


UNDER CONTRACT

**41ST STREET
QUICK SERVE RESTAURANT
FOR SALE**

1420 W 41ST STREET | SIOUX FALLS, SD



The background of the entire page is a faded image of a Taco John's restaurant. The building is a single-story structure with a tan-colored stucco exterior and a red-tiled roof. A large sign above the entrance reads "TACO JOHN'S" in a stylized font, with a smaller sign below it that says "The Fresh Taste of West-Mex". To the left of the entrance is a large menu board. The building has arched windows and doors. The address "1420" is visible on the wall. The sky is blue with some clouds.

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Property Facts



Lloyd Companies proudly presents a rare opportunity to own a quick service restaurant along Sioux Falls' iconic 41st Street corridor. As the original Taco John's location in Sioux Falls, this site carries strong local recognition and familiarity. The property features a **single-lane drive-thru** with a modest stacking area, ideal for streamlined operations or digital-first order models. The floor plan offers a full commercial kitchen, drive-thru window, dining area with seating for 69, and basement storage with a walk-in cooler. Contact Broker for FF&E details. Surrounded by some of Sioux Falls' most prominent retail and institutional anchors, including Costco, The Western Mall, The Empire Shopping District, Augustana University, the University of Sioux Falls, and the Sanford Health campus, this site is exceptionally well-positioned. With traffic counts over 20,100 vehicles per day and a daytime population of 16,387 within one mile, the location offers strong built-in demand.

- **Pricing:**
\$569,000*
- **Price / SF:**
\$258.05
- **Address:**
1420 W. 41st Street, Sioux Falls, SD 57105
- **County:**
Minnehaha
- **Gross Building Area (GBA):**
2,205 SF +/-
- **Site Size:**
0.40 Acres +/- (17,408 SF+/-)
- **Year Built:**
1971
- **Real Estate Taxes:**
\$7,504.98 (2024 Taxes payable in 2025)
- **Zoning:**
C-2
- **Furniture, Fixtures, & Equipment (FF&E):**
See page 7
- **Parking:**
23 surface stalls
- **Availability:**
July 2025
- **Occupancy:**
0%



*Offered price includes a five-year restrictive covenant prohibiting the operation of a restaurant whose primary menu offerings are substantially similar in concept, cuisine, or branding to that of a traditional Mexican restaurant. The seller may agree to remove this restriction upon payment of an additional \$40,000.

