



LAKE LORRAINE QSR

RESTAURANT WITH DOUBLE-LANE DRIVE-THRU



2201 S. Lake Lorraine Pl,
Sioux Falls, SD 57106



2,524 SF +/-
(0.71 Acres +/-)



\$10,000 / Month NNN
Est. NNN: \$8.86 / SF

LOCATION

Lake Lorraine is a premier mixed-use, 130-acre development offering national and local retailers, lakeside dining, innovative housing, and Class A office space. This location provides a visitor experience surrounding a 33-acre lake surrounded by a 1-mile trail. Its proximity to I-29 provides convenient regional access, with the Meadows on the River development located just across the interstate.

DESCRIPTION

- Turnkey restaurant includes all FF&E
- Floor plan offers dining area with seating, a full commercial kitchen with a Class 1 hood, walk-in cooler & freezer, and men's and women's restrooms
- Double-lane drive-thru with stacking capacity for ~18 vehicles, 9' clearance, and existing menu boards and headsets included in FF&E
- Seating capacity: 65
- Well-lit parking lot with 28 parking spaces
- Building signage opportunities
- Prime corner frontage along S. Lorraine Place (4,500 VPD) and Lake Shore Blvd (1,600 VPD)
- Lake Lorraine is anchored by HomeGoods & Marshalls, DSW, Kirkland's, Dave and Busters, Anytime Fitness, Dairy Queen, Hyatt Place
- Lake Lorraine attracted 3.6M visits over the past 12 months, with average year-over-year growth of 12.3% over the past three years

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BUILDING COSTS

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

Size	Base Rent	2026 NNN Est.	Monthly NNN	Monthly Total Est.	Yearly Total Est.
2,524 SF +/-	\$10,000 / Month NNN	\$8.86 / SF	\$1,863.55	\$11,863.55	\$142,362.60

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$5.35*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.53*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$1.98*
Total	-	\$8.86
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

Subject to change and will be further defined in the lease.

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No
Water & Sewer	Paid by Tenant directly to Provider	City of Sioux Falls	No
Trash	Paid by Tenant directly to Provider	Novak	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No

