



CARIBOU INVESTMENT

3501 EAST 10TH STREET | SIOUX FALLS, SD 57103



SIZE

Building: 2,500 sqft
Parcel: 0.77 acre



LAYOUT

The property is a freestanding QSR building, including drive-thru window/lane and outdoor patio. The interior consists of a dining room, back-of-house kitchen, POS counter & restrooms.



CO-TENANCY

HyVee, Runnings, Taco Bell, KFC, Jimmy John's, Valvoline, Applebee's, Dollar Tree, Planet Fitness, Pizza Ranch, Austad's, Flyboy Donuts



PRICE

\$1,640,000 (5.75% cap)



TRAFFIC

22,900 vehicles per day



LOCATION

High profile location near the signalized intersection of East 10th Street and Bahnson avenue.

Information deemed reliable but not guaranteed.



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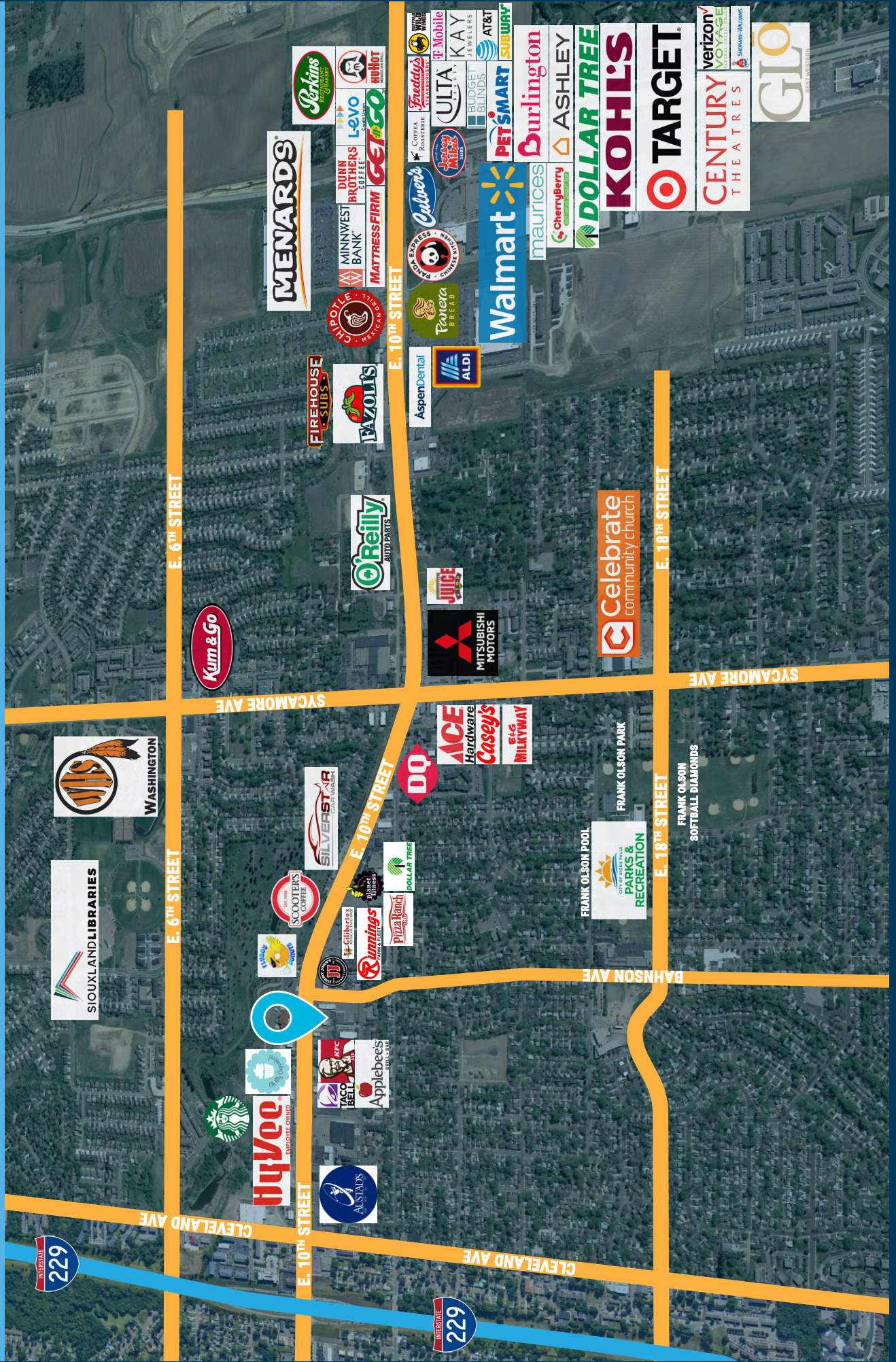
2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106



