



TURNKEY RESTAURANT

RETAIL FOR SUBLEASE



431 W. 85th Street,
Sioux Falls, SD 57106



2,568 SF +/-



\$25.00 / SF NNN
Est. NNN: \$9.44 / SF

LOCATION

Located in Liberty Square Plaza at the West 85th Street and Minnesota Avenue intersection, this property is positioned in a prominent south Sioux Falls commercial corridor. The area features a mix of established retail, restaurant, service and residential uses, with convenient access to major southside thoroughfares.

DESCRIPTION

- Endcap floor plan offers seating with a mix of booths, low- and high-top tables, and a dedicated bar area with existing infrastructure, plus a 355 SF kitchen, walk-in cooler, private office, and men's & women's restrooms
- True turnkey opportunity with all FF&E included in the lease, including a Class 1 Hood System with Ansul
- Dedicated drive-thru service window
- Seating capacity: 95
- Large shared parking lot with ample surface stalls
- Neighborhood amenities include Walmart, Aldi, Starbucks, McDonald's, Circle K, multiple fitness studios, and shops
- 20,644 housing units and a daytime population of 46,489 within a 3-mile radius
- Consumer spending within a 1-mile radius tracks ~50% above the national average across major categories
- LL to consider a prime lease with a 5+ year offer

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BUILDING COSTS

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

SF (Rentable)	Base Rent	Est. NNN	Total (Base + NNN)	Monthly Total Est.	Yearly Total Est.	Sublease Expiration	Renewal Options
2,568 SF +/-	\$25.00/SF NNN	\$9.44/SF	\$34.44/SF	\$7,370.16	\$88,441.92	Through 10/12/2028	4 Options, 5 years each with 10% escalators

LL to consider a prime lease with a 5+ year offer

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.62*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.59*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.23*
Total	-	\$9.44
CAM includes the following utilities: Water & Sewer, and Trash		

Subject to change and will be further defined in the lease;
Inclusive to administrative, security, snow & lawn care, parking lot maintenance, etc. fees

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
In- Suite Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes	
In-Suite Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes	
In-Suite Water & Sewer	Paid by LL, Reimbursed by Tenant through CAM	City of Sioux Falls	Yes	No	Based on a pro-rata share of the building
In-Suite Trash	Paid by LL, Reimbursed by Tenant through CAM	Novak	Yes	No	Based on a pro-rata share of the building
Common Area Utilities	Paid by LL, Reimbursed by Tenant through CAM	Same as above	Yes	No	Based on a pro-rata share of the building
In-Suite Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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FF&E LIST

Subject to change

- 12' Class 1 Hood System with Ansul
- 3 - Avantco 4' cold prep tables
- 2 - Avantco 8' reach-in beverage coolers
- 2 - Avantco 4' bunker refrigerators
- 1 - Scotsman 100lb ice machine
- 1 - Pitco double well deep fryer
- 1 - Avantco 6' deep freezer
- 1 - Avantco 4 burner gas range
- 1 - Mainstreet 6 burner gas range
- 1 - 6' x 12' walk-in cooler
- 1 - 3 compartment sink with plumbed grease trap
- 1 - CMA Mizzer auto dishwasher
- 15 - 45" TV monitors
- Security system with cameras
- All plateware & glassware

