



DOWNTOWN RESTAURANT

523 West 10th Street

Highly Visible Building for Lease



523 West 10th Street
Sioux Falls, SD 57104



size

1,586 sqft



price

\$16.00 per foot (NNN)



location

Site is located at the corner of West 10th Street and Duluth Avenue, 2 blocks west of Minnesota Avenue.



tia

Landlord is offering \$20/foot for Tenant's buildout. Building delivered as a 'warm dark shell'.



traffic

10,100 westbound cars per day



co-tenancy

Five Guys Burgers and Fries, Argus Leader, Historic Loop Centre, CenturyLink, Downttown Sioux Falls.

Information deemed reliable but not guaranteed.



Lake Lorraine | 2571 S. Westlake Drive #100
Sioux Falls, South Dakota 57106
VBCLink.com | 605.361.8211



605.376.0127
Ryan@VBCLink.com

AERIAL MAP

SITE



FAMILY DOLLAR

Safelite
AutoGlass

CANFIELD
Making Space. Better.

GOODYEAR

FIVE GUYS
BURGERS and FRIES

MAHLANDER'S
APPLIANCE AND LIGHTING

First Bank & Trust

Marlins
FAMILY RESTAURANT

CenturyLink

10th Street

Argus Leader

Bank Midwest

the Y
YMCA

EmBE
EMERGENCY MEDICAL SERVICES

12th Street

DAYLIGHT DONUTS

Kinetico
water systems

First Lutheran Church

WASHINGTON PAVILION

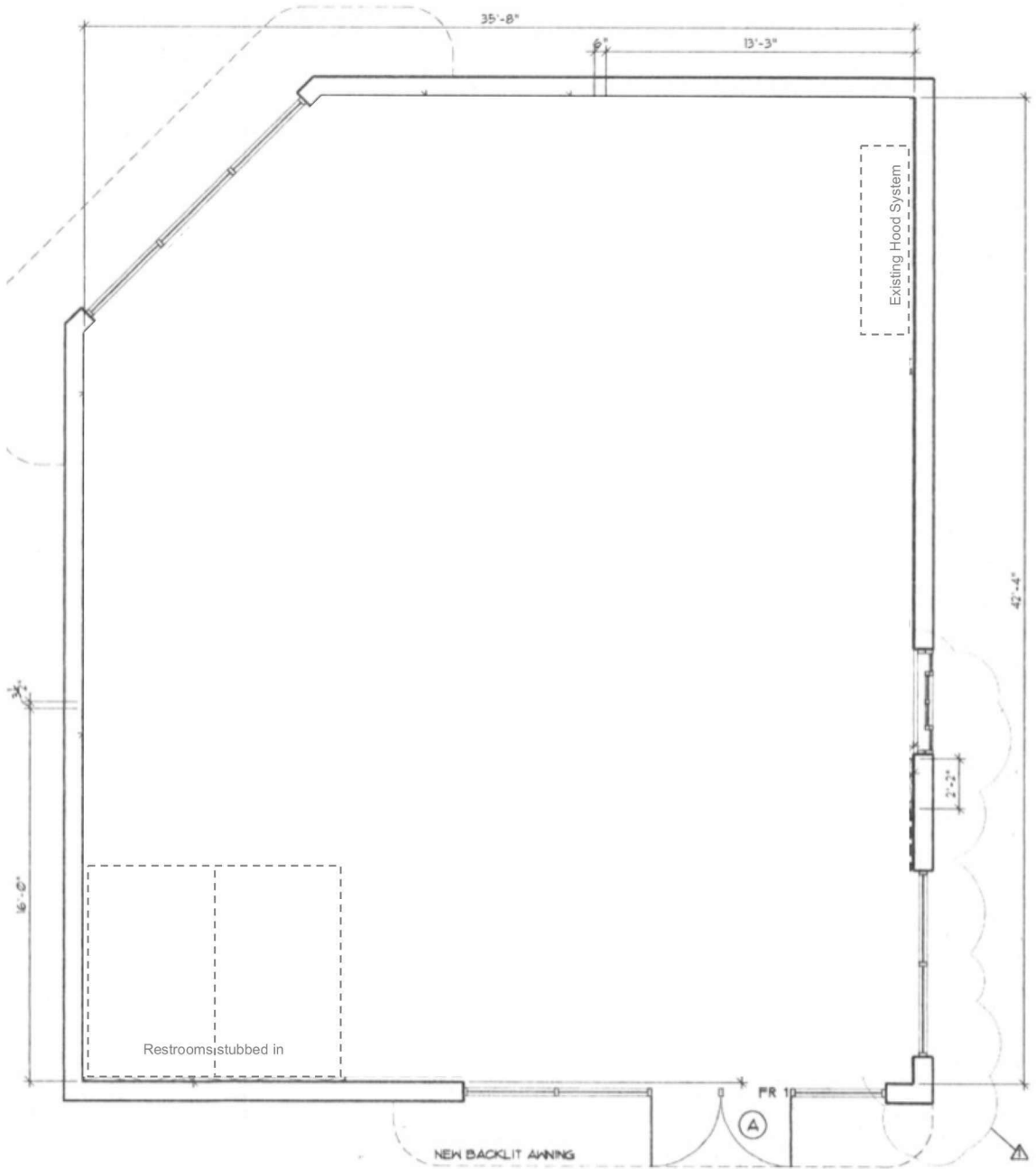
STARBUCKS COFFEE

Minnesota Avenue

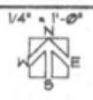
Minnesota Avenue



FLOOR PLAN



A ARCHITECTURAL FLOOR PLAN
GROSS SQ. FT. • 1510



PHOTOS

