



SVN NORTHCO



25,900 VPD



**SALE / LEASE BROCHURE**

# Sale or NNN Ground Lease Opportunity on Major Thoroughfare

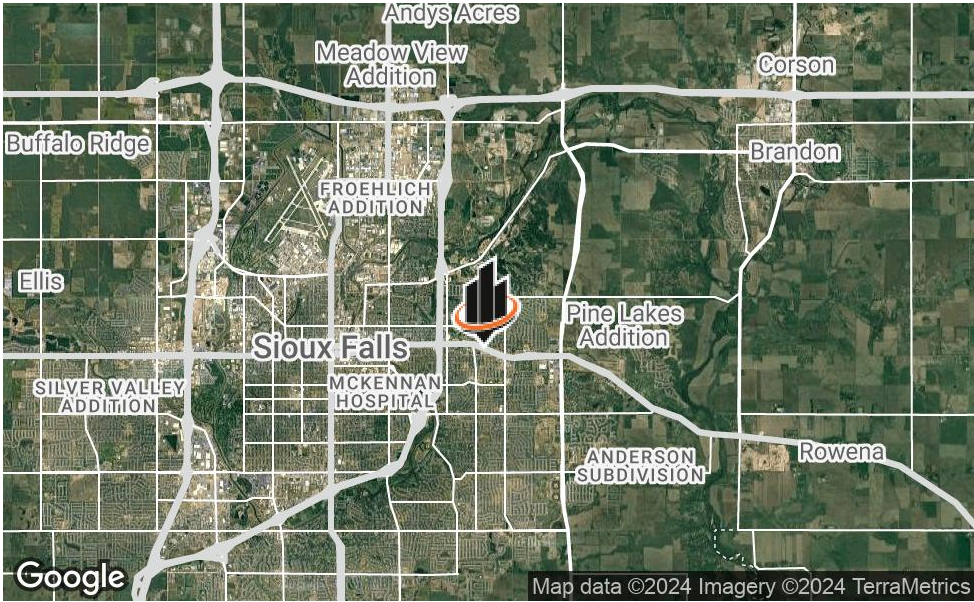
**4001 E 10TH ST**  
Sioux Falls, SD 57103

**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$975,000
LEASE RATE:	\$2.00/SF/YR NNN (Land)
LOT SIZE (AC/SF):	1.16 AC/50,530 SF
BUILDING SIZE:	4,490 SF
APN:	012214451012000
COUNTY:	Minnehaha
PROPERTY WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, a prime ground lease OR sale opportunity at 4001 E 10th St in Sioux Falls, SD ("Property"). The Property consists of a +/- 1.16 acre parcel that is improved with a +/- 4,490sf vacant second generation standalone restaurant (previously a Denny's restaurant), with 90 available parking spaces. The Property is in close proximity to many strong-performing retailers such as Target, Walmart, Taco Bell, KFC, Domino's, Dairy Queen, Caribou, Applebee's, and more. In addition, there are more than a dozen hotels in the surrounding area, creating consistent breakfast, lunch and dinner clients. It is in a prime location, on 10th St E, which is part of the largest east-west thoroughfare through Sioux Falls.

PROPERTY HIGHLIGHTS

- Available immediately
- +/- 1.16 acre ground lease opportunity in a high-visibility location on a major thoroughfare (highly desirable 10th Street East).
- The parcel is improved with a +/- 4,490 SF former Denny's restaurant.



## HIGHLIGHTS



## LEASE HIGHLIGHTS

- Available immediately
- For Sale or Ground Lease
- +/- 1.16 acre ground lease opportunity in a high-visibility location on a major thoroughfare (highly desirable 10th Street East).
- The parcel is improved with a +/- 4,490 SF former Denny's restaurant.
- Frontage on E. 10th Street with 25,900 VPD
- Ample space for parking with 90 spots that are currently available
- Located 2.7 miles east of downtown Sioux Falls, SD



## STREET VIEW



## LOCATION INFORMATION

### SIoux FALLS, SD

The property is located in Sioux Falls, SD, off highway 229. Sioux Falls is known for all things entertainment, culture, food, shopping, and adventure. The property is located 2.7 miles east of Downtown Sioux Falls, a premiere destination with some of the most progressive and unique shops. The community of diverse local merchants is available to serve visitors and offers antique shops, clothing and gift boutiques, furniture, and home décor.