Parcel Map



Parcel ID

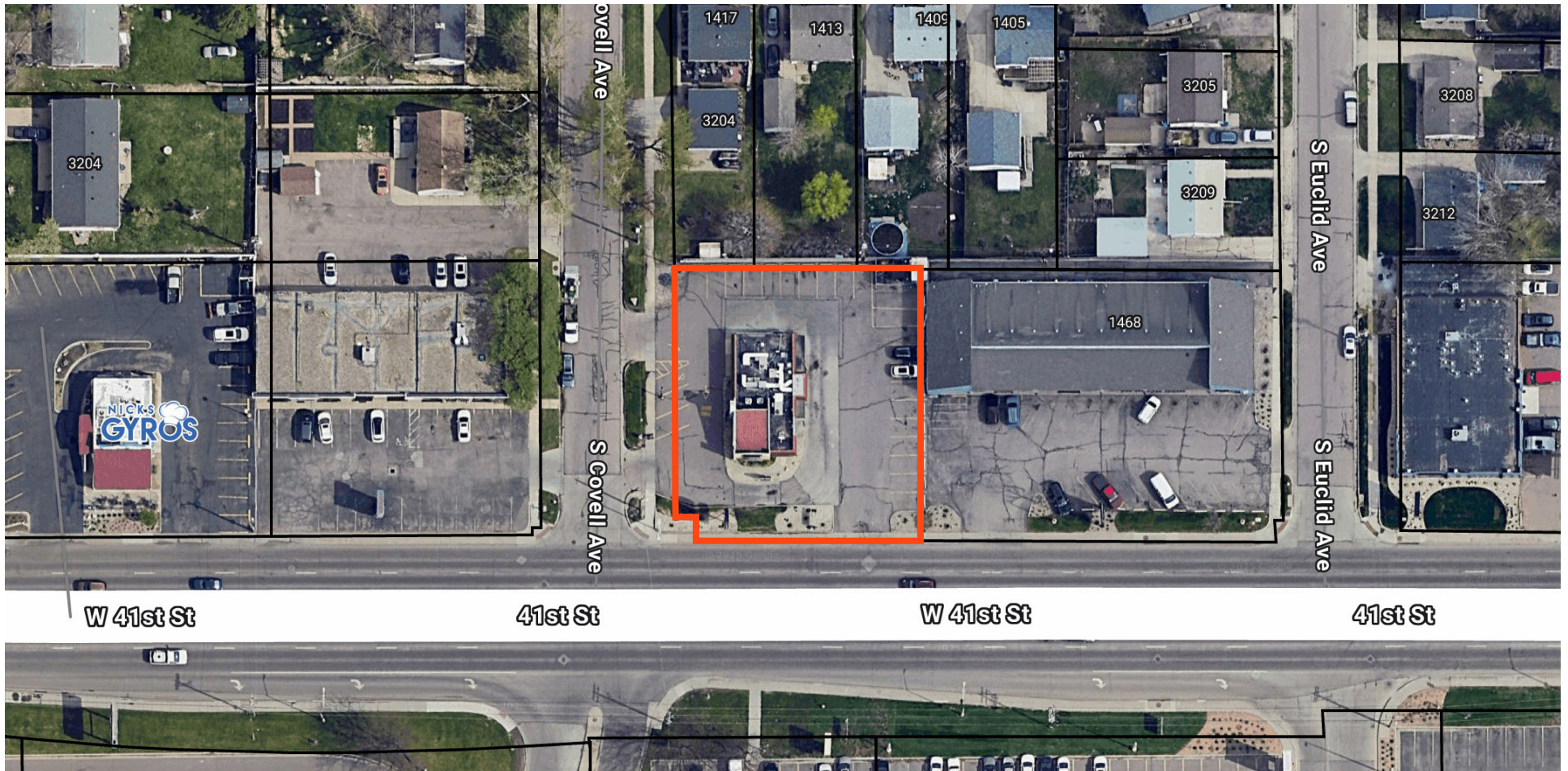
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Size

0.40 Acres

**2024 Taxes
(Payable 2025)**

\$7,504.98



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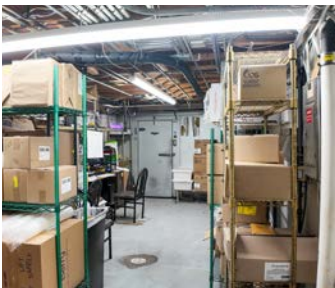
605.231.1882

| scott@lloydcompanies.com

Exterior Photos



Interior Photos



FF&E Included in Sale Price



- Class 1 Hood System
- Class 2 Hood System
- Walk-in Cooler with racking
- Walk-in Freezer with racking
- Kintera Upright Reach-in Freezer
- Frymaster Double Fryer
- 3 Compartment Sink
- Numerous Stainless Steel Tables
- All Wire Shelving Up & Down
- Headset System
- Menu Board, interior & exterior
- Condiment Cabinet
- All Tables & Booth

Area Economic Drivers



Founded in 1860, Augustana is a private liberal arts institution offering more than 100 academic pathways. Its close proximity adds consistent weekday traffic from students, faculty, and campus visitors.

 **2,659 Students**



EMPIRE PLACE


EMPIRE EAST

Anchored by The Empire Mall and surrounded by national retailers and restaurants, this district is Sioux Falls' top shopping destination.

 **13.9M Annual Visits**



Sanford Health's flagship campus in Sioux Falls is the largest hospital in South Dakota, featuring 545 beds and over 80 medical specialties.

