



VERMILLION QSR

RETAIL SPACE FOR LEASE



1110 E. Cherry Street,
Vermillion, SD 57069



1,025 USF +/-
1,138 RSF +/-



\$1,500 / Month
Gross plus Utilities

LOCATION

Prime retail space located along East Cherry Street in Vermillion, South Dakota. East Cherry Street acts as the main corridor through the community, running through the University of South Dakota. This site benefits from a strong community draw, anchored by First Dakota National Bank and surrounded by strong neighboring businesses.

DESCRIPTION

- Floor plan offers a service counter, food-prep and kitchen space, spacious dining area, and dedicated drive-thru service area; common area restrooms
- Existing drive-thru menu board in place
- Outdoor patio provides additional customer seating and dining space
- Existing dining room and patio furnishings included with the lease
- Access available through the common area or directly from the fenced patio
- Traffic counts of 9,900 VPD along East Cherry Street
- Available November 1, 2026
- Class A building with co-tenants First Dakota National Bank, Midco, and H&R Block
- Building & monument signage available
- Large parking lot with ample stalls
- Neighboring tenants include Casey's, Family Dollar, Subway, Anytime Fitness, Starbucks, and much more

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BUILDING COSTS

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

Size (Usable)	Size (Rentable)	Base Rent	Yearly Total Est.
1,025 SF +/-	1,138 SF +/-	\$1,500 / Month Gross + Utilities	\$18,000 + Utilities

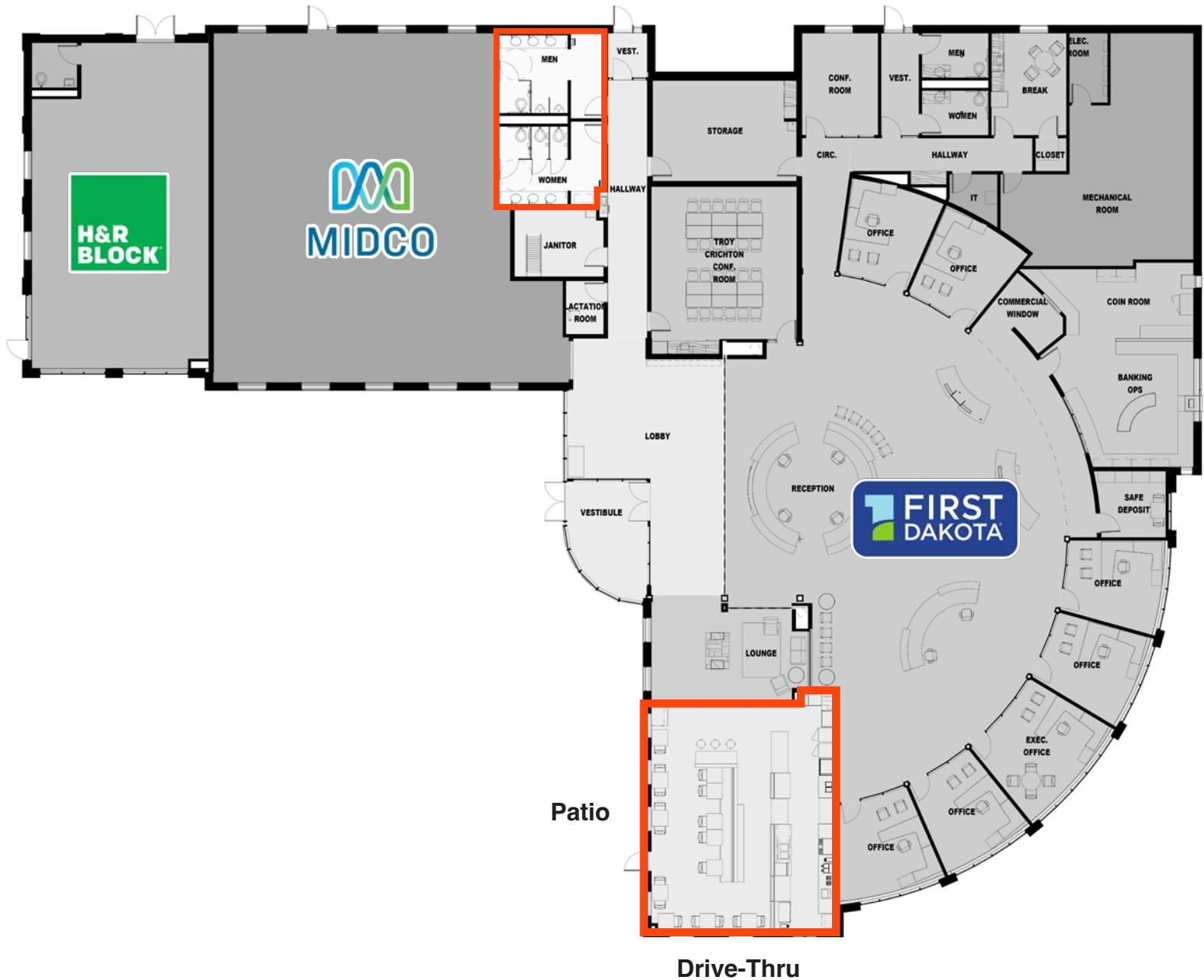
UTILITY INFORMATION

Utility	Paid By	Separately Metered
Gas	Paid by Tenant directly to Provider	Yes
Electricity	Paid by Tenant directly to Provider	Yes
Water & Sewer	Paid by Tenant directly to Provider	Yes
Trash	Paid by Tenant directly to Provider	No
Phone/Cable/ Internet	Paid by Tenant directly to Provider	N/A

