

FOR SALE OR LEASE

 **LLOYD**

South Sioux Falls Restaurant Space

5001 S. Western Ave.
Sioux Falls, SD 57108



SCOTT BLOUNT

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PROPERTY OVERVIEW



SOUTH-SIDE RESTAURANT SPACE

An unparalleled business opportunity awaits on Sioux Falls' vibrant south side, just off the I-229 Western exit. This expansive property, available for sale or lease, offers a sizable 9,206 square feet of space, complemented by a substantial capacity of 350 people inside and an expansive patio for over 150 guests. The venue features a well-appointed bar, fully-equipped kitchen, ample dining area, private casino room with a bar and fireplace, and a versatile conference/party room. Enjoy prime visibility with a combined traffic count of approximately 40,600 vehicles per day at the 57th & Western corner. Located within The Bridges at 57th St, a renowned shopping/commercial development, this property, built in 2005, comes with over 95 dedicated parking stalls. Elevate your business with this strategically positioned space!

FOR SALE
\$3,250,000

FOR LEASE
\$22.00/SF NNN

BUILDING SPECIFICATIONS

ADDRESS	5001 S. Western Ave. Sioux Falls, SD
BUILDING SIZE (SF)	9,206 +/-
LOT SIZE (SF)	60,374 +/-
LOT SIZE (Acres)	1.386 +/-
YEAR BUILT	2005
2023 REAL ESTATE TAXES PAYABLE IN 2024	\$32,035.20
PARKING	95 Stalls
SEATING CAPACITY	350 (Inside); ~150 (Patio)
ELECTRIC	1,600 Amp 3-Phase
BAR	Multiple Lines on Tap with Glycol System
LIQUOR LICENSE	Available; price negotiable
EST NNN	\$7.27 / SF*



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*Estimated NNN calculation on next page.

For Lease - Building Costs

*These numbers are based on estimates and are not guaranteed.



Size (SF)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
9,206 SF +/-	\$22.00/SF NNN	\$7.27	\$29.27/SF	\$269,459.62	\$22,454.97

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.37*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.65*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.25*
Total	-	\$7.27
CAM includes the following utilities: Water & Sewer and Trash		
*All numbers included are estimates and are subject to change.		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant	Mid-American Energy	No	Yes
Electricity	Paid by Tenant	Xcel Energy	No	Yes
Water	Paid by Tenant	City of Sioux Falls	Yes	No
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A



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Equipment & Space Details



- (2) Traulson 4-ft Reach In Coolers
- Fetco DBL Coffee Brewing System
- (5) True 6ft Sandwich Prep Tables
- Earthstone Open Fire Pizza Oven
- Southbend 6 Burner Gas Range
- 3-ft Garland Salamander
- 4-ft Southbend Gas Broiler
- (2) Mainstreet Deep Fryers
- (2) Pitco Deep Fryers
- Atosa Upright Reach In Freezer
- 3-well Servewell Steam Table
- 3 Compartment Sink
- Hobart Slicer
- Hobart Legacy Mixer
- Hobart 4-ft Rotisserie Oven
- Southbend Jacketed Steam Kettle
- Cleveland Steam Cabinet
- Southbend Double Stacked Convection Oven
- 12' x 6' Walk-In Beer Cooler
- (2) 12' x 6' Walk-In Cooler
- 12' x 6' Walk-In Freezer
- 22' x 12' Dry Storage Room