 **12,000+ Employees**



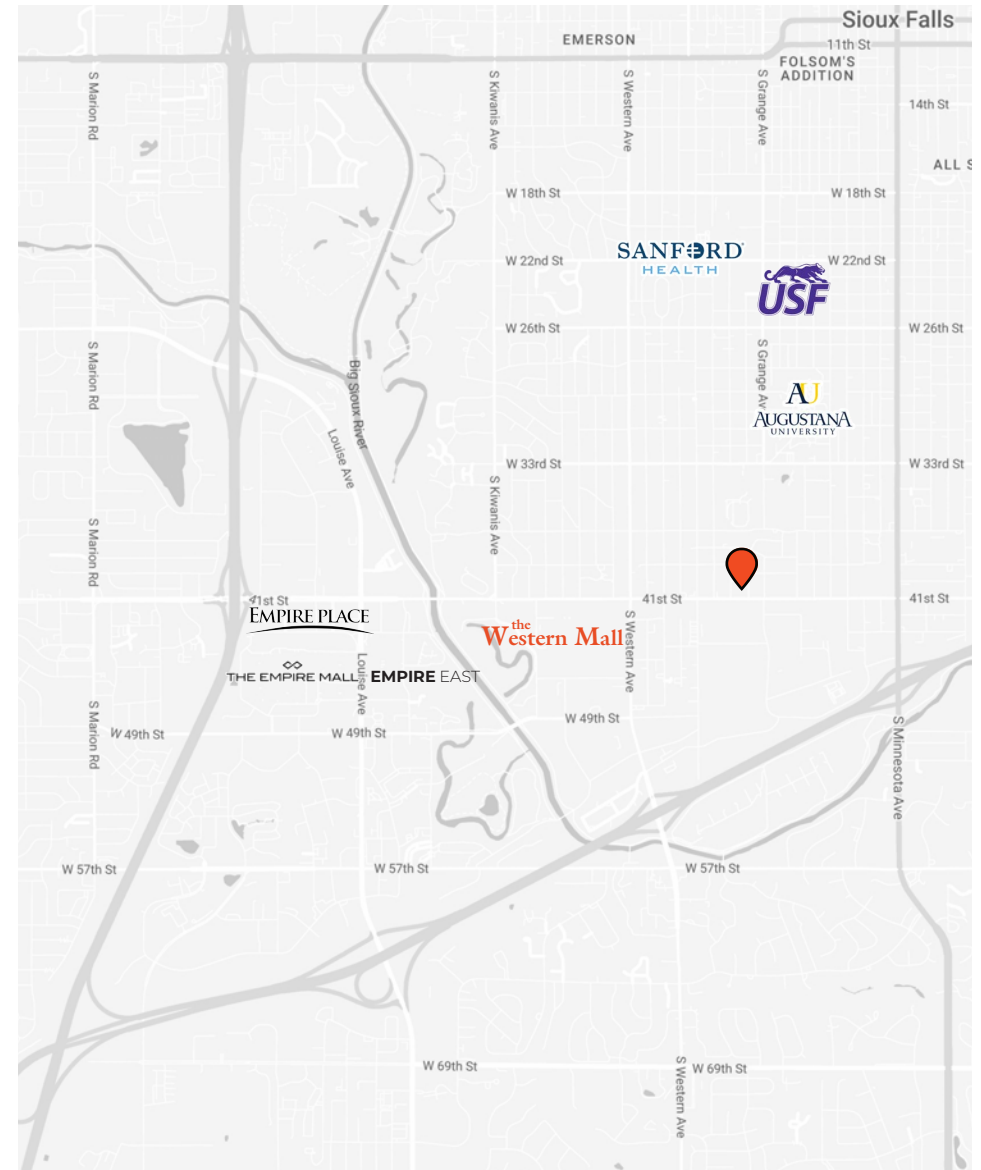
A private Christian university offering 90+ programs, USF is located just minutes away and adds steady weekday traffic from students, staff, and visitors.

 **1,150 Students**

A major retail destination along 41st Street, anchored by Scheels and Best Buy. With 4.6 million annual visits, it draws consistent traffic and supports a strong mix of dining, shopping, and service-based tenants.

