

5120 E. Arrowhead Parkway Sioux Falls, SD 57110

PROPERTY HIGHLIGHTS

- Recently built restaurant for sale with drive-thru
- Furniture, fixtures and equipment (FF&E) included in sale price, see equipment page for details
- 47 surface parking stalls, Parking Ratio 12.85: 1,000 SF
- Zoning: C-2
- Party Room/Storage
- Year Built: 2022
- Pylon Sign available
- Adjacent to new Chick-Fil-A
- Contact broker for tours or access

LOCATION DESCRIPTION

Located on East Arrowhead Parkway, this is located in a heavy retail area neighboring Walmart, Chick-Fil-A, Panda Express, Panera Bread, Woodgrain Brewing, Frontier Climbing and Fitness, and more.

Traffic VPD: 26,700

Sale Price	\$2,650,000 (\$724.44/SF)
Real Estate Taxes (2025)	\$18,505.48
Building Size	3,658 SF
Lot Size	0.941 AC (40,990 SF)



MARCUS MAHLEN, CCIM, SIOR
President
mmahlen@naisiouxfalls.com
605.228.9744

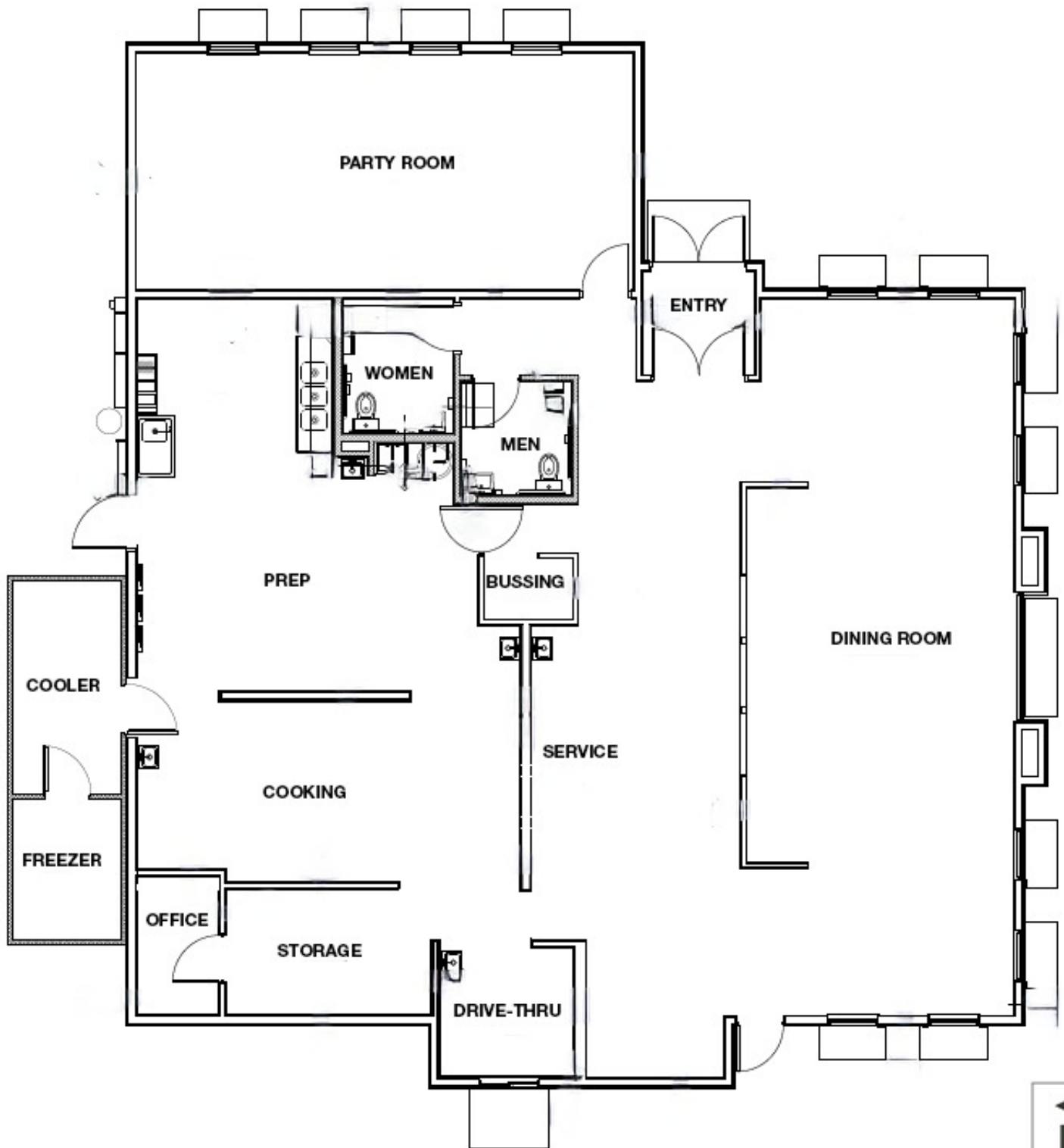
2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