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SITE PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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COMMON AREAS



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EXTERIOR PHOTOS



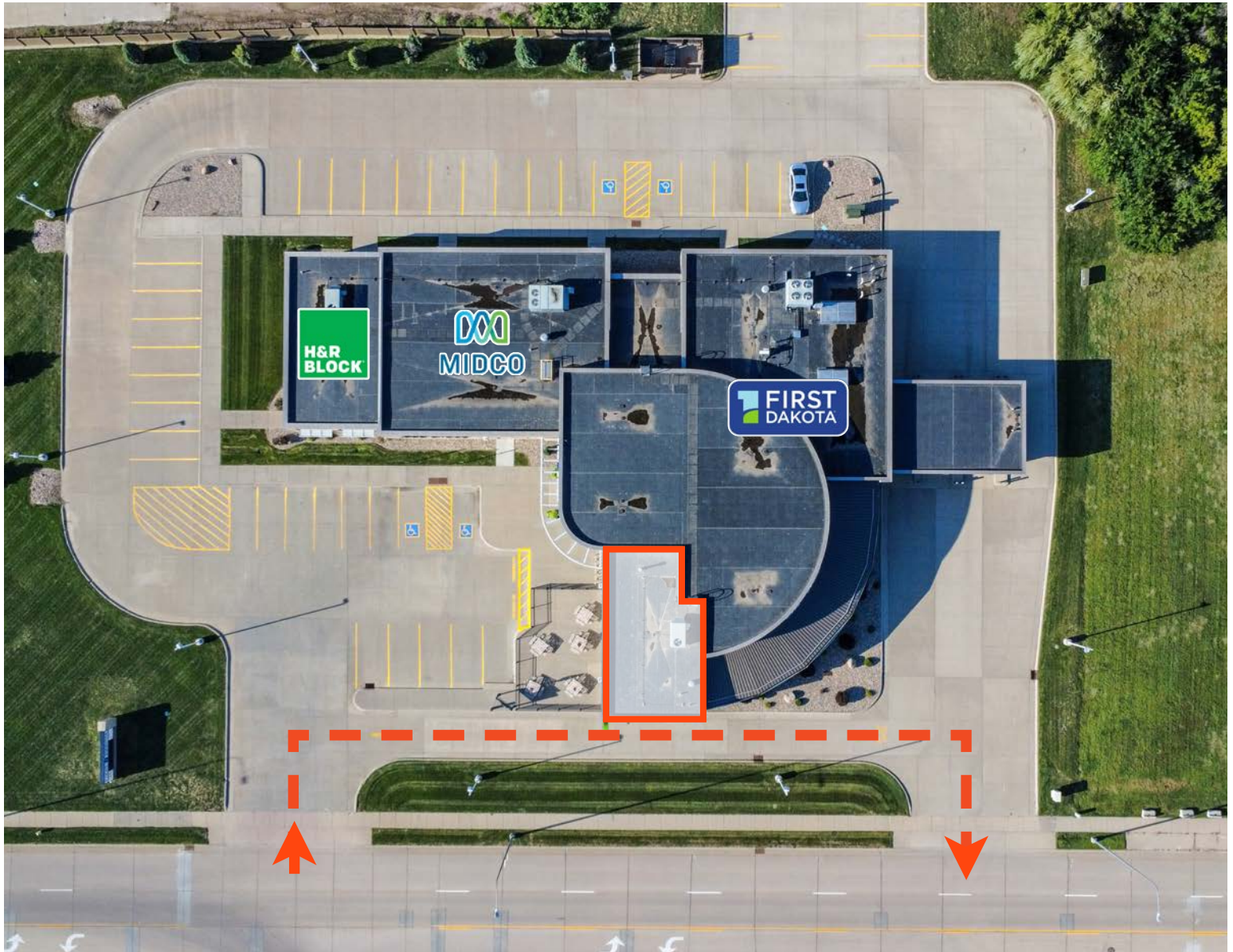
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DRIVE-THRU CIRCULATION