 **4.6M Annual Visits**

the Western Mall



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2024 AREA DEMOGRAPHICS

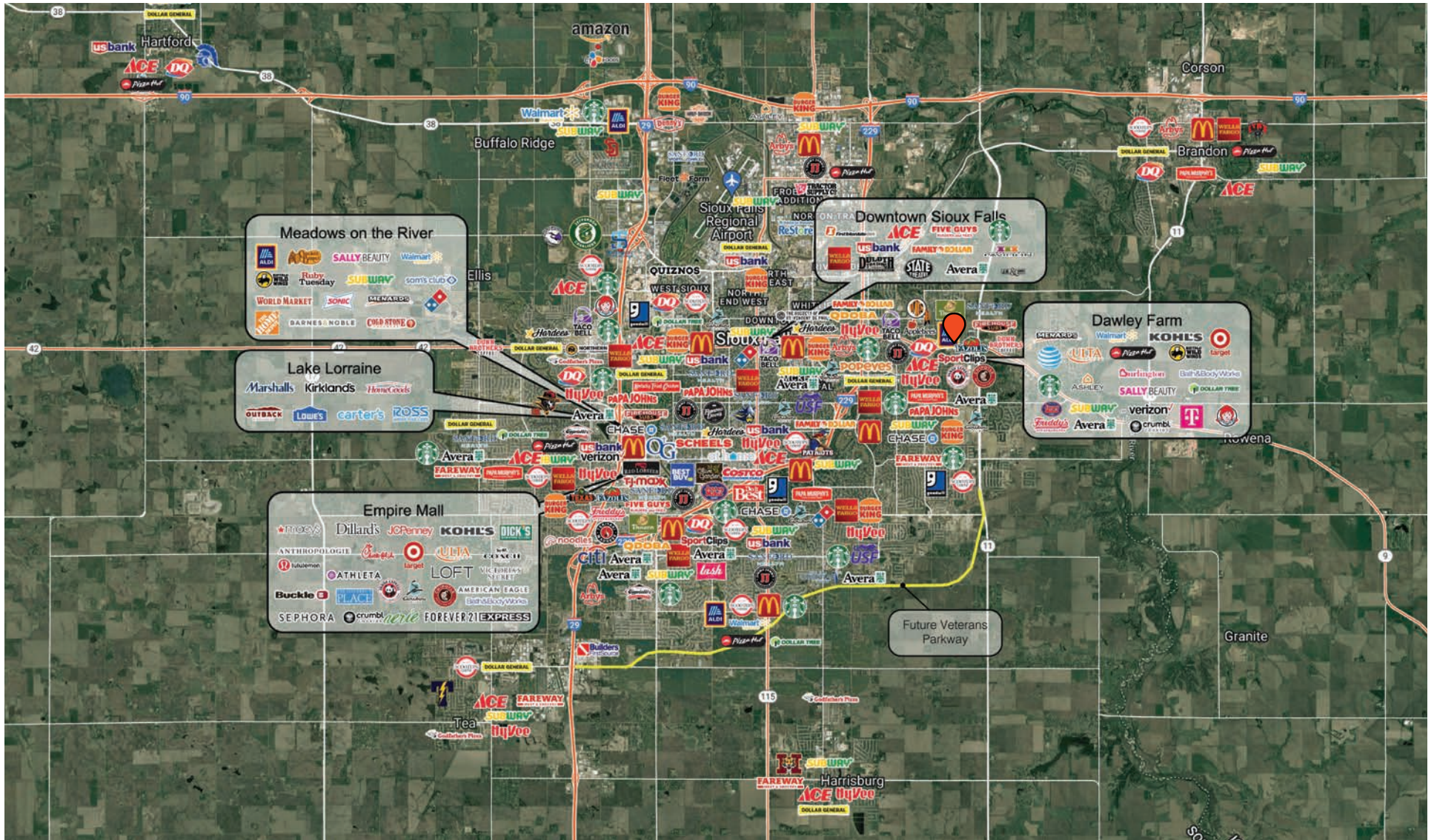
	1 mile	3 miles	5 miles	MSA
Total Population	9,176	97,394	199,576	311,500
Projected Population (2029)	9,310	103,694	215,082	336,494
Daytime Population	16,387	135,925	215,115	311,087
Median Age	35.3	37.4	36.0	36.4
Area Households	4,000	42,467	81,428	122,443
Median Household Income	\$64k	\$67.3k	\$73.7k	\$80k
Median Home Value	\$323k	\$307k	\$296k	\$301k
Educational Attainment (Associates Degree +)	54.9%	55.8%	53.4%	53.2%

