

LLOYD
COMPANIES

CLUB DAVID BUILDING & BUSINESS

Downtown Sioux Falls



212 W. 10th Street,
Sioux Falls, SD 57104

FOR SALE

\$1,495,000
8,300 SF

SIZE

- Lot Size: 8,300 SF
- First Floor: 4,300 Sq. Ft.
- Second Floor: 2,000 Sq. Ft.
- Outdoor Patio: 1,600 Sq. Ft.
- Third Floor Office/Warehouse: 2,000 Sq. Ft.

PRICE

- \$1,495,000

LOCATION

- Tremendous opportunity to own an iconic property in Downtown Sioux Falls! Property falls within Opportunity Zone (Buyer to confirm).

DESCRIPTION

- Liquor License included in sale!
- All FF&E included - Fantastic deal!
- West half built in the late 1880s and East half built in 1943
- Complete "turn key" deal
- Main floor has coat check room, large wrap-around bar, kitchen, dance floor and stage
- Second floor has another bar, game room and separate restroom facilities
- Outdoor second level patio is the best in Sioux Falls!
- State-of-the-art sound system and 11 flat screen televisions with one projector
- Building is named on the Historic Registry
- 2019 Taxes: \$11,046.36
- Contact Broker for showing instructions

Find out more at Lloydcompanies.com

SCOTT BLOUNT

605 231-1882

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CLUB DAVID BUILDING & BUSINESS

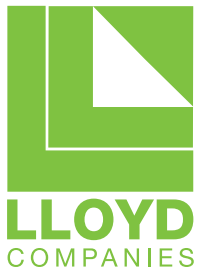
Downtown Sioux Falls



PROPERTY FEATURES

- Kitchen with 8' hood system (system is not currently used)
- Bar has 8 taps
- 2 walk-in coolers
- 3 reach-in freezers in the lower level
- The property was a complete remodel in 2007 with new HVAC (17 tons), electrical, air exchange system and plumbing
- Currently has 4 video lottery machines
- Men's and women's restroom on the main level and second level
- One employee restroom
- Third story office and warehouse area is 2,000 Sq. Ft.
- Security system with 16 cameras and motion sensors
- Sprinkled throughout all three stories
- Fantastic opportunity in Downtown Sioux Falls for a complete turn-key operation

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CLUB DAVID BUILDING & BUSINESS Downtown Sioux Falls



DOWNTOWN STATS

Downtown Employees: 9,230

Downtown Residents: 2,533

Information provided by DTSF 2019 Annual Report

Estimated Annual Pedestrians: 2,920,000

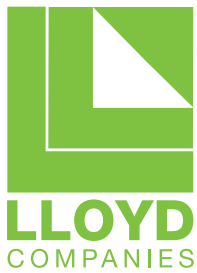
2019 Residential & Commercial Building Permit Valuation: \$48,800,000

Estimated annual visitors to Falls Park & Downtown: 930,923

DOWNTOWN MAP

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Downtown Sioux Falls

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,204	76,193	124,493
2010 Total Population	16,483	75,980	144,300
2013 Total Population	16,864	76,850	150,347
2013 Group Quarters	1,182	5,488	6,084
2018 Total Population	17,717	79,532	161,165
2013-2018 Annual Rate	0.99%	0.69%	1.40%
Household Summary			
2000 Households	7,843	31,595	49,914
2000 Average Household Size	2.09	2.28	2.40
2010 Households	7,235	31,257	58,000
2010 Average Household Size	2.11	2.26	2.38
2013 Households	7,468	31,845	60,736
2013 Average Household Size	2.10	2.24	2.38
2018 Households	7,917	33,201	65,345
2018 Average Household Size	2.09	2.23	2.37
2013-2018 Annual Rate	1.17%	0.84%	1.47%
2010 Families	3,203	16,919	34,886
2010 Average Family Size	3.05	2.96	3.01
2013 Families	3,262	17,090	36,495
2013 Average Family Size	3.04	2.95	3.01
2018 Families	3,371	17,503	38,957
2018 Average Family Size	3.04	2.95	3.01
2013-2018 Annual Rate	0.66%	0.48%	1.31%
Housing Unit Summary			
2000 Housing Units	8,419	33,052	51,860
Owner Occupied Housing Units	35.7%	54.3%	59.1%
Renter Occupied Housing Units	57.4%	41.3%	37.1%
Vacant Housing Units	6.8%	4.4%	3.8%
2010 Housing Units	8,040	33,824	62,229
Owner Occupied Housing Units	34.1%	50.3%	57.1%
Renter Occupied Housing Units	55.9%	42.1%	36.1%
Vacant Housing Units	10.0%	7.6%	6.8%
2013 Housing Units	8,133	34,311	64,857
Owner Occupied Housing Units	33.8%	49.8%	57.1%
Renter Occupied Housing Units	58.0%	43.0%	36.5%
Vacant Housing Units	8.2%	7.2%	6.4%
2018 Housing Units	8,537	35,596	69,383
Owner Occupied Housing Units	34.0%	49.8%	57.8%
Renter Occupied Housing Units	58.7%	43.5%	36.3%
Vacant Housing Units	7.3%	6.7%	5.8%
Median Household Income			
2013	\$32,033	\$39,794	\$50,828
2018	\$35,000	\$44,773	\$63,172
Median Home Value			
2013	\$130,278	\$151,932	\$179,846
2018	\$169,317	\$195,957	\$226,700
Per Capita Income			
2013	\$19,829	\$23,250	\$27,954
2018	\$22,776	\$26,881	\$32,836
Median Age			
2010	33.7	34.0	34.4
2013	34.1	34.4	34.7
2018	35.0	35.3	35.6

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