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FF&E

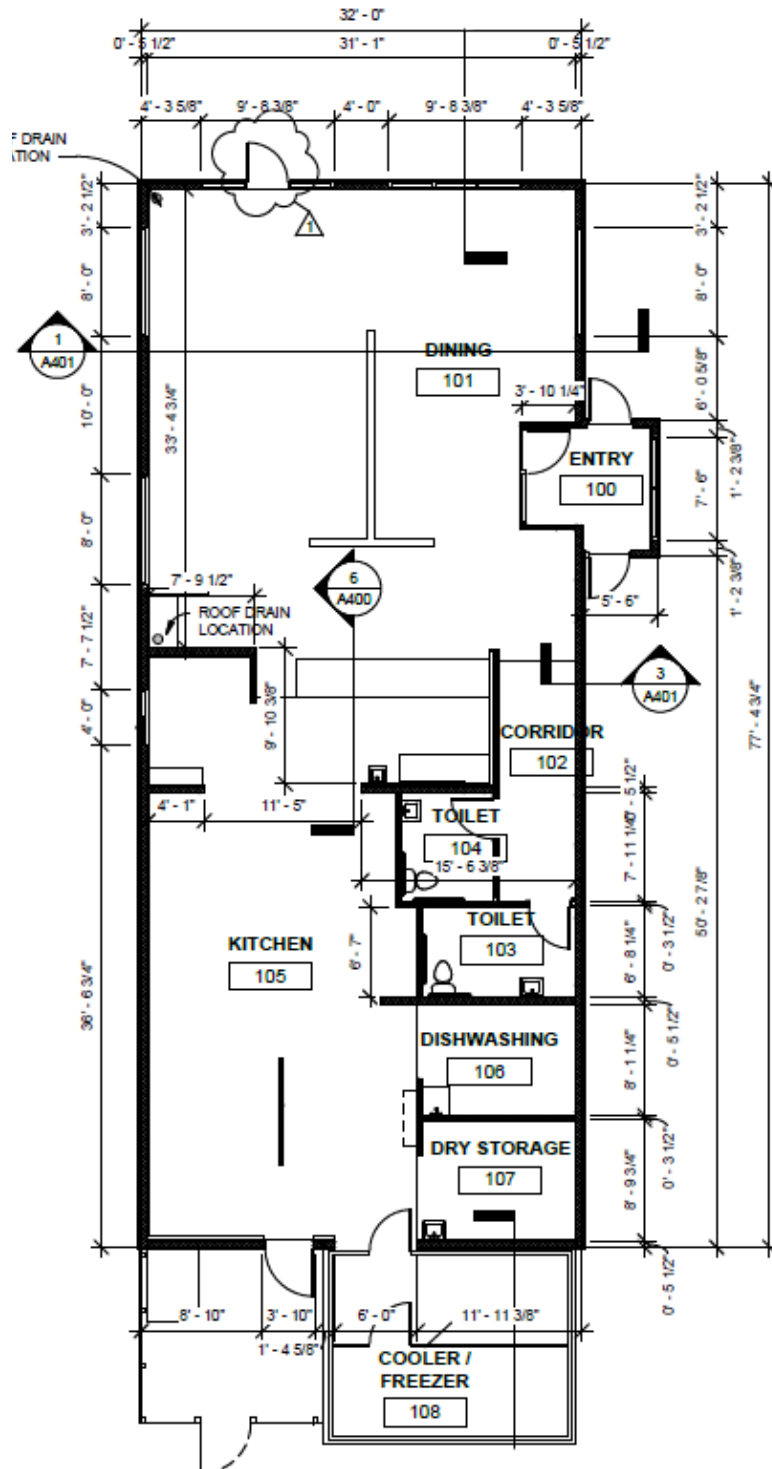
Concept only; subject to change

- 10' Class 1 Hood System with Ansul
- 1 – 6' x 16' Walk-in Cooler
- 1 – 6' x 16' Walk-in Freezer
- 1 – Atosa upright reach in refrigerator
- 1 – 4' Turbo Air 4 drawer cooler
- 1 – Avantco 200 lb ice machine
- 1 – Avantco upright reach in refrigerator
- 1 – Winston CVAP holding warmer
- 2 – 4' Vegetable Prep Sink
- 1 – 3 Compartment Veg Prep Sink
- 2 – Cookshack upright smokers
- 1 – Breeding Station
- 4 – Royal Deep Fryers
- 1 – Winston Reach in oven w/ humidity sensor
- 1 – Avantco Reach in Freezer
- 1 – 4 well refrigerated cold line
- 1 – 3 well Steam Table
- 2 – Bun Toaster
- 1 – Overhead Hot Line
- 2 – Henny Penny hot holding units
- 4 – TV Monitors 36"
- 3 Toast POS System
- All small wares
- All racking
- Double Drive Thru menu boards w/ Head Sets