Sioux Falls a thriving city with a strong economy and population growth. In fact, it is one of the fastest growing cities in the U.S. - Its population was 193,233 in the 2020 Census and has increased by 5.2% since then. With an annual growth rate of 1.71% annually, it's one of the 50 fastest-growing cities in the U.S.

South Dakota is also one of 9 states that does not levy a state income tax - you get the most out of your investment here.

Nearby major cities include:

Minneapolis, MN - 231 miles southeast of Minneapolis

Des Moines, IA - 280 miles northwest of Des Moines

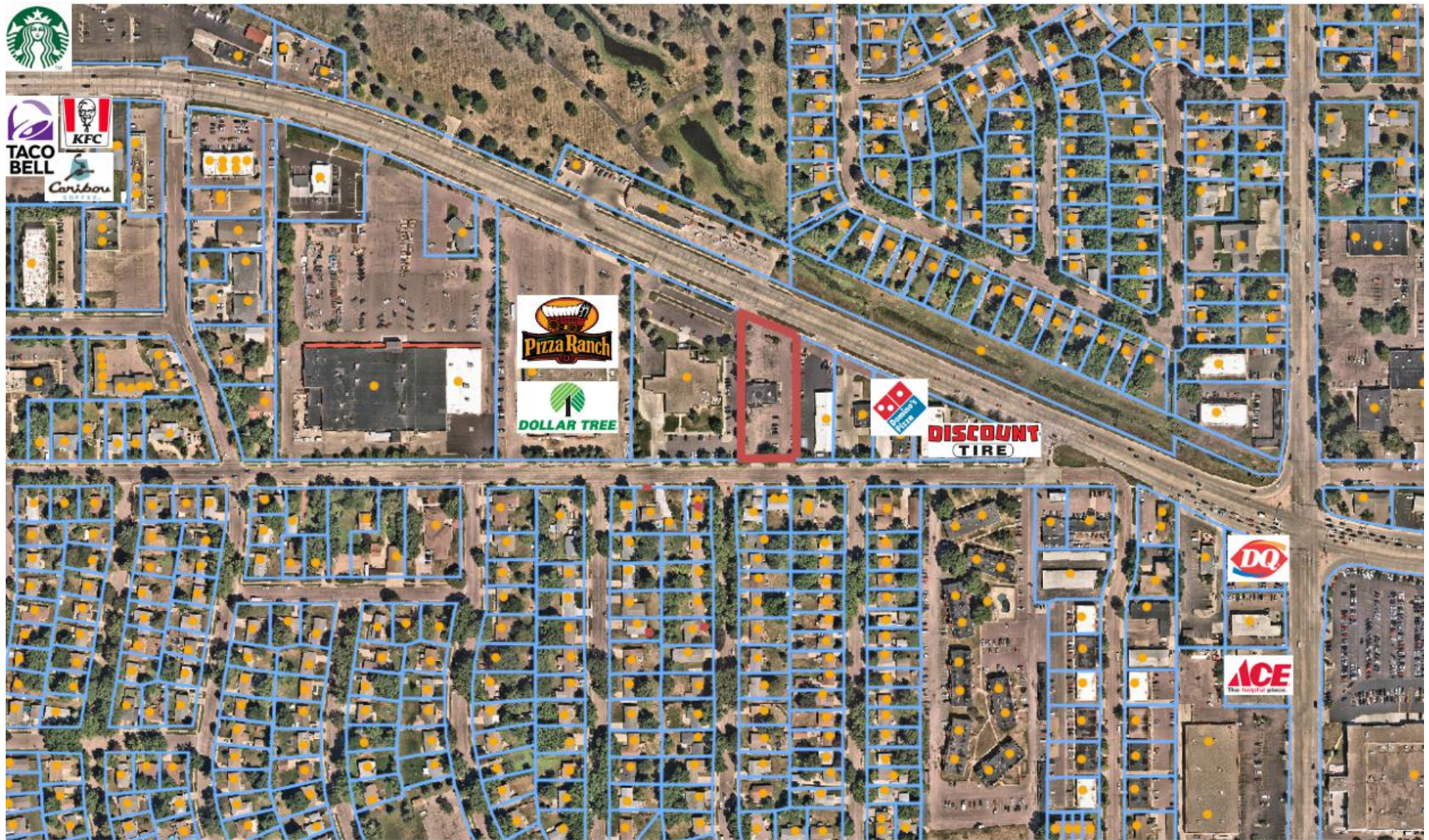
Fargo, ND - 293 miles south of Fargo

Nearby local airports include Sioux Falls Regional Airport (7 miles) and Sioux Gateway Airport (94 miles). Nearby International Airports include Minneapolis-Saint Paul International Airport (231 miles) and Hector International Airport (249 miles).