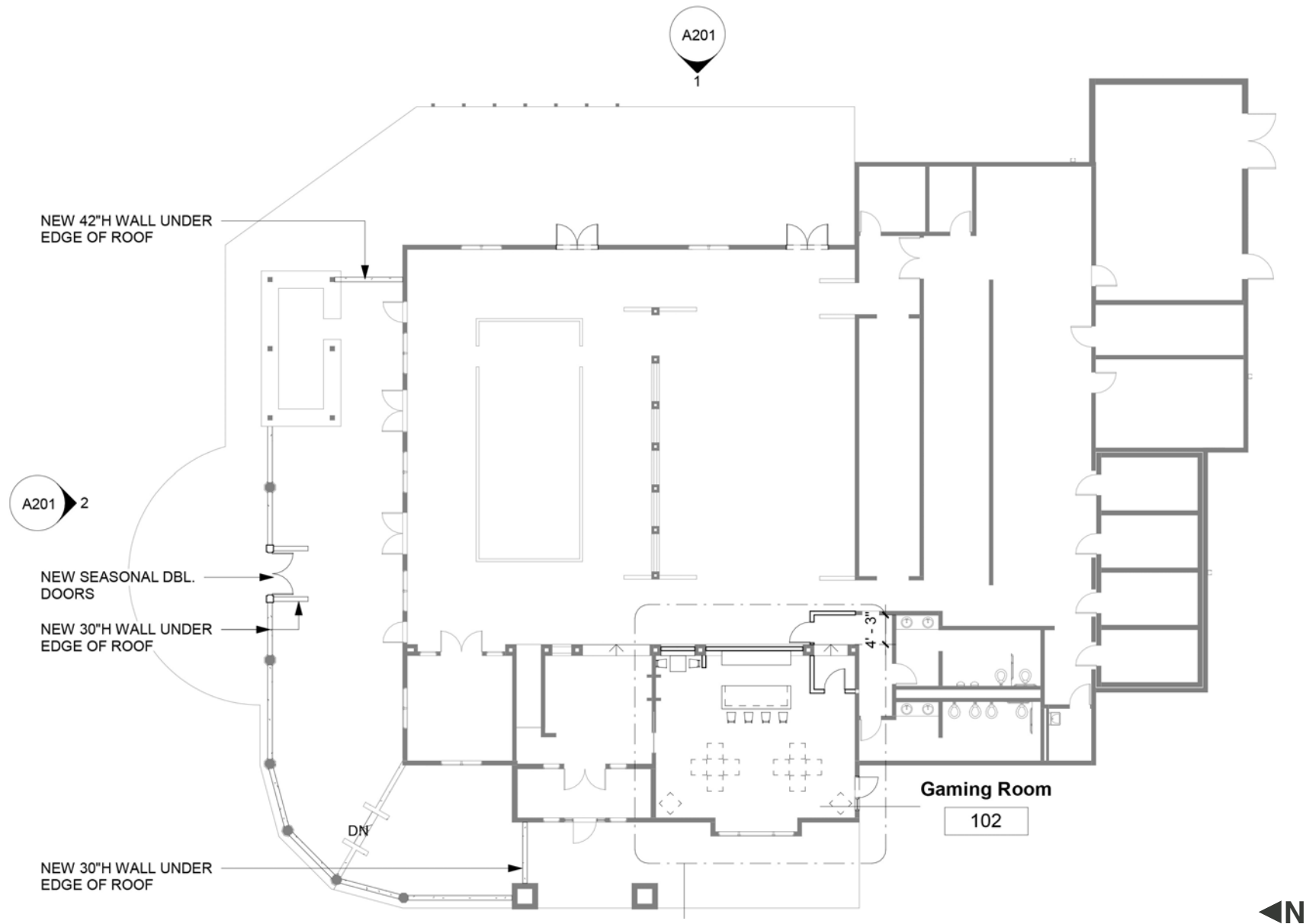


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Floor Plan

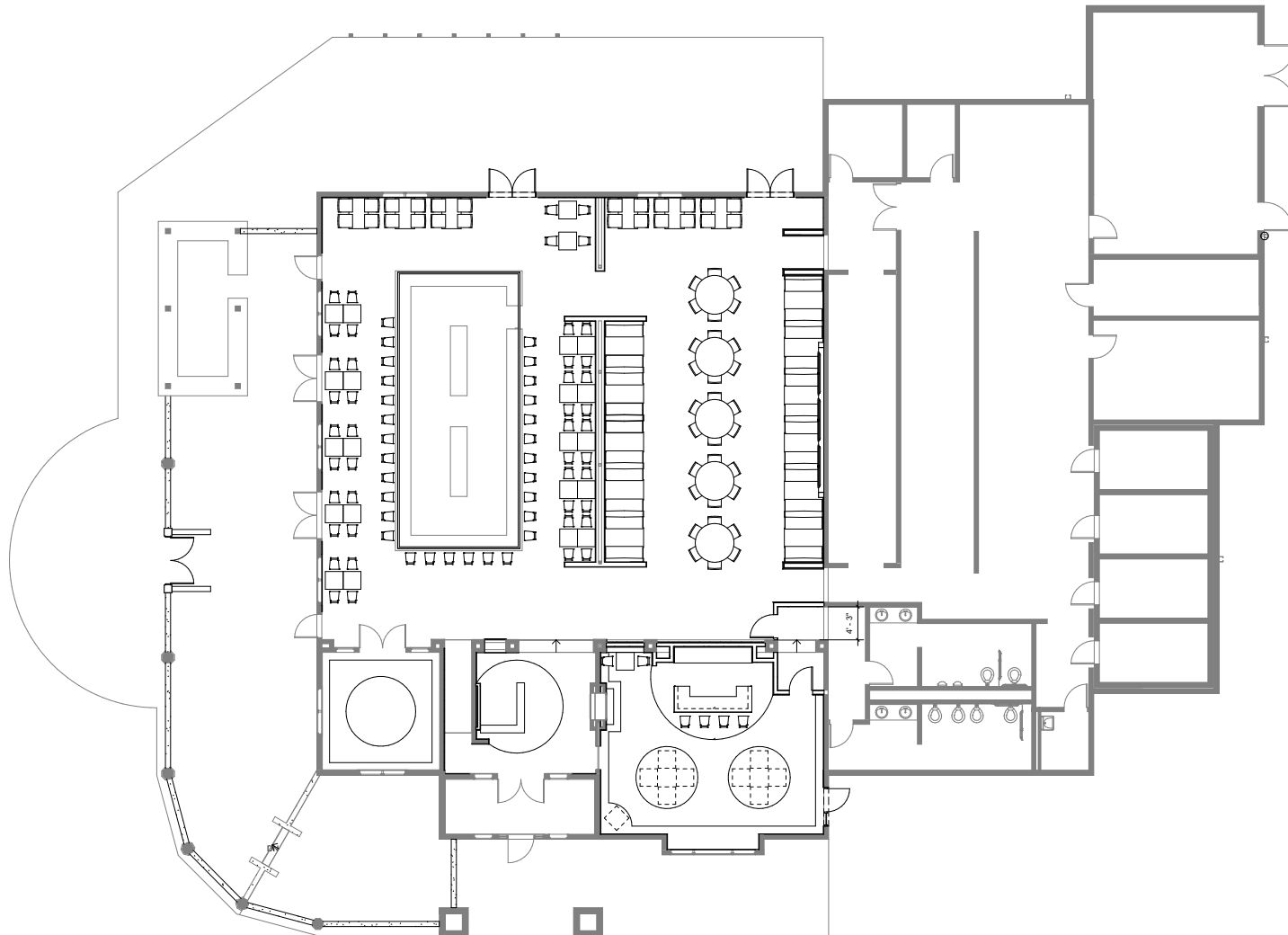