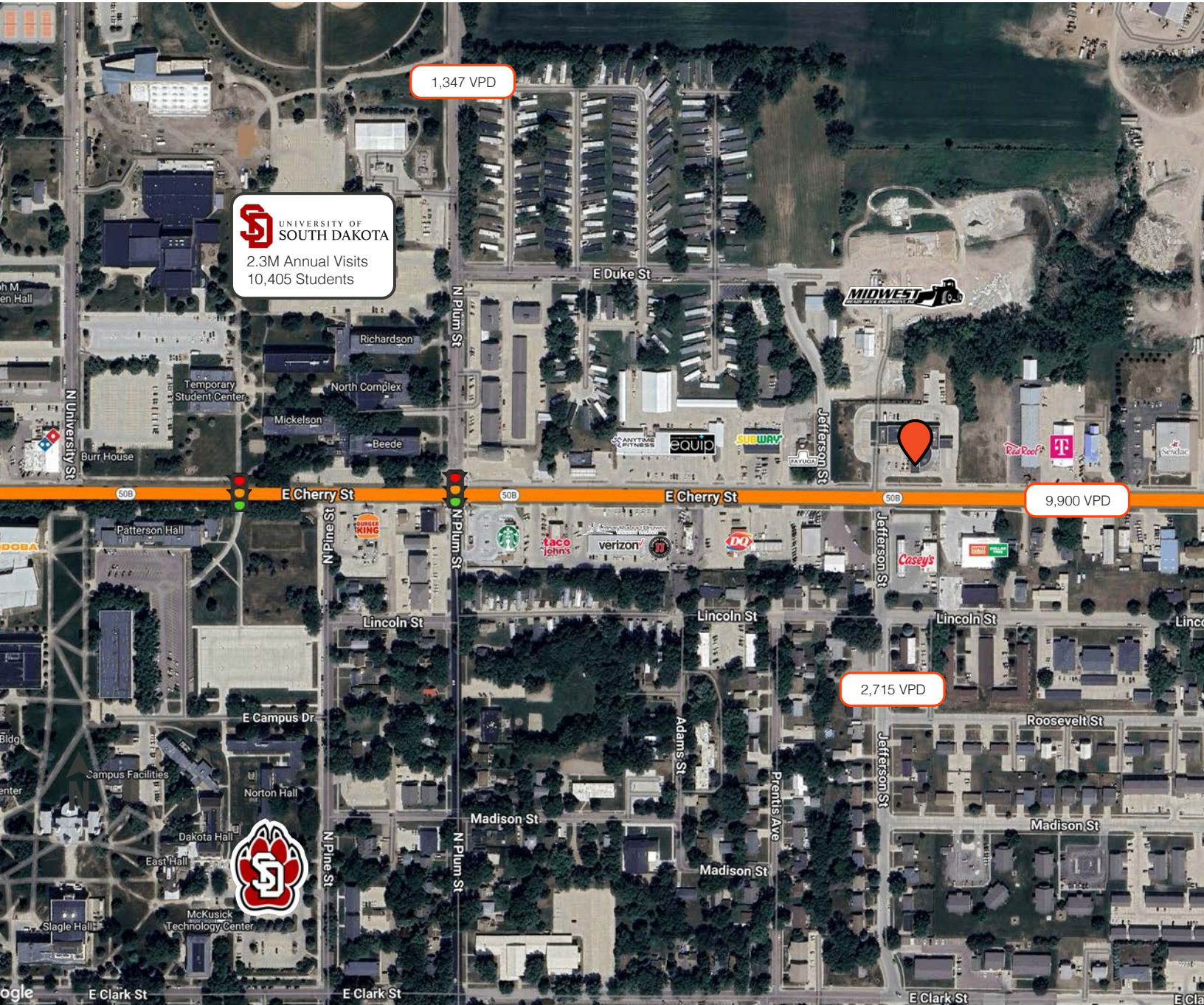
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AREA MAP



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CITY MAP



Combined student count between HS, MS, ES
Source: Vermillion School District

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VERMILLION DEMOGRAPHICS

Vermillion, South Dakota is a vibrant and welcoming city located in the southeastern corner of South Dakota, along the Missouri River. Situated just 40 minutes northwest of Sioux City, Iowa, and approximately an hour south of Sioux Falls, Vermillion provides convenient access to major markets in the region while offering the charm of a close-knit community.

At the heart of the community is The University of South Dakota (USD), a flagship institution renowned for its academic excellence, Division 1 athletics, and diverse undergraduate programs. As the only home to the state’s law school (Knudson School of Law), medical school (Sanford School of Medicine), and AACSB-accredited business school (Beacom School of Business), USD is a cornerstone of Vermillion’s identity and a key driver of its economy. The university nearly doubles Vermillion’s population when in session, infusing the city with energy, diversity, and innovation.

The city’s economy thrives on a mix of industries, including education, healthcare, agriculture, and small businesses. Vermillion’s supportive local government and the presence of a highly educated workforce make it an attractive destination for businesses and entrepreneurs. Its strategic position along Highway 50 and proximity to Interstate 29 offer seamless connectivity to regional and national markets.

	1-mile	3-mile	5-mile	Vermillion	
Year	2026			2026	2031
Population	8,354	12,819	13,219	12,289	12,570
Daytime Population	7,358	12,660	12,921	12,214	-
Median Household Income	\$57,315	\$63,017	\$64,059	\$61,774	\$69,985
Median Age	23.4	24.9	25.1	24.7	24.9

MAJOR EMPLOYERS



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