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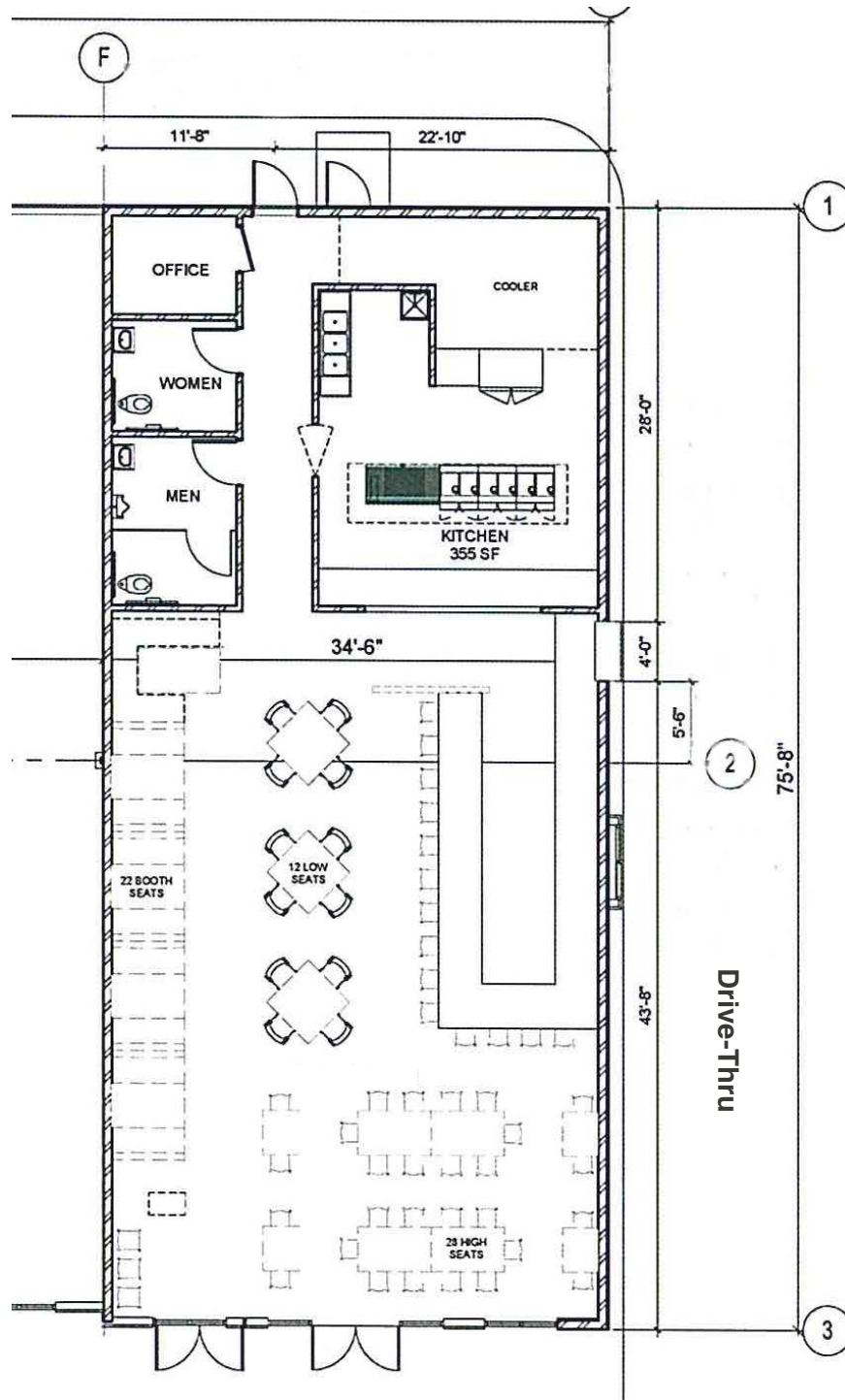
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FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS



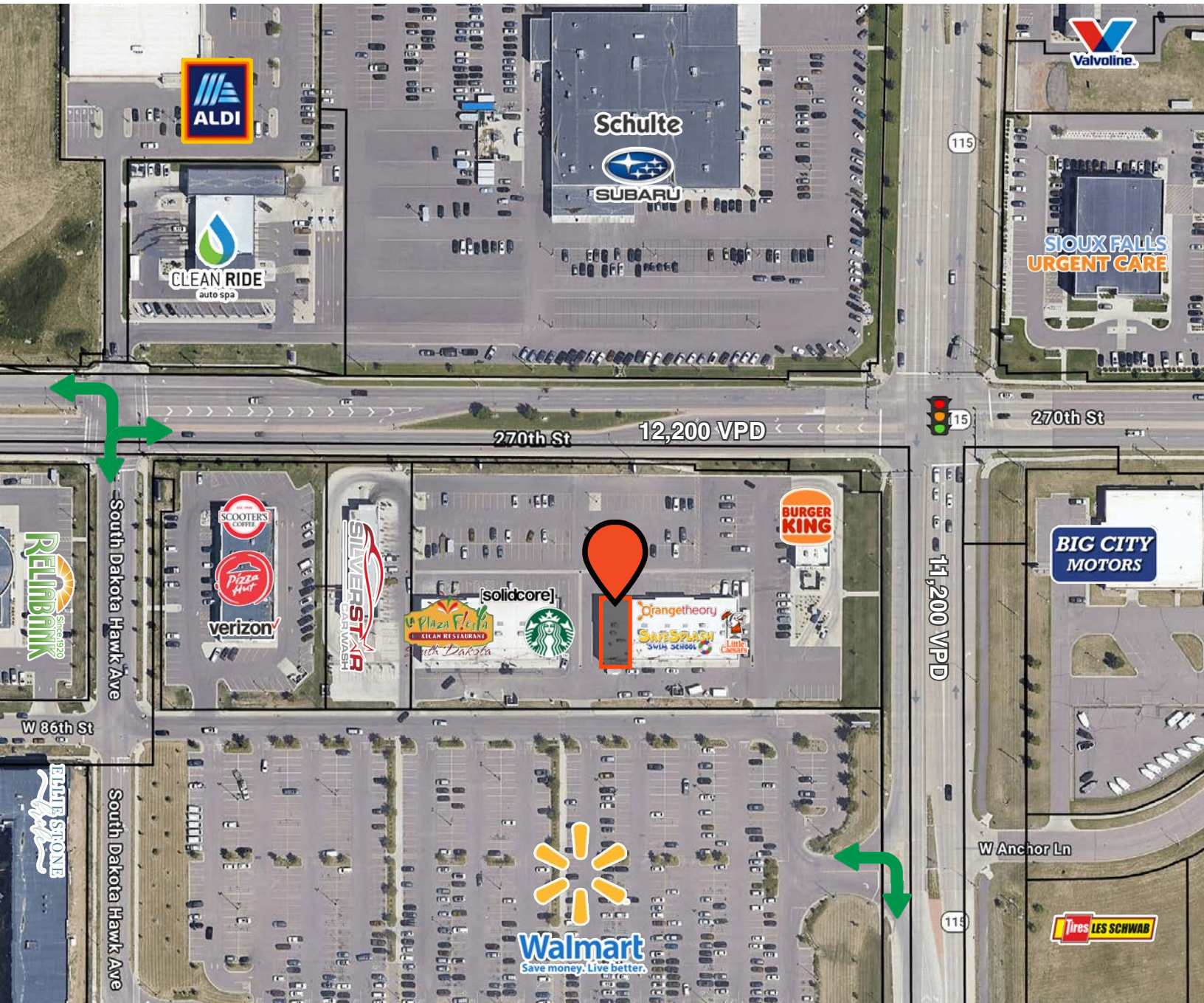
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SITE MAP & ACCESS



