

Retail

For Sale & Lease

701 Gordon Dr Sioux City, IA 51101



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5,380 SF | \$1,900,000 | \$25.00 SF/yr
Retail

Property Description

Former Bar Louie restaurant at the entrance to Downtown Sioux City. Includes FF&E, except for proprietary Bar Louie furniture. Potential for drive-thru on west wall of restaurant. Includes 1,648 sf of beautiful outdoor patios with fireplaces. Owner spent \$4m creating Bar Louie in 2018.

Will need to provide room service and conference service to connected and completely renovated Doubletree by Hilton fall of 2024. Restaurant has shared access to large common restrooms in hotel lobby in addition to its own private restrooms. Direct kitchen access to service two hotel conference rooms.

New PepperJax Grill to open next door fall of 2024. Join Famous Dave's BBQ, Burger King, Walgreen's, Perkins, Chili's, Scooter's Coffee, Arby's, Hardee's, Kum & Go & Avid Hotel, all within a couple of blocks. Traffic counts of 23,600 vehicles per day (VPD) on Gordon Drive (US Business 20) and 36,600 VPD on I-29.

Location Description

Just off I-29 Floyd Exit B.



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Sale Price

\$1,900,000

Lease Rate

\$25.00 SF/Yr

Location Information

Building Name	Former Bar Louie Restaurant
Street Address	701 Gordon Dr
City, State, Zip	Sioux City, IA 51101
County	Woodbury

Building Information

Building Size	5,380 SF
Occupancy %	0.0%
Number of Floors	1
Year Built	1973
Year Last Renovated	2018

Property Information

Property Type	Retail
Property Subtype	Restaurant
Zoning	General Commercial
Lot Size	1.23 Acres
APN #	894728383005
Lot Frontage	266 ft
Lot Depth	149 ft
Traffic Count on Gordon Dr	23,600
Traffic Count on I-29	29,700

Parking & Transportation

Number of Parking Spaces	191
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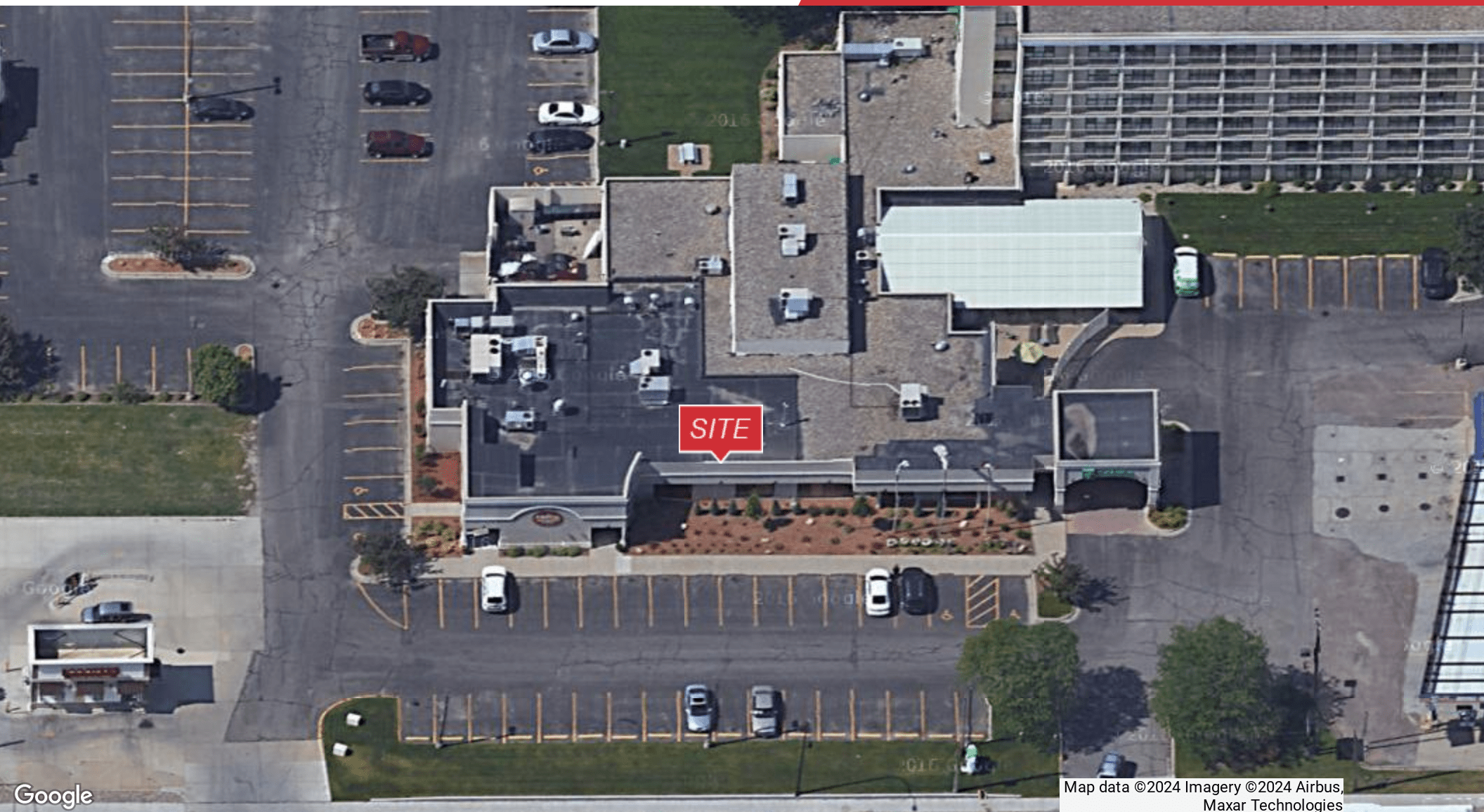
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400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

