

# INVESTMENT OPPORTUNITY



**RESTAURANT & CASINO  
WITH OUTPARCEL PARKING**  
215 S MAIN AVE | TEA, SOUTH DAKOTA



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# Property Facts



Lloyd Commercial Real Estate proudly presents a turnkey restaurant property with an additional parcel dedicated for parking. Situated on the same block as the American Legion and adjacent to the Tea Athletic Complex, this location benefits from strong community ties, frequent events, and consistent traffic. The property features a full-service bar, operable casino, spacious dining areas, a separate pool table room, an event room, outdoor patio, and a separate storage shed. Other outdoor amenities, like the volleyball courts and the gazebo with a beer bar, are operated in partnership with the American Legion and the City of Tea, creating a community energy for locals and visitors. The business has strong ties to local community sports with custom tables and artwork. Additional parking make this setup ideal, with potential to negotiate a lease extension with the current tenant. The casino license is transferrable.

**Pricing:** \$1,249,000

## Restaurant & Casino Fast Facts

- **Address:**  
215 S Main Ave, Tea, SD 57064
- **County:**  
Lincoln
- **Gross Building Area (GBA):**  
10,545 SF +/-
- **Site Size:**  
0.46 Acres +/- (19,800 SF+/-)
- **Parking:**  
Main Street Surface Stalls; parallel parking on W 2nd Street; additional outparcel parking
- **Furniture, Fixtures, & Equipment (FF&E):**  
See pg 5
- **Year Built:**  
1974 / 2008 (addition)
- **Real Estate Taxes:**  
\$423.79 (2024 Taxes payable in 2025)

## Outlot Parcel Fast Facts

- **Address:**  
Mary Ave S, Tea, SD 57064
- **Site Size:**  
0.22 Acres +/- (9,450 SF+/-)
- **Real Estate Taxes:**  
\$81.86 (2024 Taxes payable in 2025)
- **Zoning:**  
GB - General Business

# Parcel Map



## Parcel ID

#240.10.02.003  
#240.12.04.005

## Size

0.46 Acres  
0.22 Acres

## 2024 Taxes (Payable 2025)

\$423.79  
\$81.86



SCOTT BLOUNT

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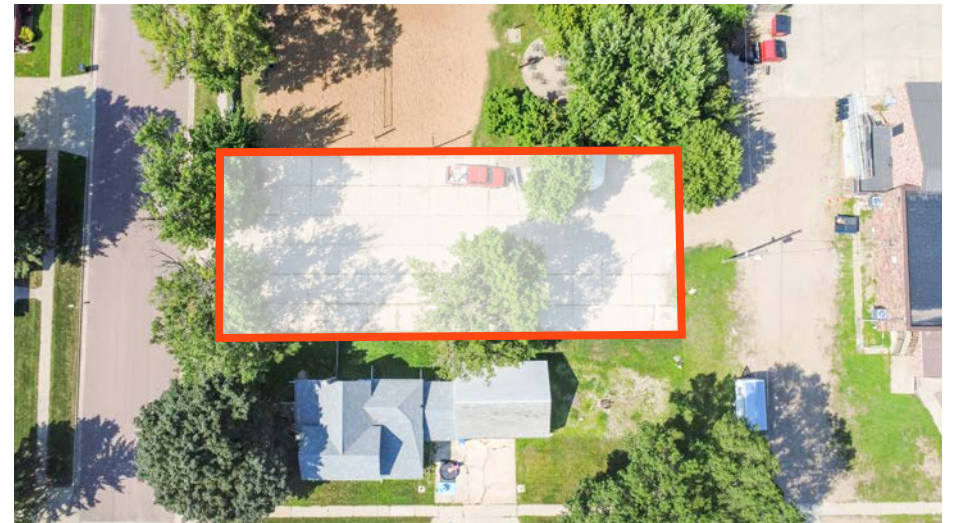
# Equipment List

- 1-ADS Dishwasher with support trays
- Soft water System
- 1- 8 x 10 walk in cooler
- 1- 8 x 10 walk in Freezer
- Dry Storeroom 24 x 12
- 1-3 Compartment Sink
- All existing plateware
- 1- Walkin Beer cooler with 8 tap Lines
- 1- 2 ft cold make-line table
- 1- 6 ft cold makeline table
- 1- Double staked Blodgett Convection Oven
- 1- Pitco Deep Fryer
- 1- 4 Burner Gas Range
- 1 Alto Sham warming cabinet



*For a comprehensive list of Furniture, Fixtures, & Equipment (FF&E), we encourage interested parties to reach out to the Broker.*