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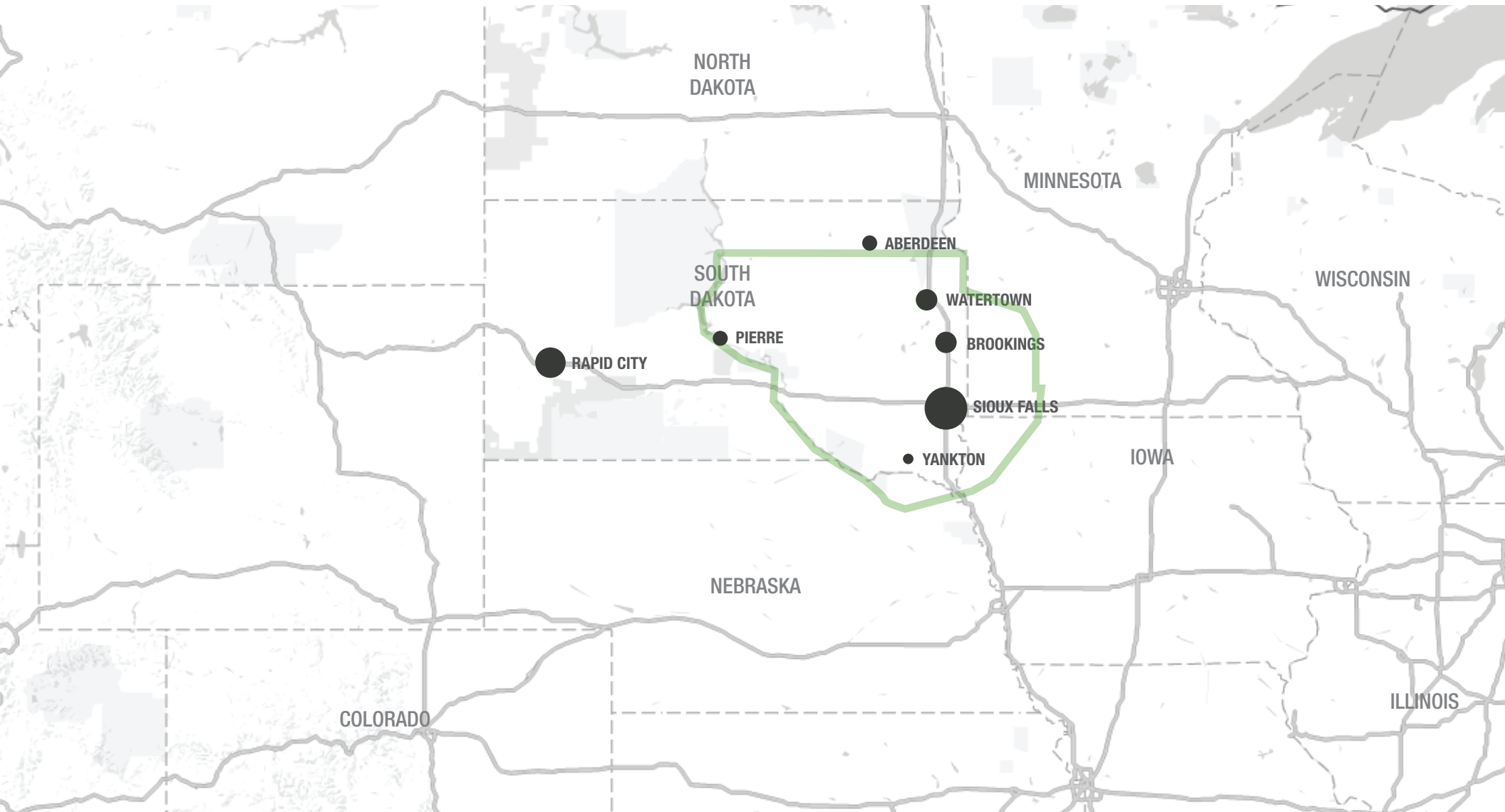
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Sioux Falls Map