## AERIAL VIEW

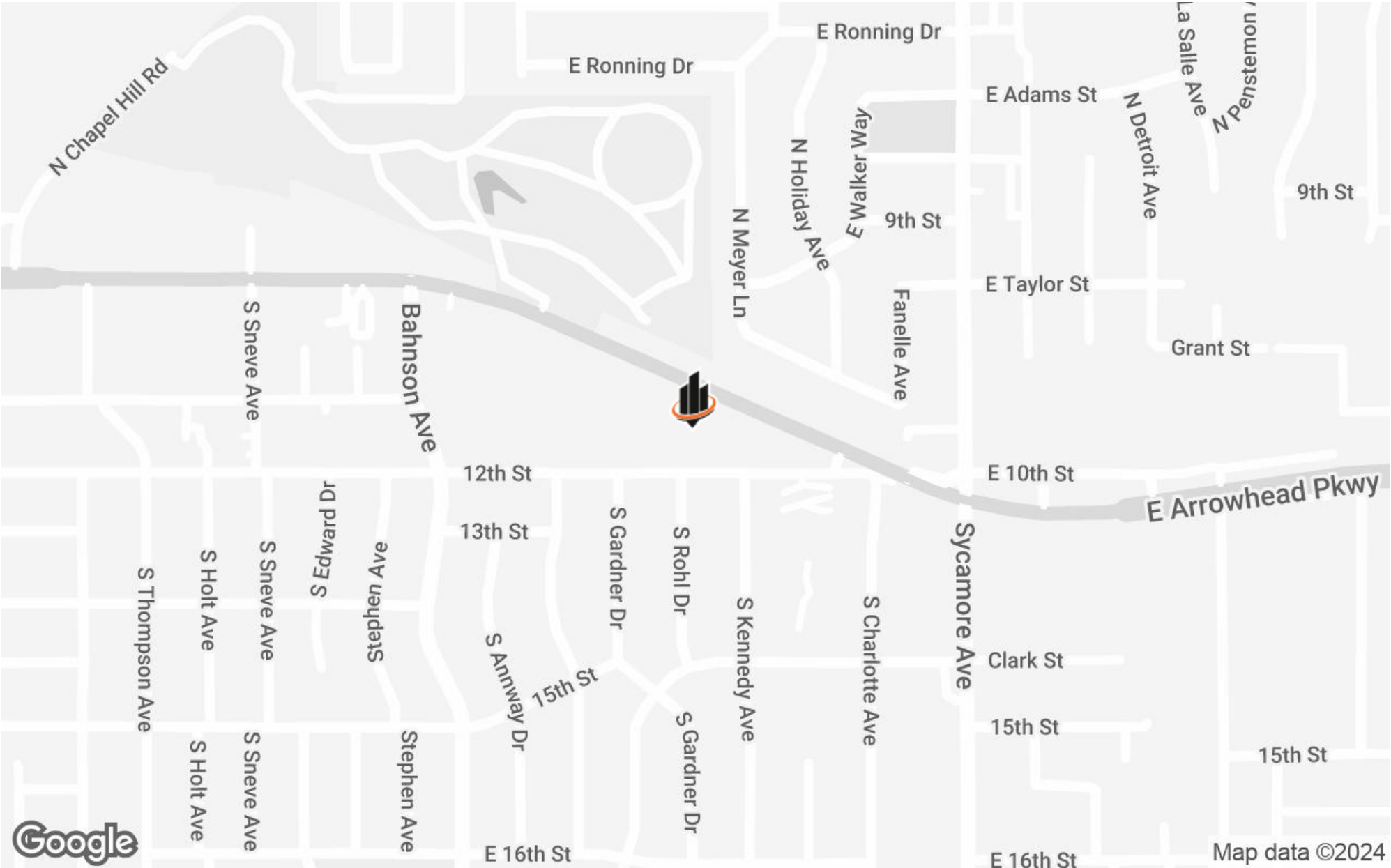




RETAILER MAP (WITHIN 1 MILE)

