

**FOR SALE  
OR LEASE**

# QSR FREESTANDER

## East 10th Street



3501 East 10th Street  
Sioux Falls, SD 57103



### size

Building: 2,500 sqft  
Parcel: 0.77 acre



### price

SALE: \$1,640,000  
LEASE: \$29 / sqft NNN



### traffic

22,900 vehicles per day



### 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 and restrooms



### location

High-profile location near the signalized intersection of East 10th Street and Bahnsen Avenue.



### co-tenancy

HyVee, Runnings, Taco Bell, KFC, Starbucks, Jimmy John's, Valvoline, Applebees, Dollar Tree, Planet Fitness, Pizza Ranch, Austad's, Flyboy Donuts and more!

Information deemed reliable but not guaranteed.



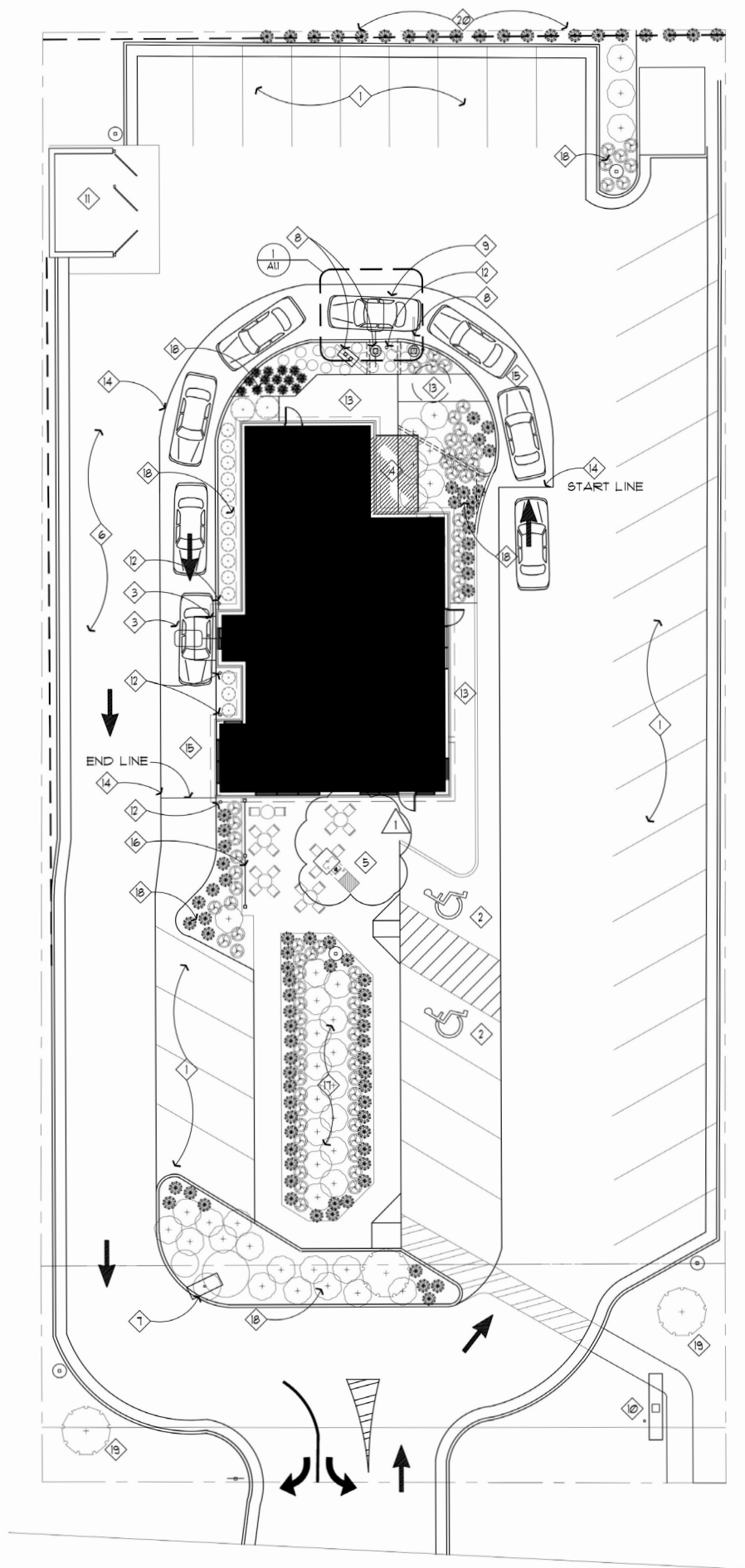
Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
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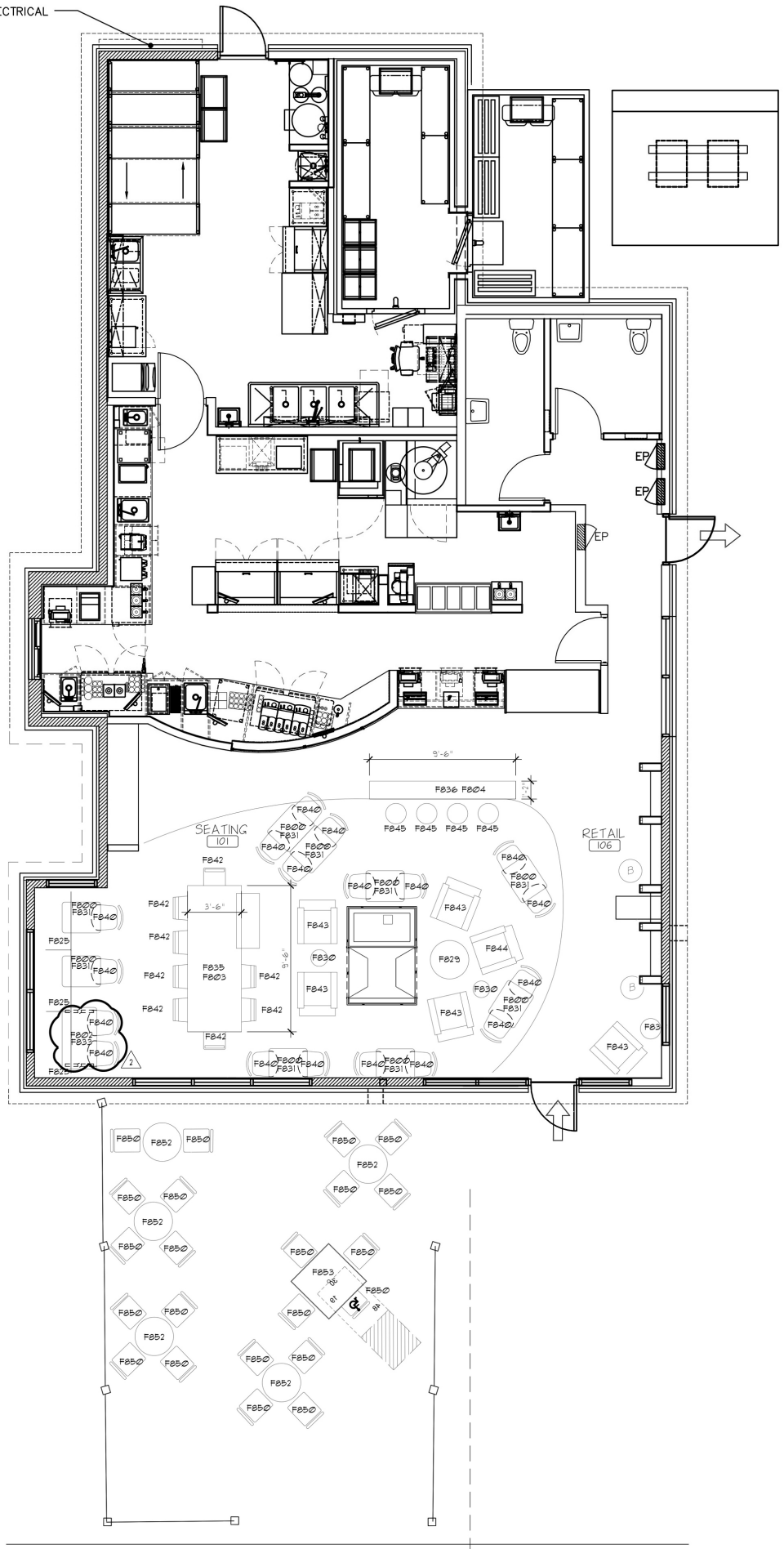


# SITE PLAN

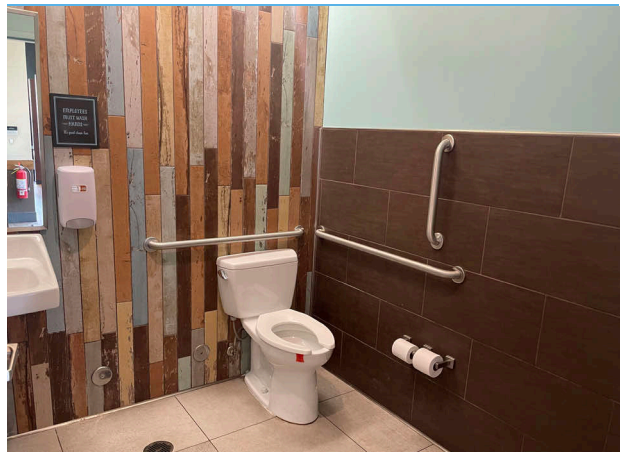


# FLOOR PLAN

EXISTING ELECTRICAL SERVICE



# PROPERTY PHOTOS



# PROPERTY PHOTOS