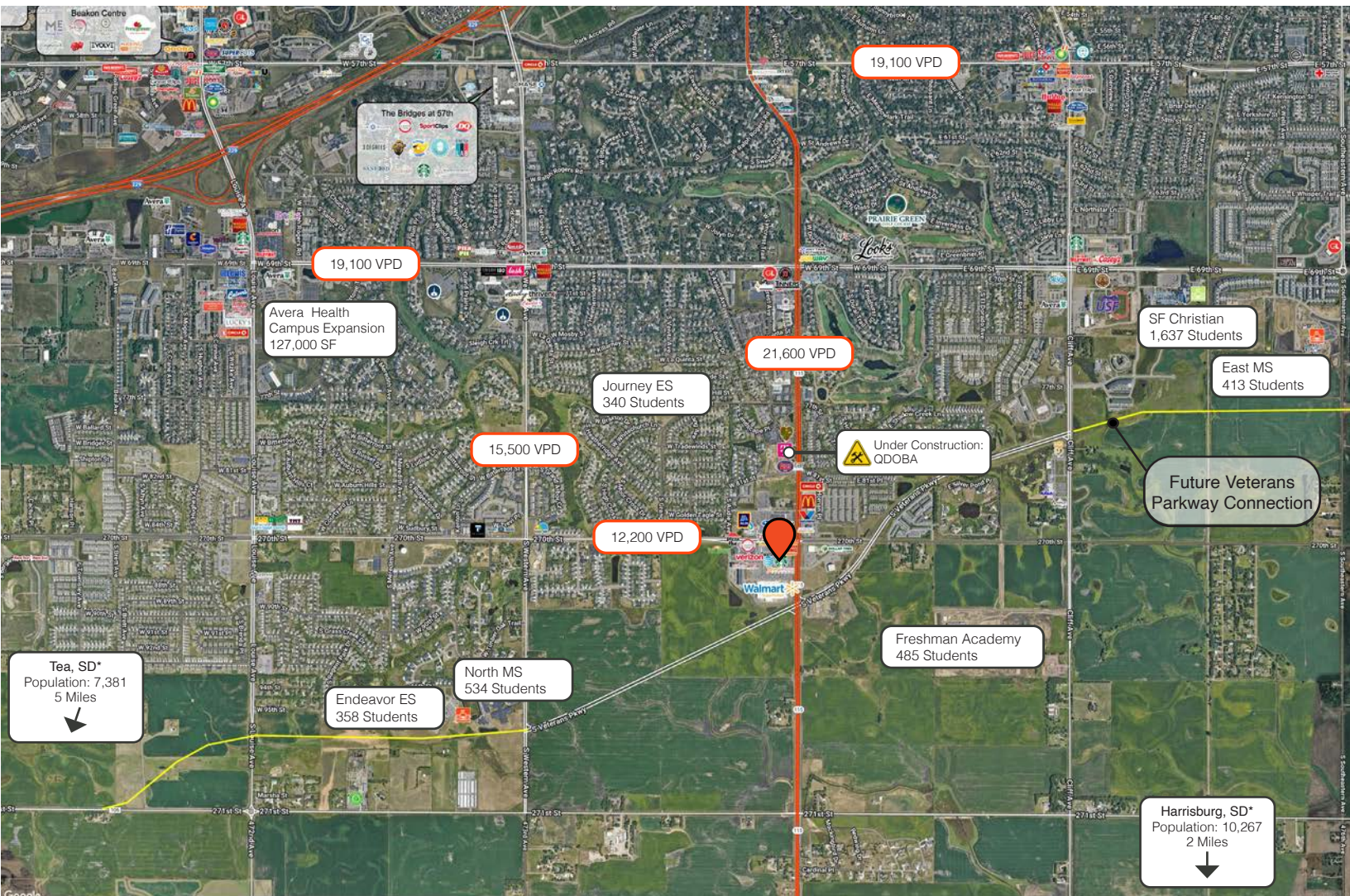
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AREA MAP



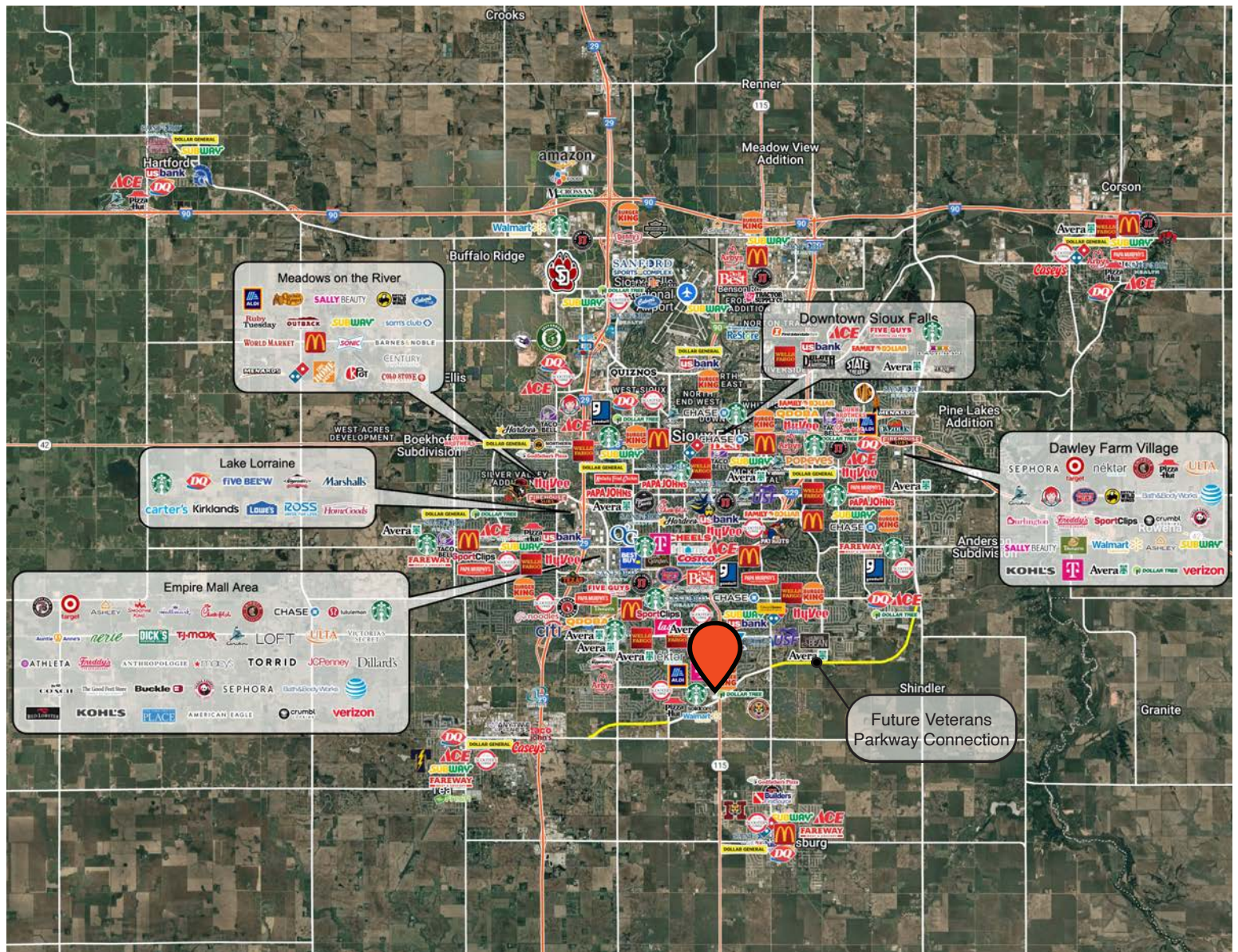
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CITY MAP