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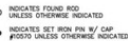
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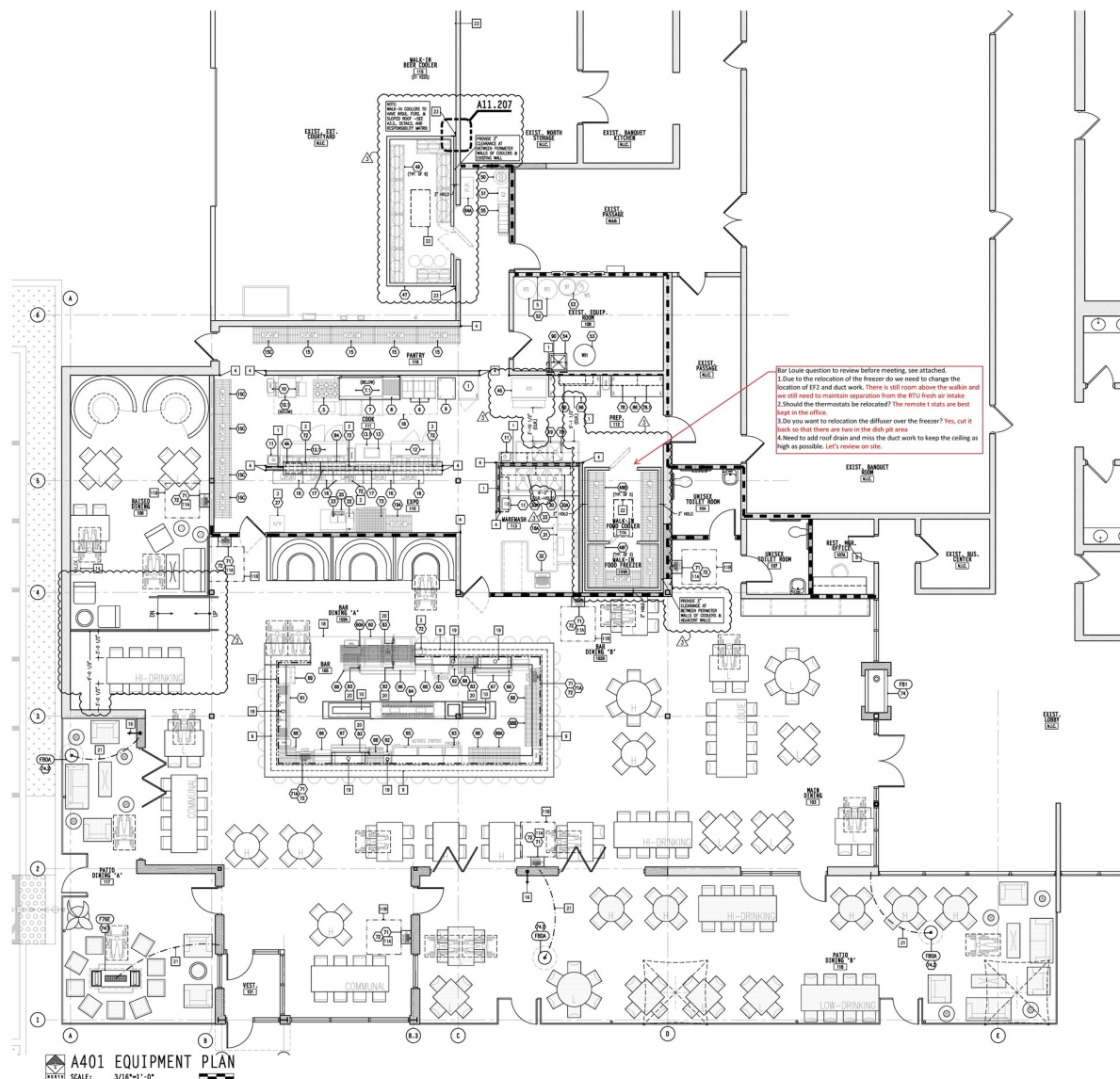
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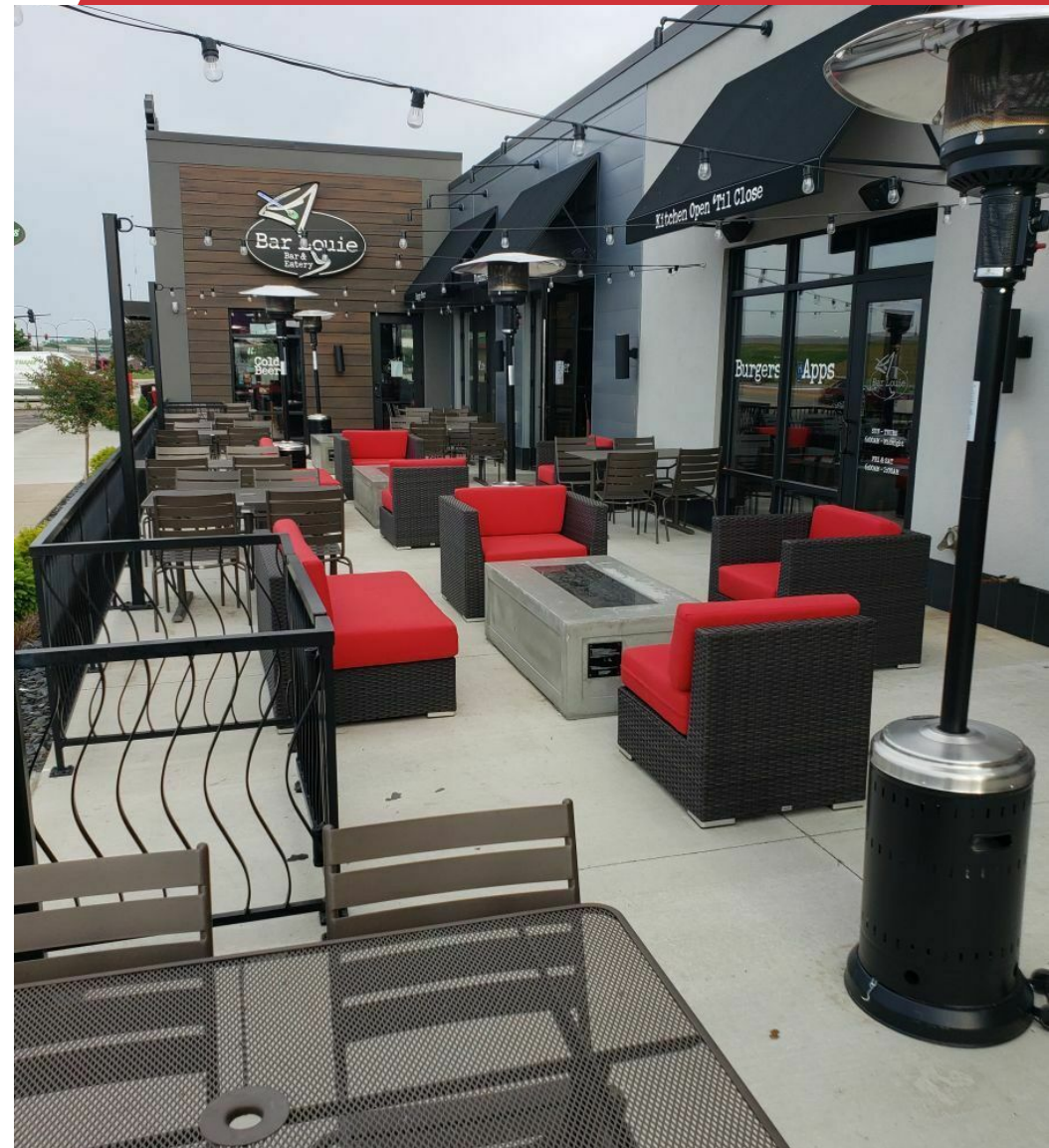
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Population	1 Mile	2 Miles	3 Miles
Total Population	6,854	35,039	64,158
Average Age	31.7	32.2	32.1
Average Age (Male)	31.1	32.8	32.4
Average Age (Female)	31.2	31.9	33.0
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,928	14,224	25,911
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$45,156	\$52,843	\$60,359
Average House Value	\$41,396	\$82,066	\$104,890

* Demographic data derived from 2020 ACS - US Census

