



EVENTS & CATERING BUILDING RETAIL FOR SALE

26665 481ST AVE | BRANDON, SOUTH DAKOTA

 **LLOYD**



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Property Facts



Lloyd Commercial Real Estate proudly presents a purpose-built event and catering facility offering a flexible commercial layout and a proven history of successful operations. The property features a large open showroom, potential for full commercial kitchen infrastructure, and seamless indoor-outdoor functionality supported by a spacious patio overlooking open fields, providing a unique sense of privacy and serenity within a growing corridor. Located between eastern Sioux Falls and Rowena, SD, the site benefits from continued residential and commercial development on the east side of Sioux Falls. Ongoing infrastructure improvements further enhance connectivity and accessibility, reinforcing the property's long-term value and adaptability for continued hospitality use or repositioning for a variety of commercial users.

FAST FACTS

- **Address:**
26665 481st Ave, Brandon, SD 57005
- **Pricing:**
\$2,100,000
- **County:**
Minnehaha
- **Total Building Size:**
7,380 SF +/-
- **Site Size:**
2.00 Acres +/- (87,120 SF +/-)
- **Parking:**
72+ surface stalls
- **Real Estate Taxes:**
\$9,871.66 (2025 Taxes payable in 2026)
- **FF&E:**
 - 8' x 10' Walk-in freezer
 - 10' x 12' Walk-in cooler
 - Patio grill
 - Full commercial kitchen and additional FF&E items negotiable; contact Broker for details on purchasing the business with additional FF&E.

KEY PROPERTY NOTES

- **Floor Plan:** Large open showroom with men's and women's restrooms and direct access to a spacious outdoor patio. Features existing kitchen infrastructure including a walk-in cooler and freezer, chef's restroom with a shower, utility room with washer & dryer, direct connection to a two-stall garage, and three private offices
- **Patio:** Concrete patio with a wood pergola overlooking open fields; complete with electrical outlets and hose hookups
- **Garage:** Two-stall attached garage (26'x30'):
 - 2 - 10'x10' doors
 - 12' ceiling height
 - Reznor heater
 - Hose hookups
 - Floor drainage
- **Outdoor Shed:** 12'x24' shed with a roll-up OH door
- **Capacity:** 320 indoor; ~80 outdoor
- **Signage:** Building and monument
- **Entrance:** Covered front entrance with a canopy
- **Exterior Lighting:** Parking lot and exterior building lighting
- **Utilities:** On-site propane tank supporting commercial kitchen
- Business may also be available for sale; Contact Broker for additional details