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FLOOR PLAN

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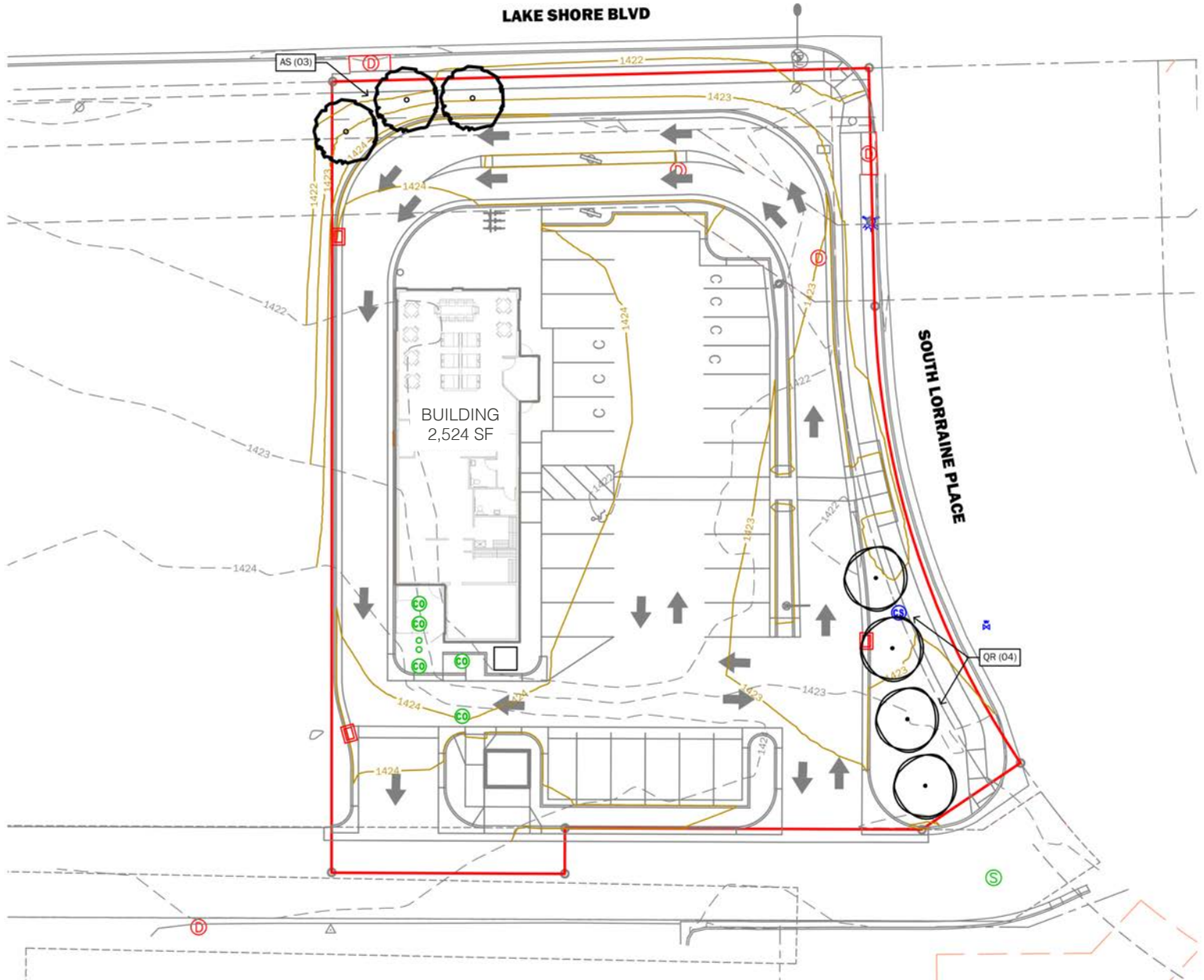
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SITE PLAN