Trade Area



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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
2024	219,588*	311,500
2029	230,570	336,494

*Source: The City of Sioux Falls

FAST FACTS



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



Best City for Young Professionals
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate
(September 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD
HEALTH
10,929

Avera 
8,200



3,627

Smithfield
3,239

HyVee
EMPLOYEE OWNED
2,390

amazon
1,600

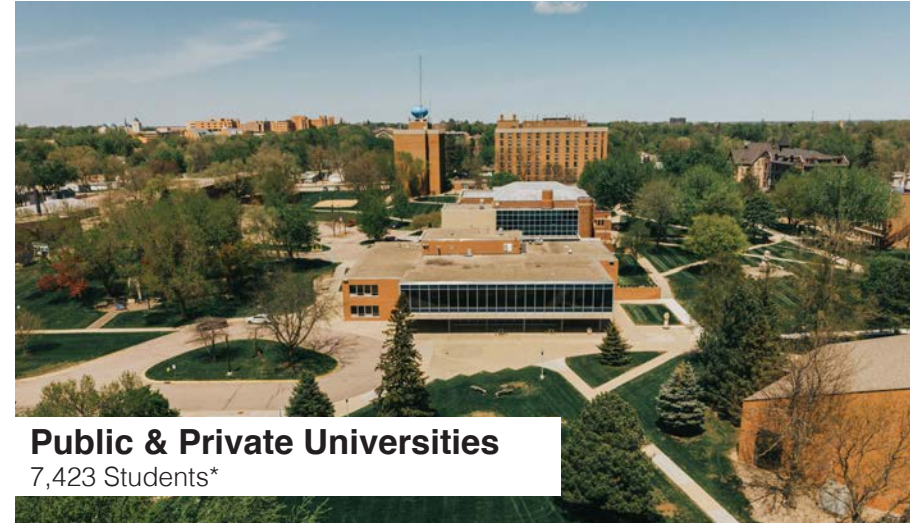
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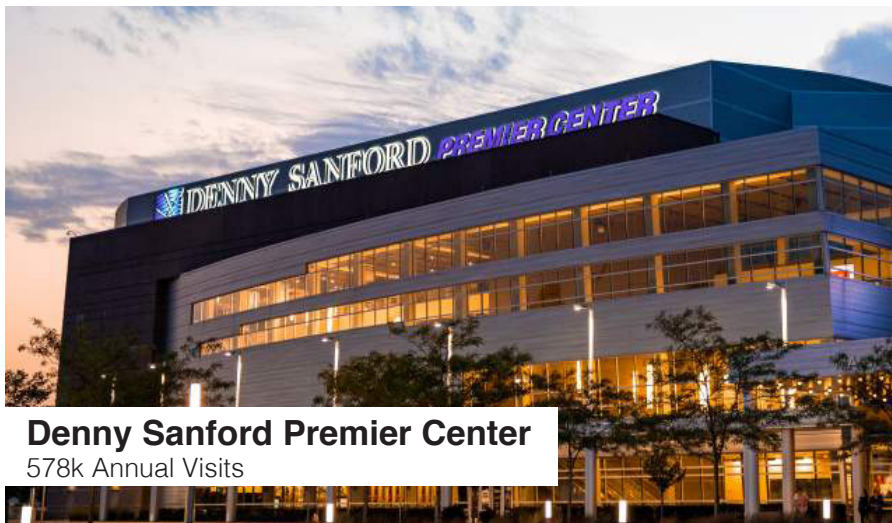
Sioux Falls Major Attractions



Falls Park
636k Annual Visits



Public & Private Universities
7,423 Students*



Denny Sanford Premier Center
578k Annual Visits



Sanford Sports Complex
2.5M Annual Visits

Student count for the 2024-2025 academic year includes both full-time and part-time students. Data provided directly by the respective universities. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.

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| scott@lloydcompanies.com

41ST STREET QUICK SERVICE RESTAURANT

1420 W. 41ST STREET | SIOUX FALLS, SD



SCOTT BLOUNT

BROKER ASSOCIATE

scott@lloydcompanies.com

605-231-1882

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

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