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Proposed Seating Plan



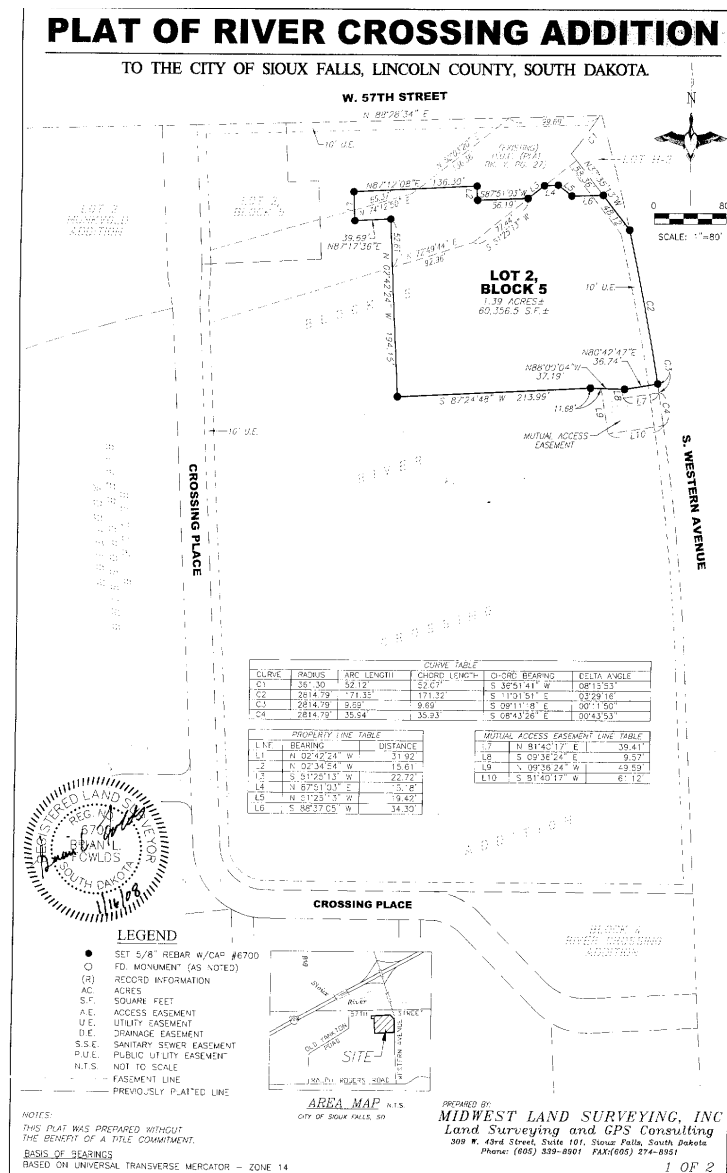
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Exterior