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DRIVE-THRU CIRCULATION

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INTERIOR PHOTOS



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EXTERIOR PHOTOS

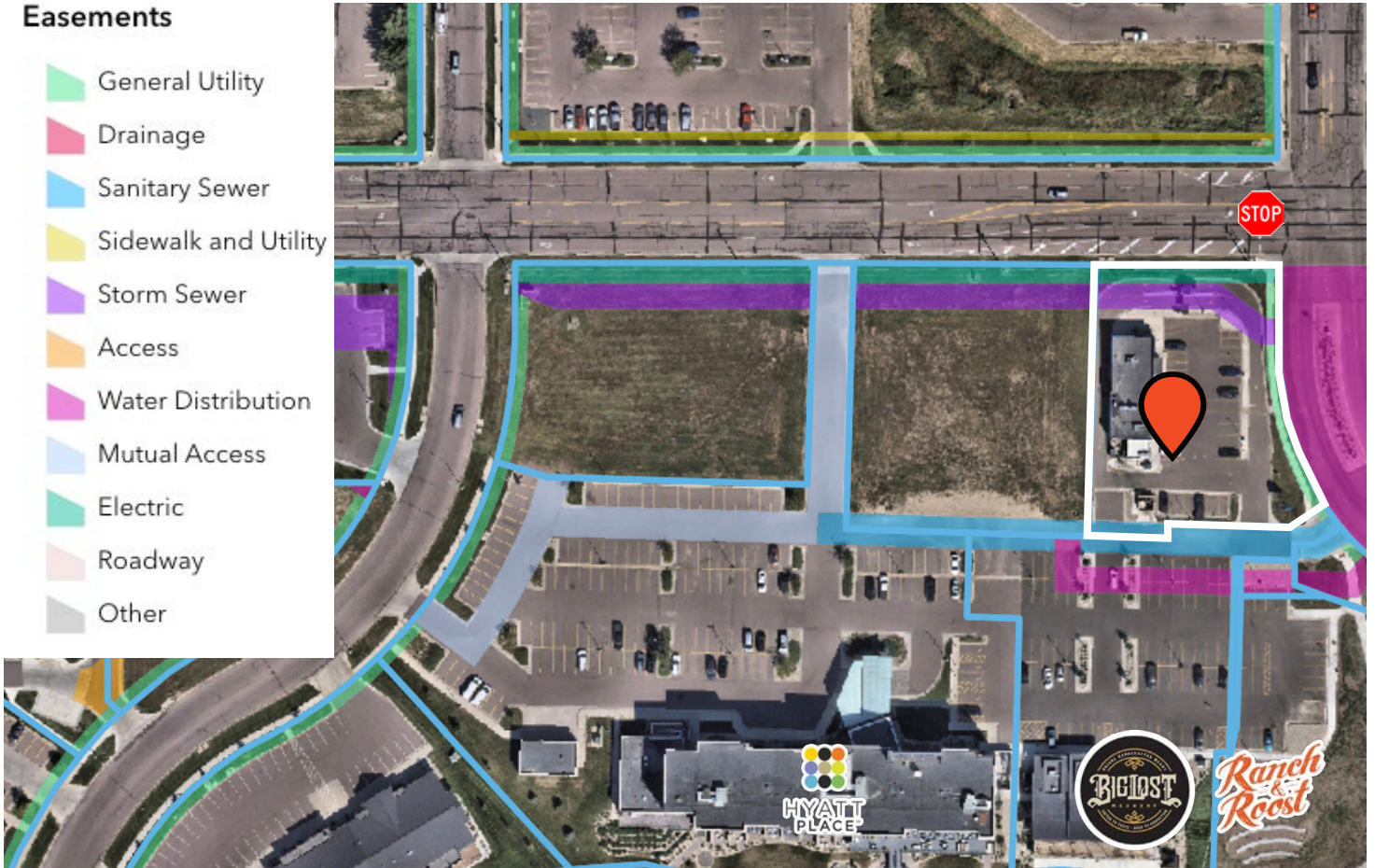


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EASEMENT ACCESS

Easements

- General Utility
- Drainage
- Sanitary Sewer
- Sidewalk and Utility
- Storm Sewer
- Access
- Water Distribution
- Mutual Access
- Electric
- Roadway
- Other



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SITE MAP



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AREA MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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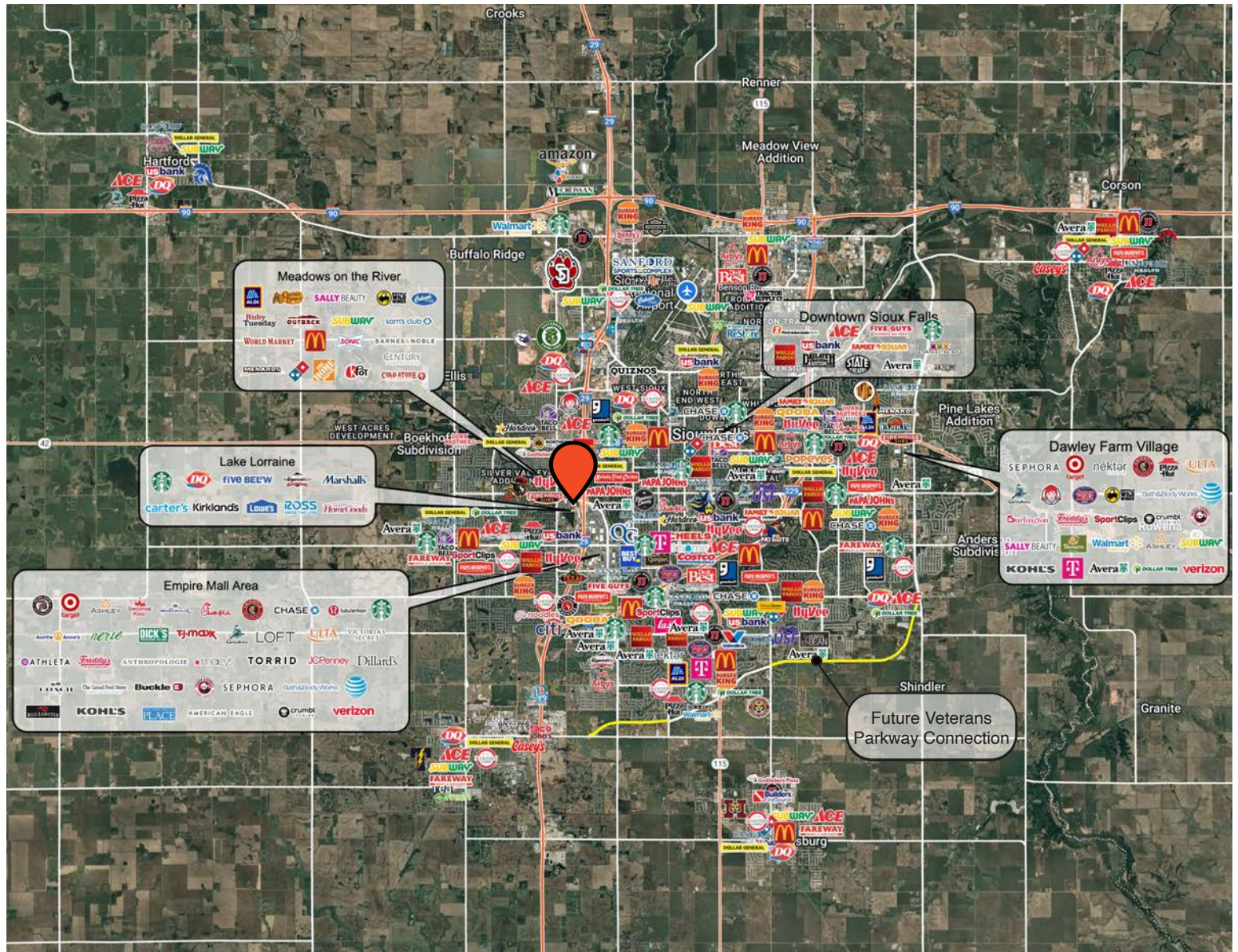
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	224,676*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