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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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,592	26,521	101,573
2020 Total Population	5,090	41,803	124,399
2020 Group Quarters	0	507	2,216
2026 Total Population	5,879	46,856	134,086
2026 Group Quarters	0	508	2,228
2031 Total Population	6,653	53,832	148,191
2024-2029 Annual Rate	2.50%	2.81%	2.02%
2026 Total Daytime Population	5,032	46,489	143,490
Workers	2,628	27,365	86,769
Residents	2,404	19,124	56,721
Household Summary			
2010 Households	912	10,638	41,632
2010 Average Household Size	2.84	2.47	2.37
2020 Total Households	2,006	16,931	51,434
2020 Average Household Size	2.54	2.44	2.38
2026 Households	2,407	19,243	56,331
2026 Average Household Size	2.44	2.41	2.34
2031 Households	2,737	22,240	62,612
2031 Average Household Size	2.43	2.40	2.33
2024-2029 Annual Rate	2.60%	2.94%	2.14%
2010 Families	746	7,219	25,570
2010 Average Family Size	3.18	3.00	2.98
2026 Families	1,541	11,890	33,170
2026 Average Family Size	3.17	3.05	3.02
2031 Families	1,735	13,648	36,743
2031 Average Family Size	3.18	3.05	3.02
2024-2029 Annual Rate	2.40%	2.80%	2.07%
2026 Housing Units	2,495	20,644	60,742
Owner Occupied Housing Units	55.8%	54.5%	53.5%
Renter Occupied Housing Units	40.7%	38.7%	39.2%
Vacant Housing Units	3.5%	6.8%	7.3%
2026 Population 25+ by Educational Attainment			
Total	3,923	31,628	89,757
Less than 9th Grade	0.1%	0.7%	0.9%
9th - 12th Grade, No Diploma	1.2%	1.8%	2.2%
High School Graduate	15.7%	15.6%	17.4%
GED/Alternative Credential	1.3%	2.0%	2.8%
Some College, No Degree	14.0%	14.0%	15.7%
Associate Degree	9.5%	11.3%	13.6%
Bachelor's Degree	38.0%	34.7%	31.5%
Graduate/Professional Degree	20.2%	20.0%	15.9%
Median Household Income			
2026	\$119,957	\$102,887	\$84,718
2031	\$142,956	\$117,781	\$99,018
Median Age			
2010	33.2	36.3	34.1
2020	36.2	36.6	35.7
2026	35.6	37.0	36.7
2031	35.8	38.1	37.9
2026 Population by Sex			
Males	2,825	22,748	65,983
Females	3,054	24,108	68,103
2031 Population by Sex			
Males	3,177	26,060	72,665
Females	3,476	27,772	75,526

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