# Exterior Photos



# Exterior Photos



City Volleyball Courts;  
Business Partnership



City Owned Gazebo;  
Business Partnership



City Owned Gazebo;  
Business Partnership

# Interior Photos

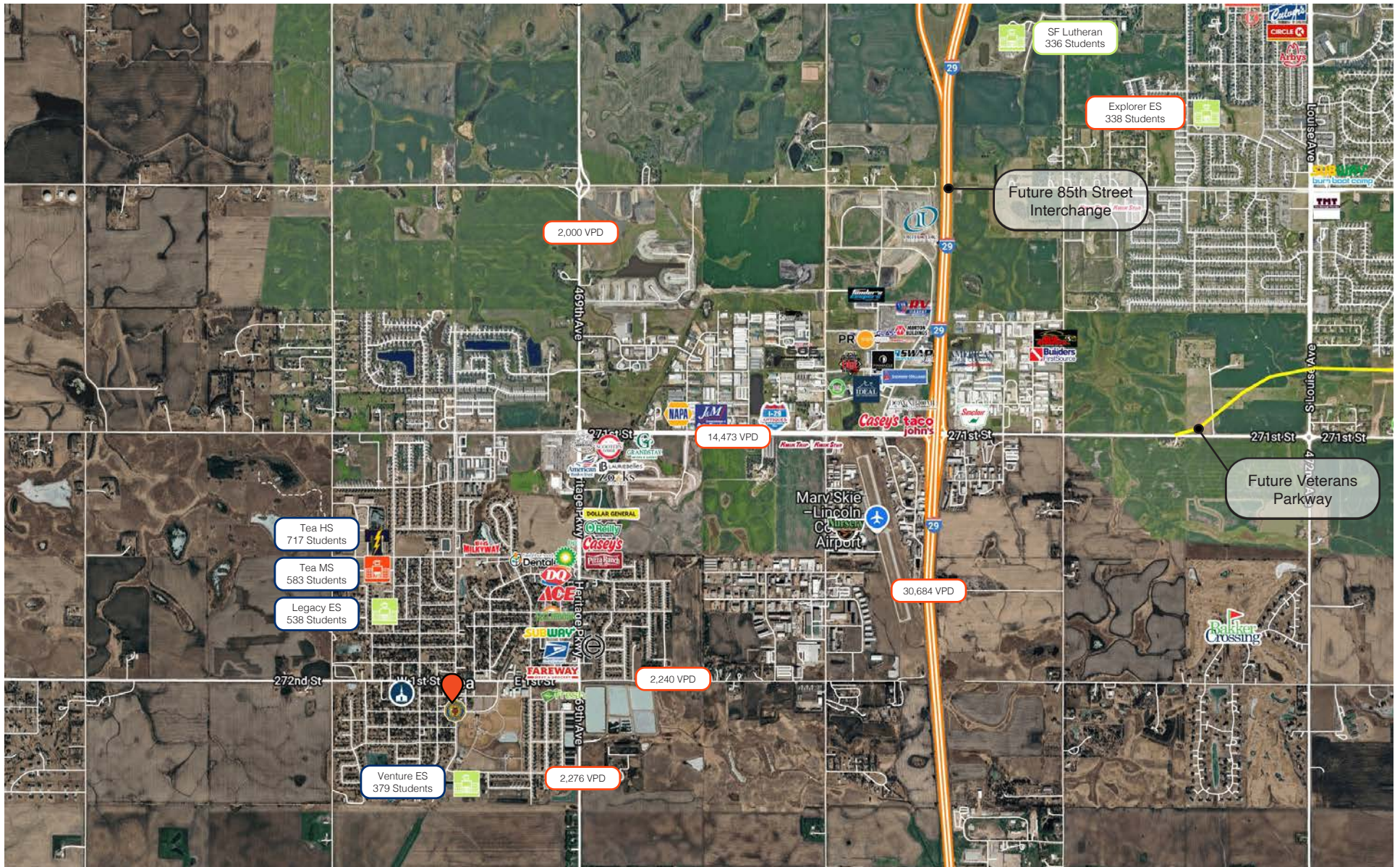




# Neighboring Tenants



# City Map



# 2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	<b>5,078</b>	<b>7,887</b>	<b>42,577</b>	<b>314,596</b>
Projected Population (2030)	<b>5,858</b>	<b>9,071</b>	<b>47,734</b>	<b>241,444</b>
Daytime Population	<b>3,867</b>	<b>7,511</b>	<b>33,481</b>	<b>314,319</b>
Median Age	<b>31.0</b>	<b>32.4</b>	<b>34.2</b>	<b>36.9</b>
Area Households	<b>1,661</b>	<b>2,618</b>	<b>16,059</b>	<b>124,541</b>
Median Household Income	<b>\$109k</b>	<b>\$116k</b>	<b>\$96k</b>	<b>\$83k</b>
Median Home Value	<b>\$313k</b>	<b>\$353k</b>	<b>\$321k</b>	<b>\$327k</b>
Educational Attainment (Associates Degree +)	<b>68.6%</b>	<b>66.0%</b>	<b>58.2%</b>	<b>52.2%</b>