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.

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



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



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,506	72,196	123,899
2020 Total Population	8,704	82,520	146,860
2020 Group Quarters	330	1,960	4,484
2026 Total Population	9,302	88,204	158,319
2026 Group Quarters	332	1,914	4,510
2031 Total Population	9,885	94,942	172,590
2024-2029 Annual Rate	1.22%	1.48%	1.74%
2026 Total Daytime Population	14,278	96,610	184,713
Workers	9,957	59,754	118,969
Residents	4,321	36,856	65,744
Household Summary			
2010 Households	3,900	30,090	50,415
2010 Average Household Size	2.11	2.31	2.34
2020 Total Households	4,135	34,637	60,483
2020 Average Household Size	2.03	2.33	2.35
2026 Households	4,538	37,751	66,526
2026 Average Household Size	1.98	2.29	2.31
2031 Households	4,887	40,971	73,135
2031 Average Household Size	1.95	2.27	2.30
2024-2029 Annual Rate	1.49%	1.65%	1.91%
2010 Families	2,005	17,215	29,716
2010 Average Family Size	2.83	2.95	2.98
2026 Families	2,210	21,003	37,427
2026 Average Family Size	2.89	3.02	3.06
2031 Families	2,367	22,644	40,907
2031 Average Family Size	2.86	3.01	3.05
2024-2029 Annual Rate	1.38%	1.52%	1.79%
2026 Housing Units	4,834	40,670	72,453
Owner Occupied Housing Units	40.1%	52.3%	51.7%
Renter Occupied Housing Units	53.8%	40.5%	40.1%
Vacant Housing Units	6.1%	7.2%	8.2%
2026 Population 25+ by Educational Attainment			
Total	6,823	58,872	106,639
Less than 9th Grade	1.7%	1.4%	1.2%
9th - 12th Grade, No Diploma	4.1%	3.7%	3.7%
High School Graduate	16.0%	20.0%	19.3%
GED/Alternative Credential	3.9%	2.9%	3.3%
Some College, No Degree	23.2%	17.0%	16.3%
Associate Degree	17.8%	16.4%	14.8%
Bachelor's Degree	22.1%	25.9%	27.4%
Graduate/Professional Degree	11.3%	12.6%	13.9%
Median Household Income			
2026	\$68,290	\$75,768	\$78,931
2031	\$76,532	\$87,619	\$92,275
Median Age			
2010	38.6	32.2	33.4
2020	40.1	34.7	35.4
2026	40.7	36.1	36.5
2031	42.1	37.4	37.7
2026 Population by Sex			
Males	4,402	43,773	79,624
Females	4,900	44,431	78,695
2031 Population by Sex			
Males	4,677	46,917	86,287
Females	5,208	48,025	86,303

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