ALEXIS MAHLEN

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Parcel Map



Parcel ID

#086217

Size

2.00 Acres

**2025 Taxes
(Payable 2026)**

\$9,871.66



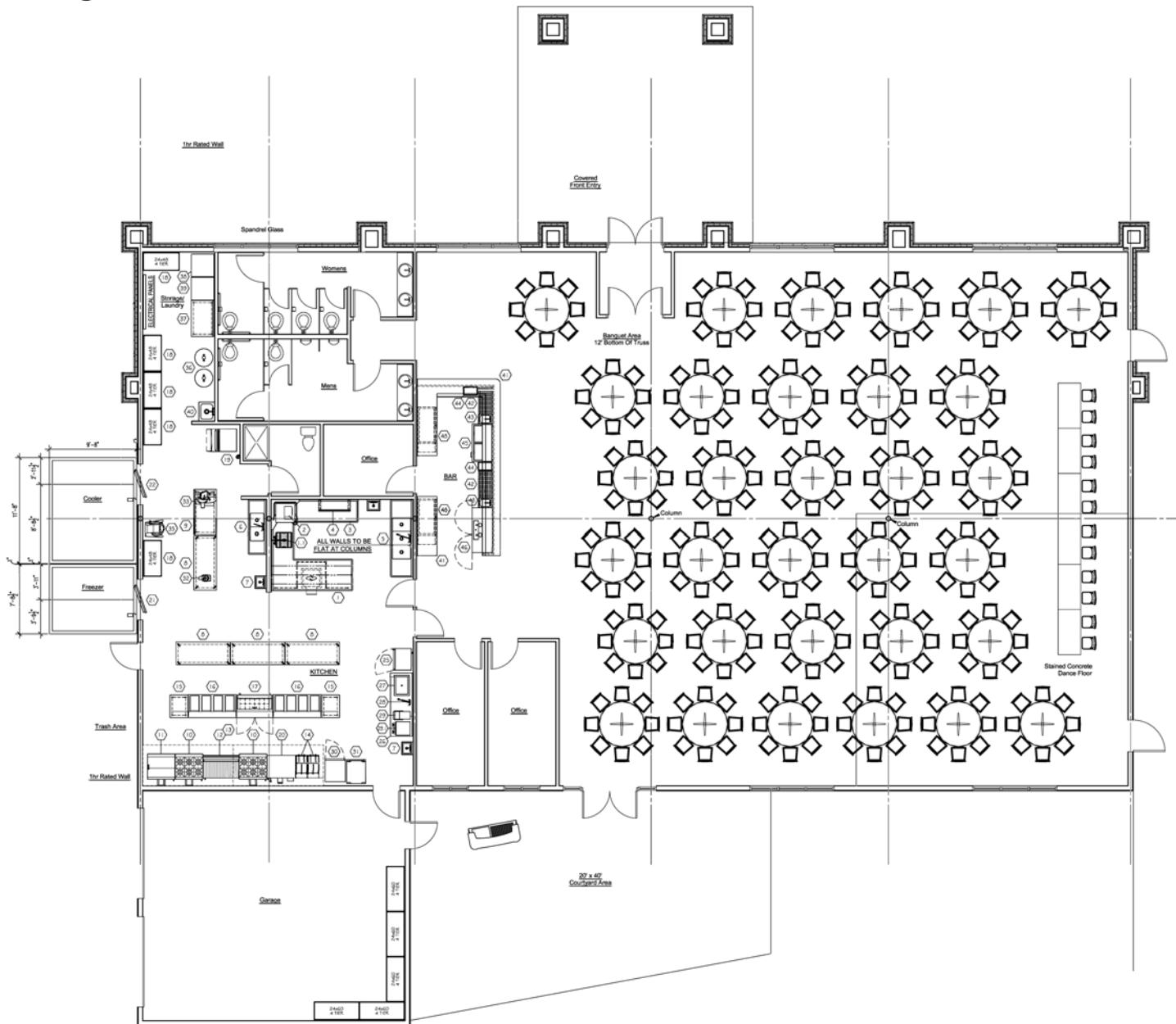
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Floor Plan

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Exterior Photos

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Interior Photos

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Neighboring Tenants

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Transportation Upgrades



Arrowhead & Veterans Parkway Intersection

South Dakota's Largest Intersection

Featuring 10 lanes on one roadway, 9 lanes on the other. Plus, three pedestrian underpasses for enhanced walkability and safety

\$39.2M Investment

Extensive improvements, including underground utilities, grading, retaining walls, concrete paving, street lighting, traffic signals, and a landscaped median

Improved Accessibility

Designed to reduce congestion and improve traffic flow, directly benefiting business and residents. Completion expected by Spring 2027.

Future Veterans Parkway Connection

8.5 Mile Expansion

Enhances connectivity between I-29 and I-90, streamlining travel to and from Dawley Farm Village. Construction began in 2023 and is expected to be complete in 2026.

\$210M Investment

6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

Improved Safety & Accessibility

Provides safer crossings, pedestrian access, and a bike-friendly design, supporting eastside growth with users in mind.

2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	439	9,732	54,867	314,596
Projected Population (2030)	473	11,221	60,265	341,444
Daytime Population	305	5,940	37,222	314,319
Median Age	42.5	34.7	36.3	36.9
Area Households	139	3,409	20,474	124,541
Median Household Income	\$150k	\$140k	\$96k	\$83k
Median Home Value	\$563k	\$531k	\$363k	\$327k
Educational Attainment (Associates Degree +)	71.6%	74.3%	56.2%	52.2%

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