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Interior



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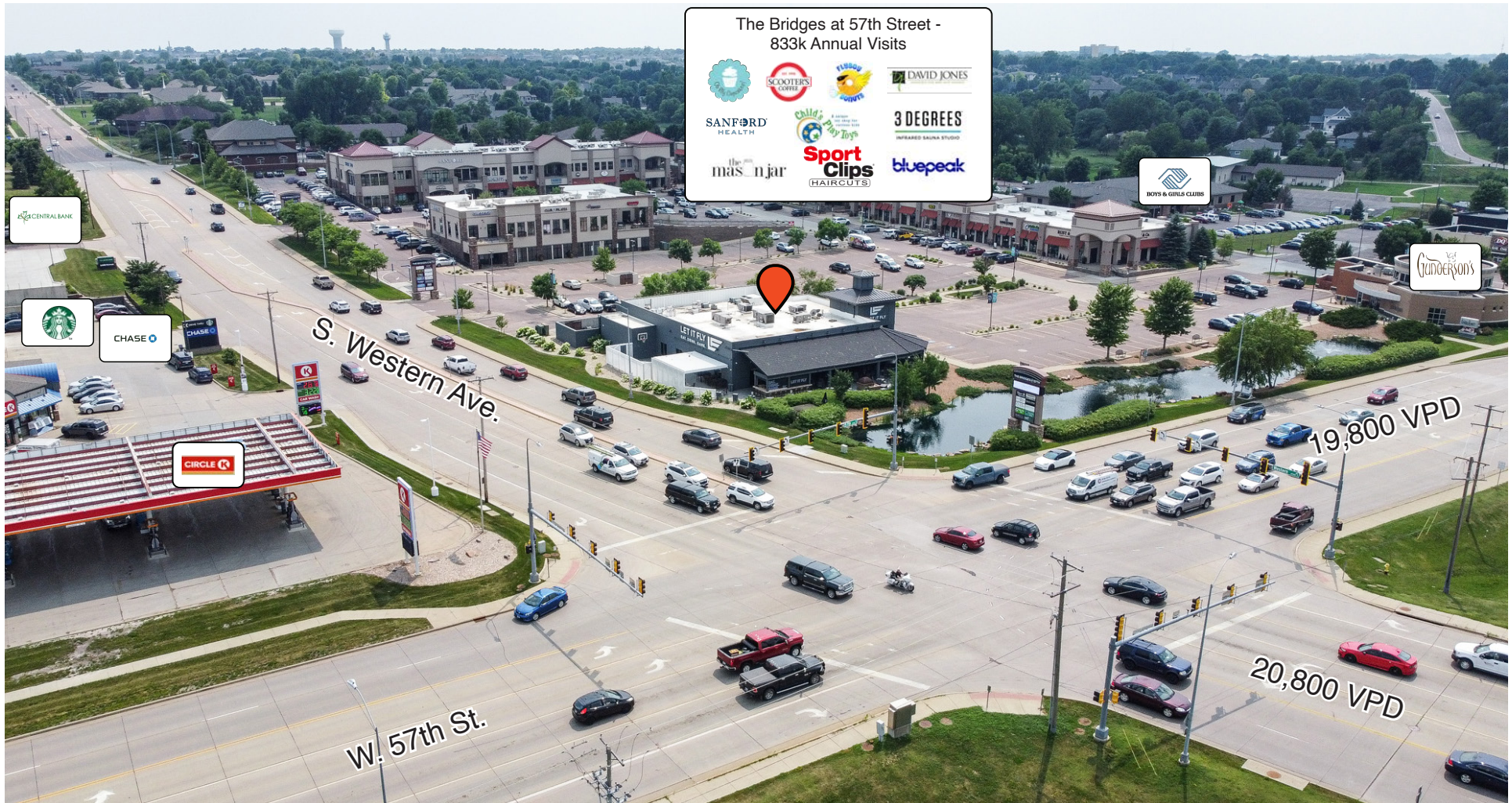
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Neighboring Tenants



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Neighboring Tenants



Boundaries are approximate.

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Site Aerial



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Neighborhood Map



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Area Map



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Sioux Falls Demographics



Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

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