

LLOYD
COMPANIES

CLUB DAVID BUILDING & BUSINESS

Downtown Sioux Falls

PRICE REDUCED!



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

FOR SALE

\$1,390,000
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

- \$1,390,000

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
- Taxes due in 2021: \$11,125.70
- Contact Broker for showing instructions

Find out more at Lloydcompanies.com

SCOTT BLOUNT

605 231-1882

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CLUB DAVID BUILDING & BUSINESS

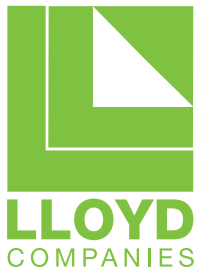
Downtown Sioux Falls



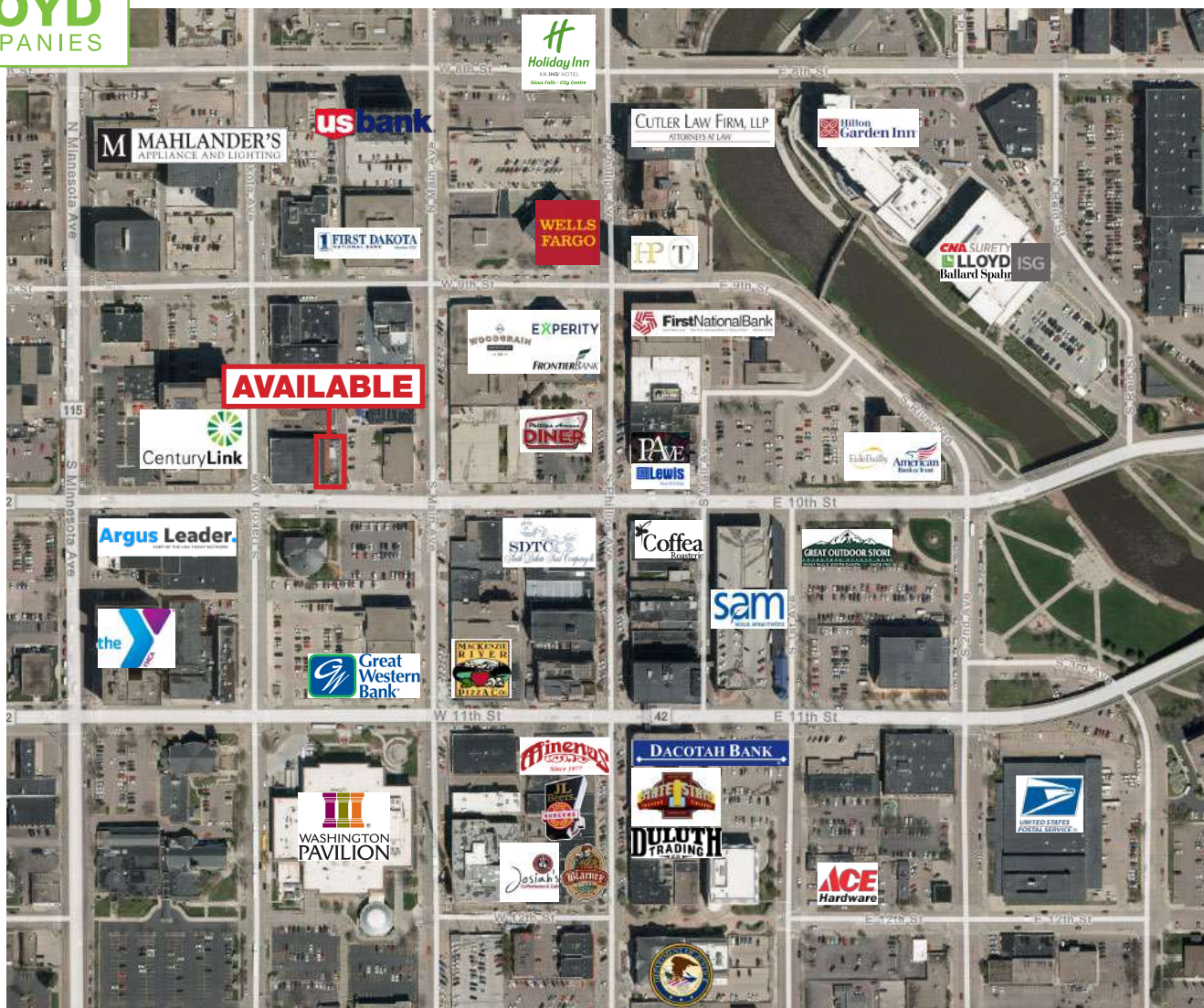
PROPERTY FEATURES

- 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

Estimated Annual Pedestrians:
2,920,000

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

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

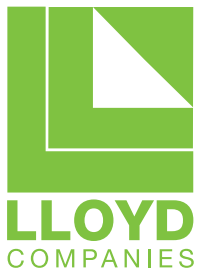
Downtown Employees: 9,230

Downtown Residents: 2,533

Information provided by DTSF 2019
Annual Report

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DOWNTOWN MAP



CLUB DAVID BUILDING & BUSINESS

Downtown Sioux Falls

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,241	77,570	123,774
2010 Total Population	16,620	77,308	141,446
2020 Total Population	18,696	85,186	167,903
2020 Group Quarters	1,247	5,466	6,068
2025 Total Population	20,011	89,932	181,658
2020-2025 Annual Rate	1.37%	1.09%	1.59%
2020 Total Daytime Population	27,293	110,022	199,080
Workers	18,864	70,990	120,457
Residents	8,429	39,032	78,623
Household Summary			
2000 Households	7,851	32,004	49,681
2000 Average Household Size	2.10	2.29	2.39
