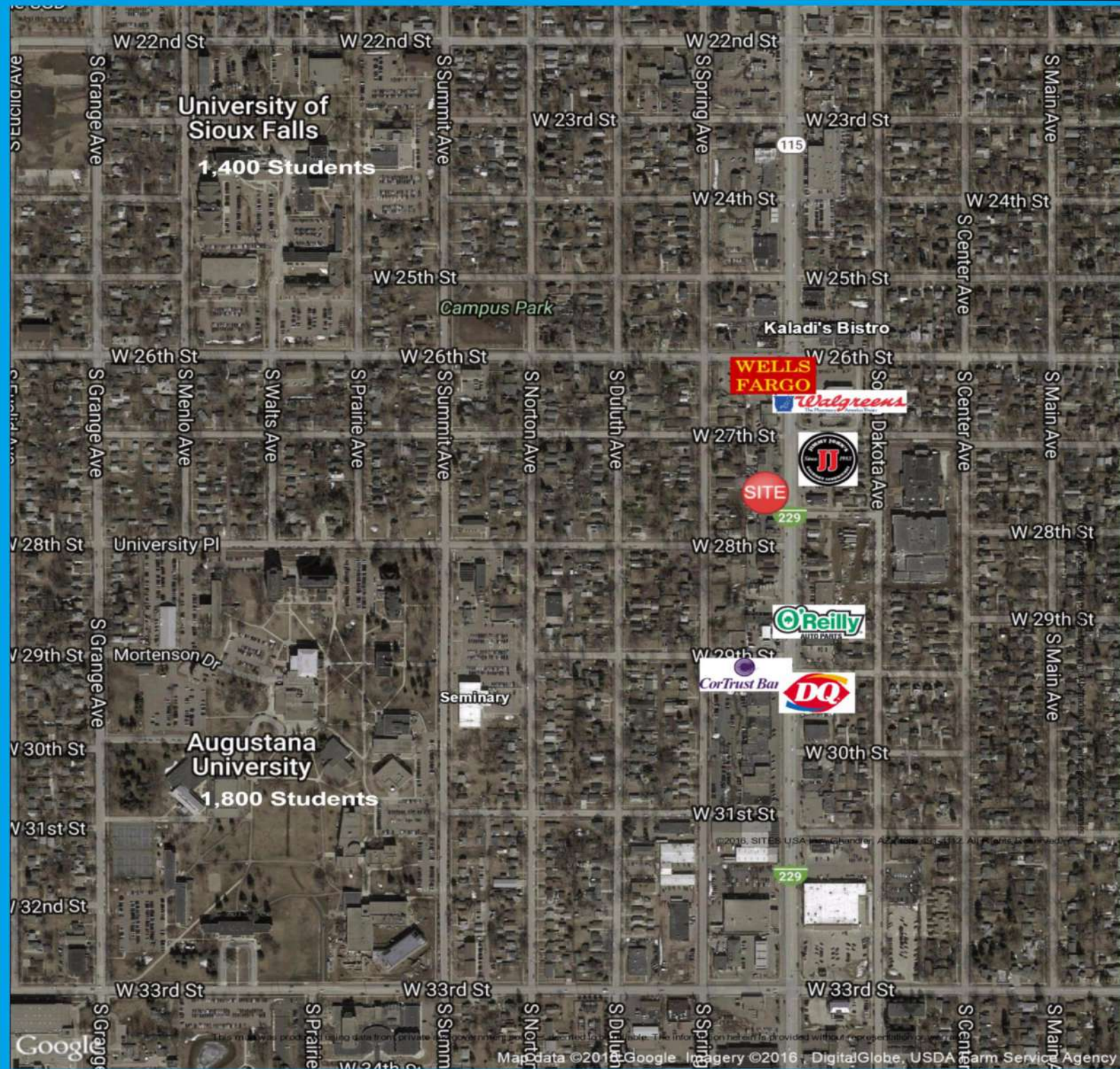


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Aerial



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