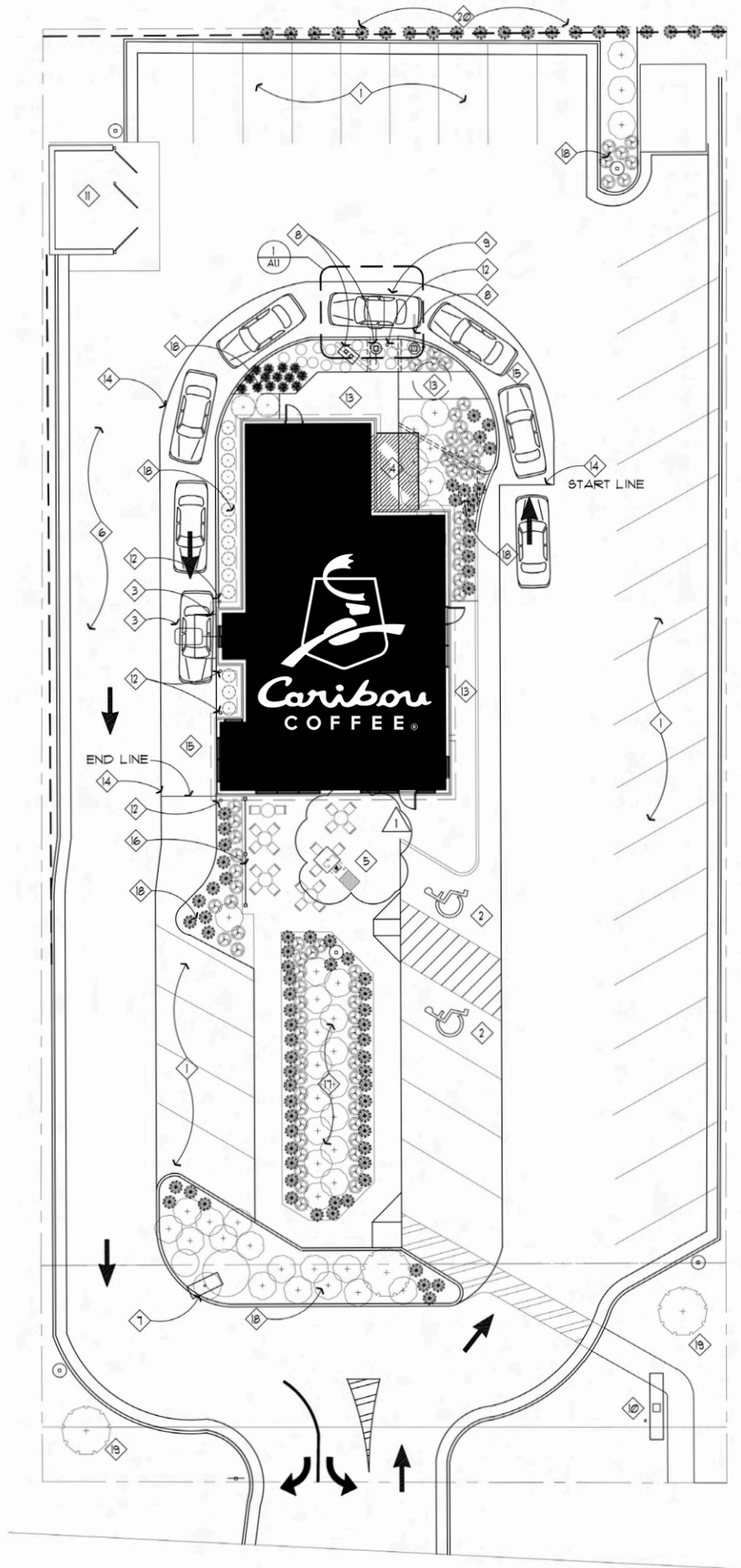
605.376.0127

Ryan@VBCLink.com

AREA RETAIL MAP

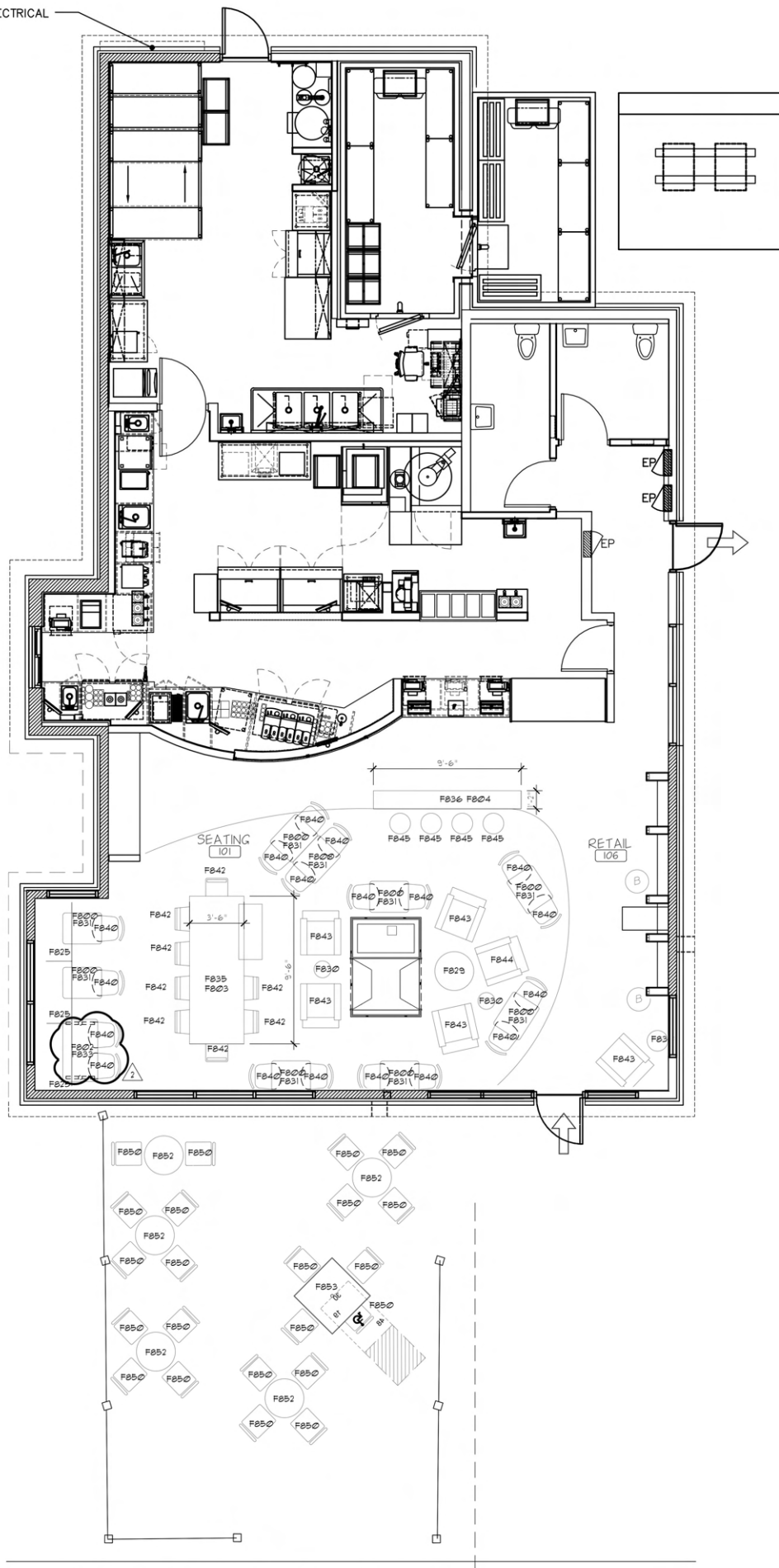


SITE PLAN

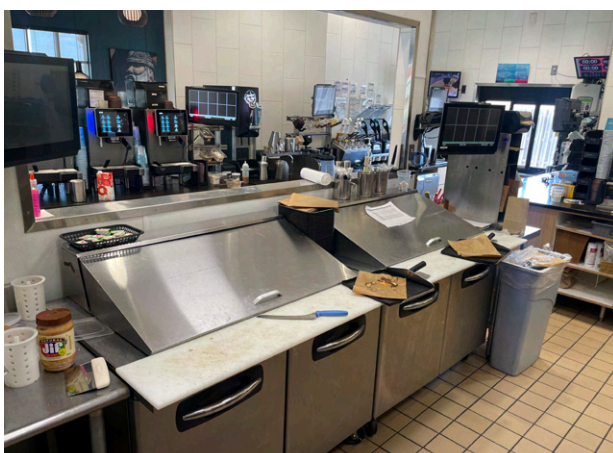
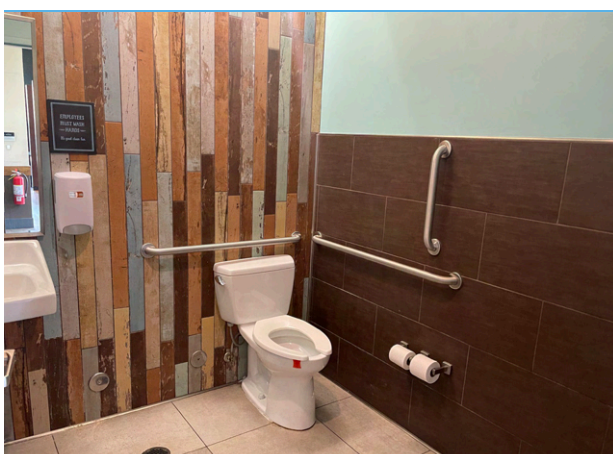


FLOOR PLAN

EXISTING ELECTRICAL
SERVICE



PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT THE TENANT



Caribou Coffee Company is an American coffee company and coffeehouse chain. Based out of Edina, Minnesota, Caribou operates over 700 locations in 19 states and 10 international markets. They are part of the Panera Brands' portfolio.

Caribou has 20 locations throughout South Dakota, nine of which are in Sioux Falls. The East 10th Caribou location is a corporate store currently in its initial term of a 10-year lease.