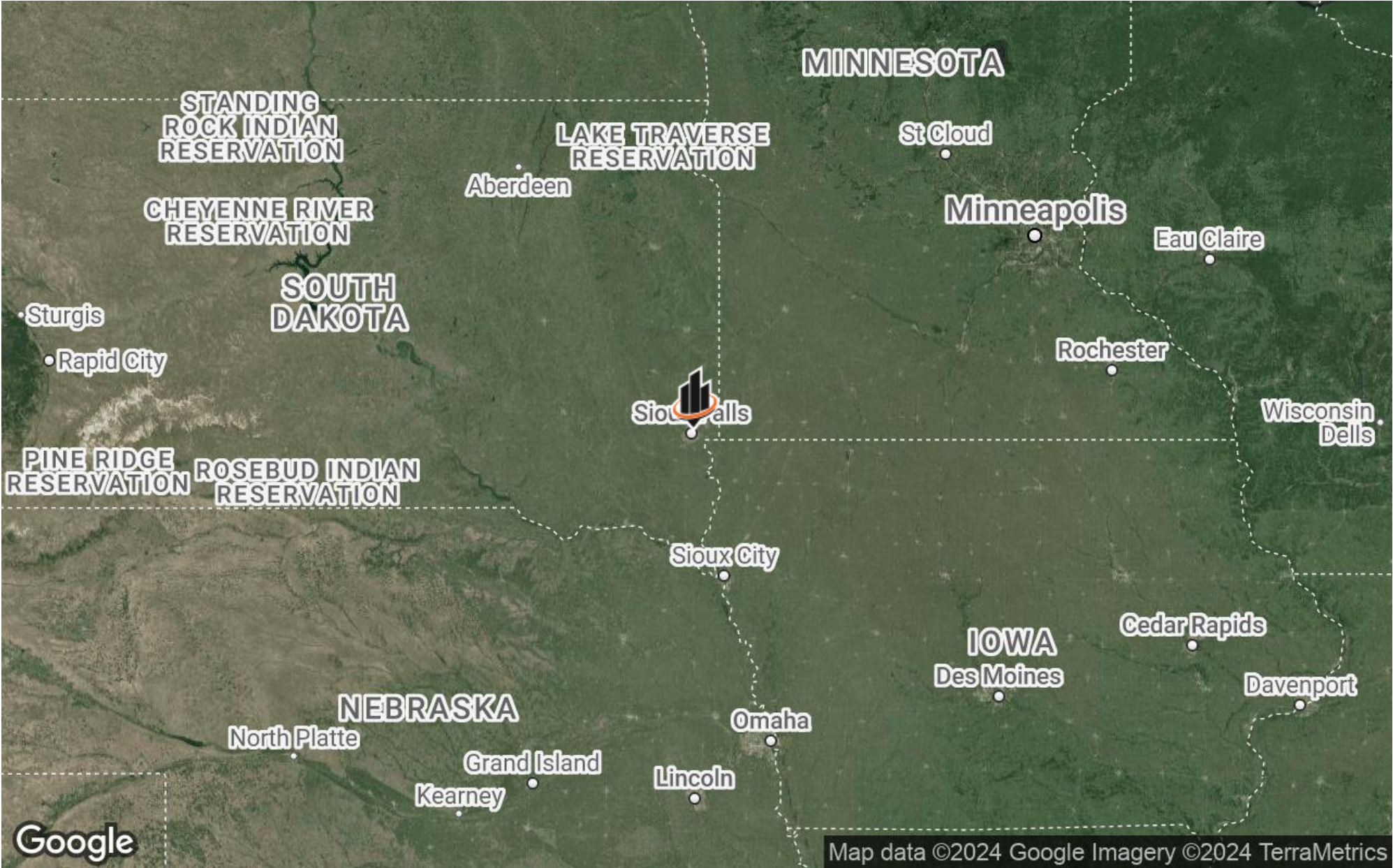


LOCATION MAP





REGIONAL MAP





DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	118,535	211,284	248,915
AVERAGE AGE	36.9	36.2	36.4
AVERAGE AGE (MALE)	36.1	35.2	35.6
AVERAGE AGE (FEMALE)	37.6	37.1	37.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	52,804	89,752	104,044
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$73,878	\$79,352	\$80,663
AVERAGE HOUSE VALUE	\$202,707	\$207,909	\$210,101

\* Demographic data derived from 2020 ACS - US Census