FLOOR PLAN

5120 E. ARROWHEAD PARKWAY
Sioux Falls, SD 57110

FOR SALE

Retail Property

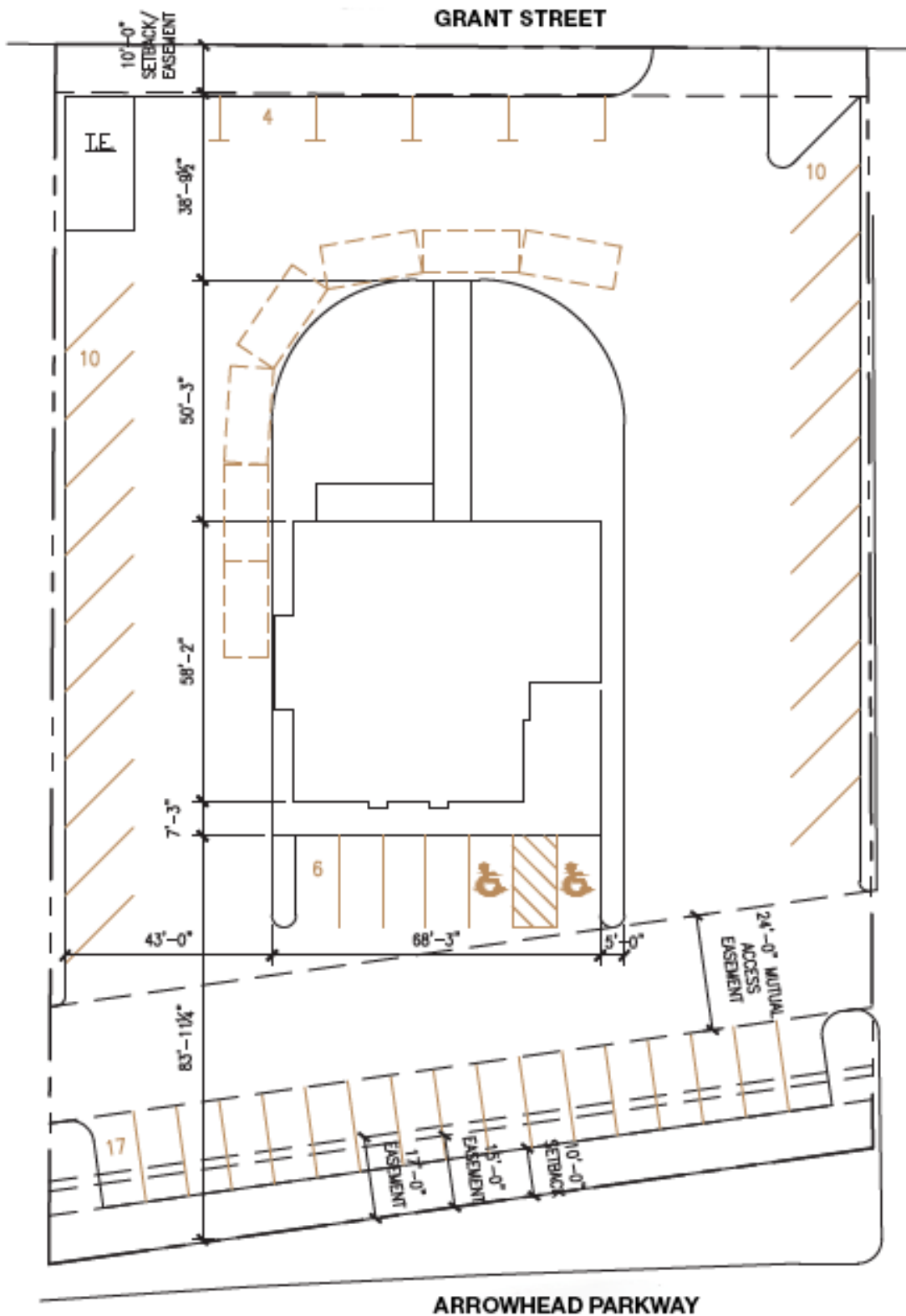


SITE PLAN

5120 E. ARROWHEAD PARKWAY
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FOR SALE

Retail Property



PARCEL MAP

5120 E. ARROWHEAD PARKWAY
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EQUIPMENT LIST

5120 E. ARROWHEAD PARKWAY
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FOR SALE

Retail Property

Equipment List

- 1 - 465 lb Ice Maker, Cube Style
- 1 - 1,770 lb Ice Cuber
- 1 - 30,000 Gallon Water Filtration System
- 1 - 60,000 Gallon Water Filtration System
- 1 - Undercounter Refrigerator (72"W, 17.88 cu.ft.)
- 1 - Coke Dispenser (Drive-Thru)
- 1 - Frozen Drink Machine, Non-Carbonated
- 1 - Delfield Reach-in Refrigerator (27.4"W, 21.0 cu.ft.)
- 1 - Delfield Reach-in Refrigerator (55.2"W, 46.0 cu.ft.)
- 1 - Beverage Reach-in Undercounter Freezer (27"W, 6.13 cu.ft.)
- 1 - Kolpak Walk-in Cooler/Freezer
- 1 - Delfield Refrigerated Counter, Sandwich Top (48"W, 16.0 cu.ft.)
- 1 - Delfield Refrigerated Counter, Sandwich Top (27"W, 8.20 cu.ft.)
- 3 - Delfield Refrigerated Counter, Sandwich Top (27"W, 8.20 cu.ft.)
