

**FOR  
LEASE**

## 10TH ST RESTAURANT

PRIME EAST 10TH STREET LOCATION



2800 EAST 10TH STREET  
SIOUX FALLS, SD 57103



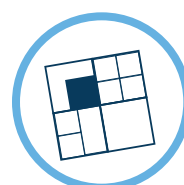
### SIZE

1,832 sq. ft.



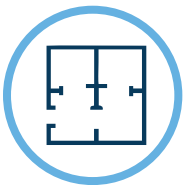
### PRICE

\$30 PSF NNN  
NNN Estimated  
at \$4.62 PSF



### ZONING

RE3: Retail



### LAYOUT

This space is currently  
setup as a QSR that  
has been operating  
there for over 30 years.



### TRAFFIC

Daily traffic count  
of 30,900 vehicles



### COTENANCY

AutoZone, Fry'n Pan,  
Hy-Vee, Austad's, Upper  
Cut, Tomacelli's and Super 8

Information deemed reliable, but not guaranteed.



2571 S Westlake Drive #100  
Sioux Falls, SD 57106  
605.361.8211 | VBCcommercial.com



**605.310.4509**  
mike.knudson@vbclink.com

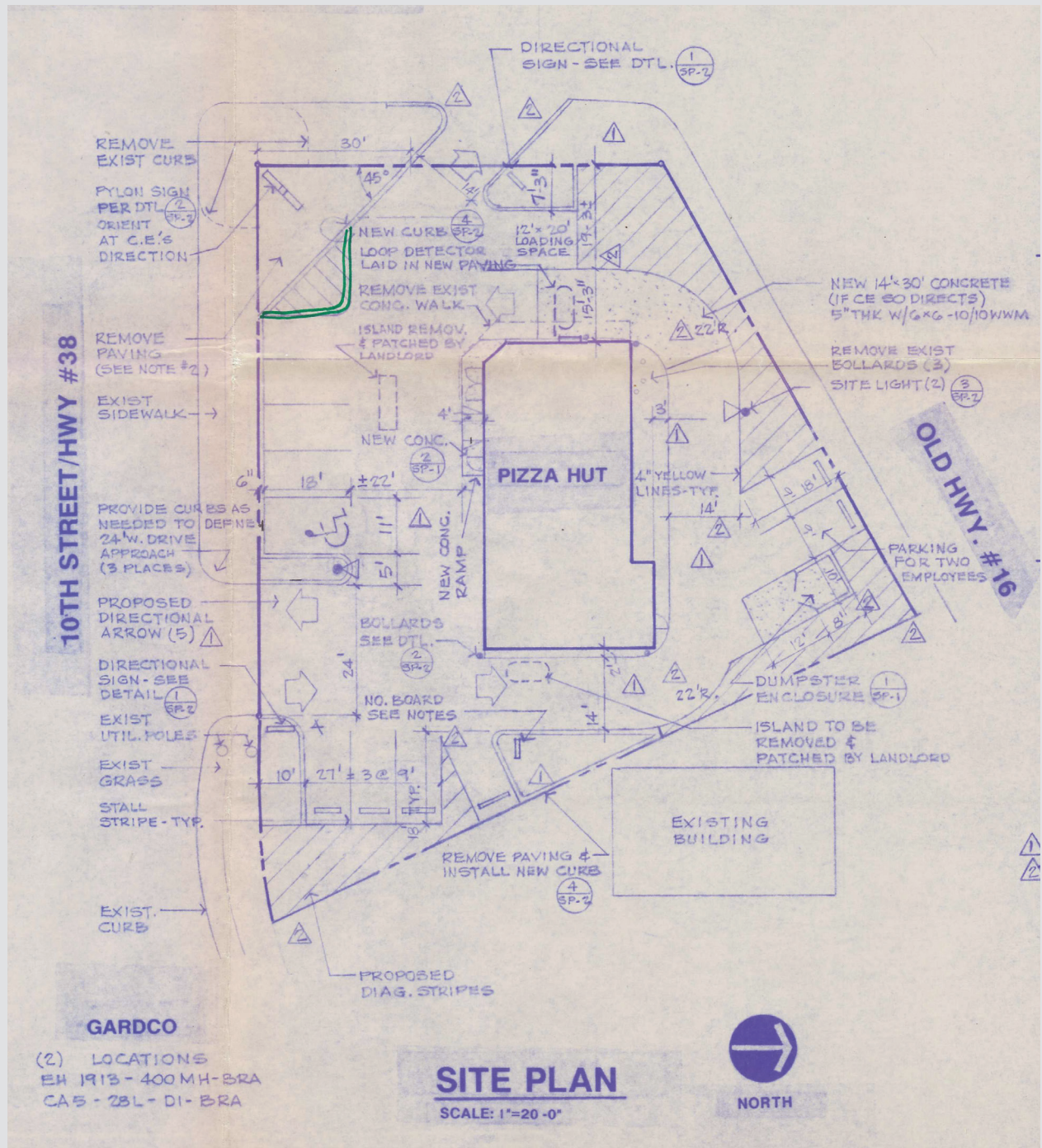


# AERIAL MAP





# SITE PLAN

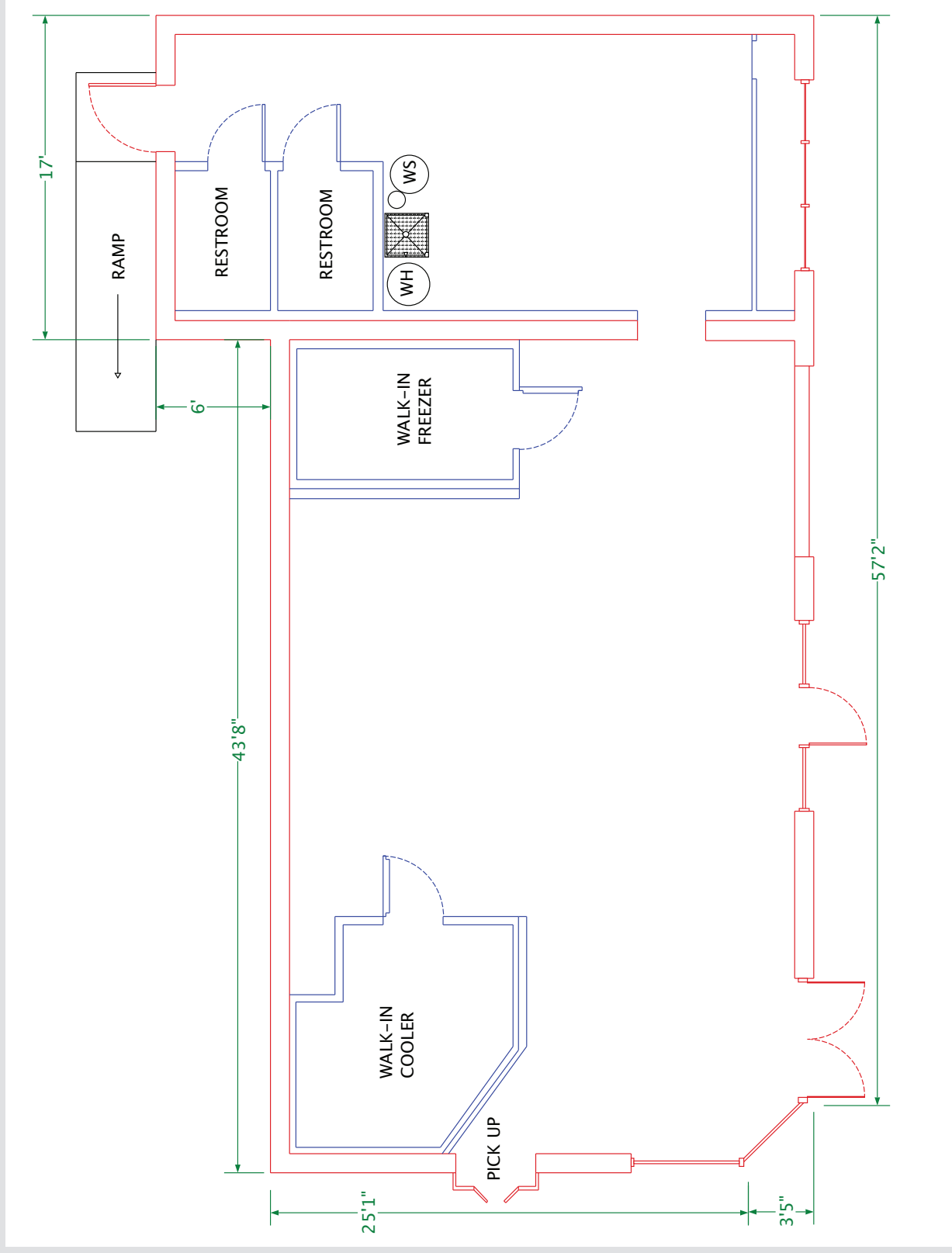


# SITE PLAN





# FLOOR PLAN



# PHOTOS