2010 Households	7,259	31,582	57,036
2010 Average Household Size	2.12	2.27	2.37
2020 Households	8,347	35,425	68,407
2020 Average Household Size	2.09	2.25	2.37
2025 Households	9,018	37,666	74,271
2025 Average Household Size	2.08	2.24	2.36
2020-2025 Annual Rate	1.56%	1.23%	1.66%
2010 Families	3,228	17,392	34,181
2010 Average Family Size	3.05	2.97	3.01
2020 Families	3,483	18,557	39,946
2020 Average Family Size	3.07	2.99	3.02
2025 Families	3,689	19,433	43,041
2025 Average Family Size	3.08	2.99	3.03
2020-2025 Annual Rate	1.16%	0.93%	1.50%
Housing Unit Summary			
2000 Housing Units	8,436	33,468	51,626
Owner Occupied Housing Units	36.1%	54.7%	59.0%
Renter Occupied Housing Units	57.0%	40.9%	37.2%
Vacant Housing Units	6.9%	4.4%	3.8%
2010 Housing Units	8,065	34,134	61,246
Owner Occupied Housing Units	34.8%	51.5%	56.7%
Renter Occupied Housing Units	55.2%	41.0%	36.4%
Vacant Housing Units	10.0%	7.5%	6.9%
2020 Housing Units	9,275	38,265	72,938
Owner Occupied Housing Units	32.7%	49.4%	55.9%
Renter Occupied Housing Units	57.3%	43.2%	37.9%
Vacant Housing Units	10.0%	7.4%	6.2%
2025 Housing Units	9,968	40,560	78,932
Owner Occupied Housing Units	31.9%	49.1%	56.1%
Renter Occupied Housing Units	58.5%	43.8%	38.0%
Vacant Housing Units	9.5%	7.1%	5.9%
Median Household Income			
2020	\$37,570	\$48,687	\$56,904
2025	\$39,054	\$51,032	\$60,060
Median Home Value			
2020	\$125,990	\$154,069	\$190,682
2025	\$135,278	\$171,459	\$214,932
Per Capita Income			
2020	\$24,042	\$27,036	\$31,011
2025	\$25,650	\$28,888	\$33,519
Median Age			
2010	34.0	34.3	34.6
2020	36.1	36.1	36.3
2025	36.6	36.7	36.9

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