- 1 - Captive-Aire Hood Package
- 1 - Hatco Hot Food Well Unit
- 1 - Hatco Heat Lamp (36"W)
- 1 - Hatco Warming Drawer, Free Standing
- 1 - Heated Holding Cabinet, half height
- 1 - Custom Steam Table
- 1 - Pitco Frialator Pasta Cooker (12 gal. capacity)
- 2 - Microwave Oven
- 3 - Conveyor Oven, Electric
- 2 - Two-Tiered Heated Pass Thru Shelf
- 3 - Kettle, Electric (12 gal. capacity)
- 2 - Cook Basket
- 3 - Kettle, Strainer
- 1 - Kettle Table
- 8 - Advance Tabco Worktables
- 1 - Three (3) Compartment Sink
- 1 - Broaster Ventless Fryer (3lb product; 21lb oil capacity)
- 1 - 42 1/4" Condiment Wedge
- 3 - Cup & Lid Organizer
- 5 - Hand Sink
- 1 - Drive Thru Window
- 1 - Exterior Menuboard
- 1 - Exterior Menuboard Winger
- 1 - Exterior Preview Menuboard
- 1 - Exterior Menuboard Canopy
- 2 - Interior Menuboard
- 1 - Display Case, Pastry, Countertop
- 1 - Front Counter
- 1 - Condiment Counter
- 1 - Clutter Counter
- 1 - Bussing Shelf
- 1 - Bussing Utility Transport Cart
- 1 - To Go Cabinet
- 1 - Wilson Safe
- All Wire Shelving
- All tables, chairs, & booths
- Office Furniture
- Changing Table
- Smallware included

PHOTOS

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Retail Property



ADDITIONAL PHOTOS

5120 E. ARROWHEAD PARKWAY
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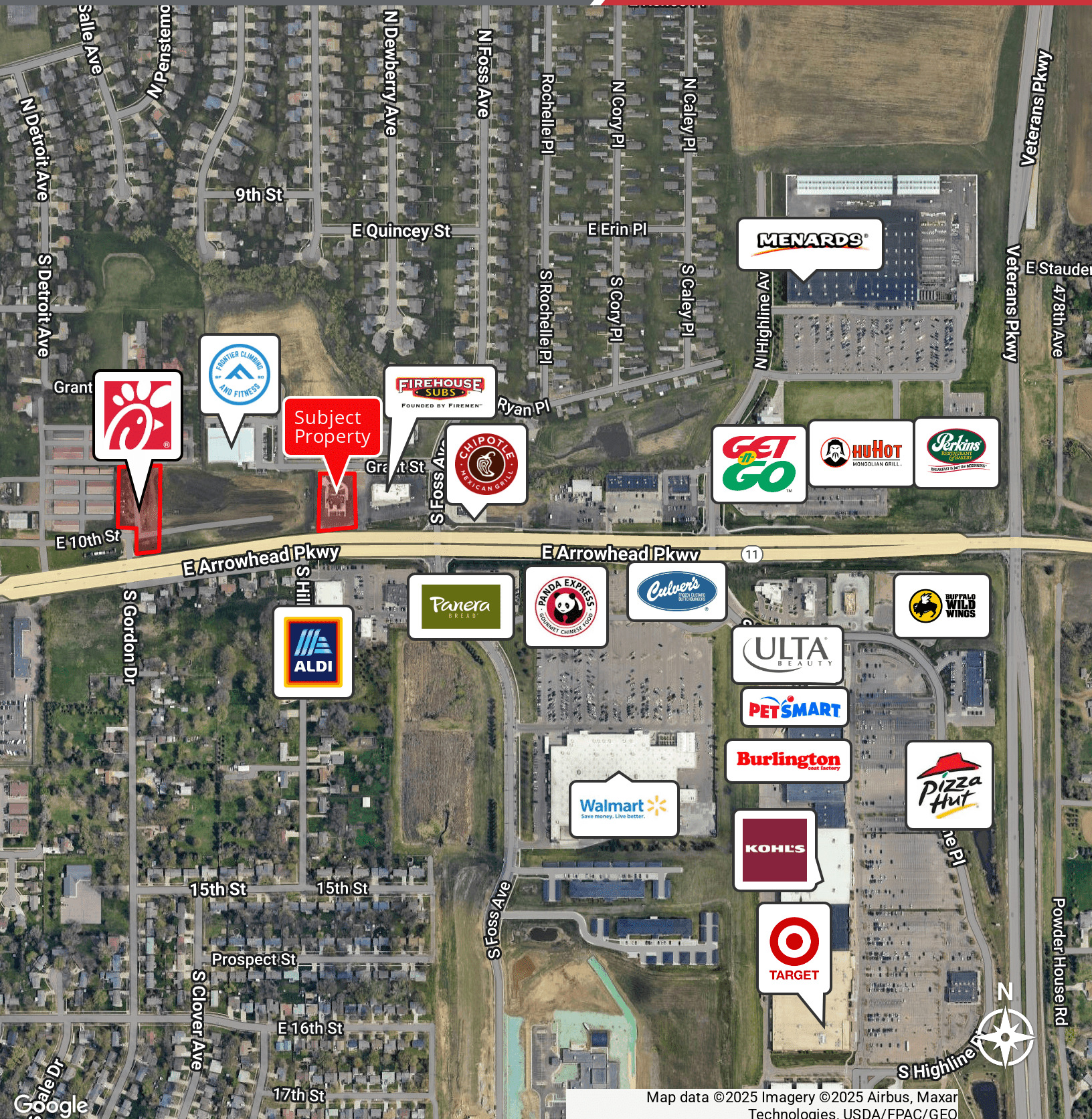
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LOCATION MAP

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