



CORNER 2300

31ST + MINNESOTA

DRIVE-THRU ENDCAP FOR LEASE

2300 South Minnesota Avenue | Sioux Falls, SD 57105



SIZE

2,567 sqft



PRICE

\$35.00 psf (NNN)



TRAFFIC

25,900 vpd



LOCATION

Corner retail location at the intersection of Minnesota Avenue & 31st Street in central Sioux Falls. Minnesota Avenue is SD State Highway 115 and spans the entire north / south length of the City. Minnesota Avenue serves the Sioux Falls Regional Airport, Downtown Sioux Falls, area universities and several healthcare facilities.



LAYOUT

Space is currently built out as a coffee shop and includes a patio and drive-thru (see Site Plan).



AREA TENANTS

Downtown Sioux Falls, Augustana University, SDSU Metro Center, University of Sioux Falls, Sanford Health, Scooter's Coffee, McDonald's, ACE Hardware, Little Caesars, Culver's, Famous Dave's, BP / Get-N-Go, Tires Tires, Bagel Boy, Lewis, Billion Auto, Jimmy John's, DQ Gill & Chill

Information deemed reliable but not guaranteed.

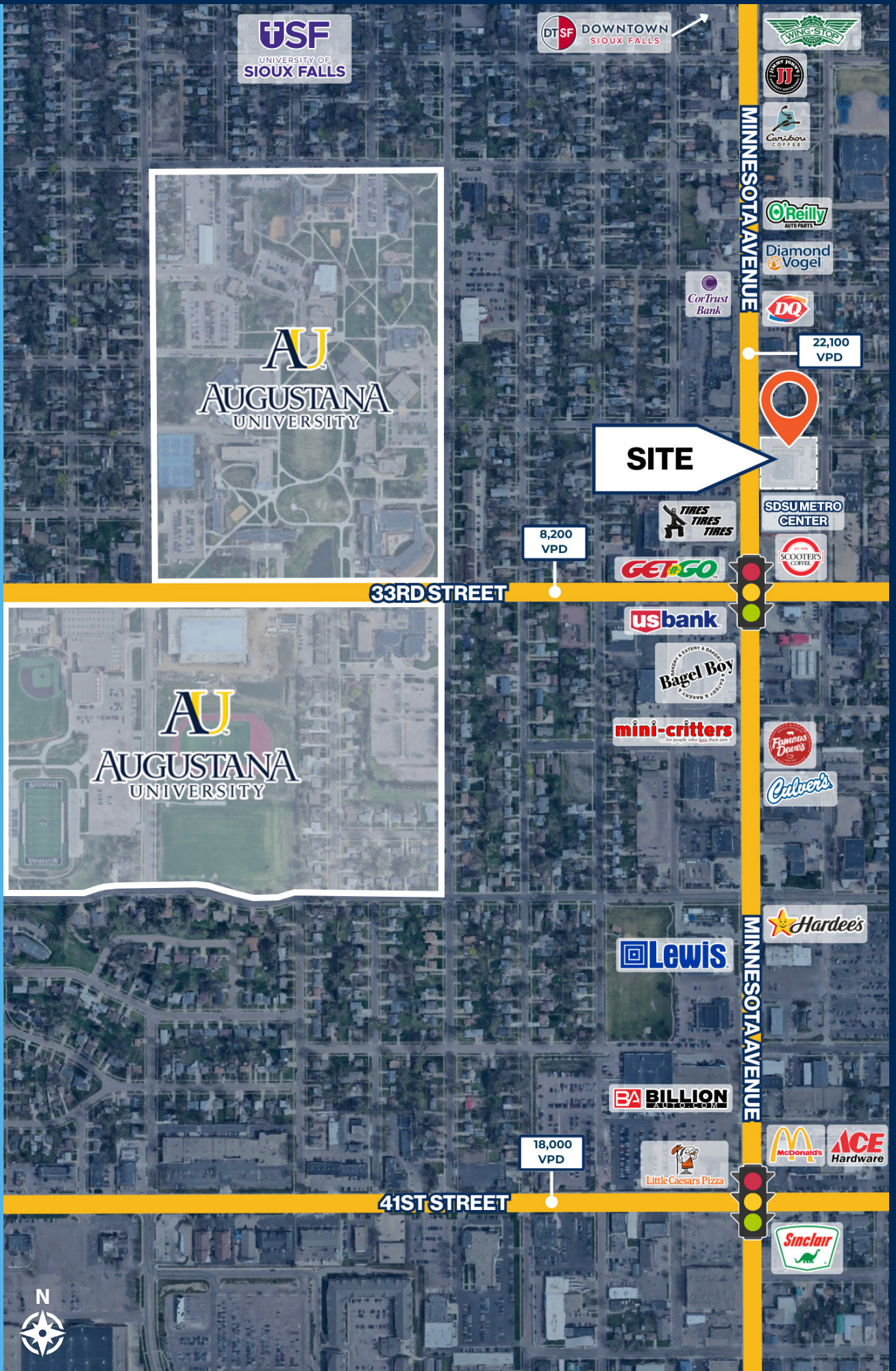


7400 South Bitterroot Place
Sioux Falls, South Dakota 57108

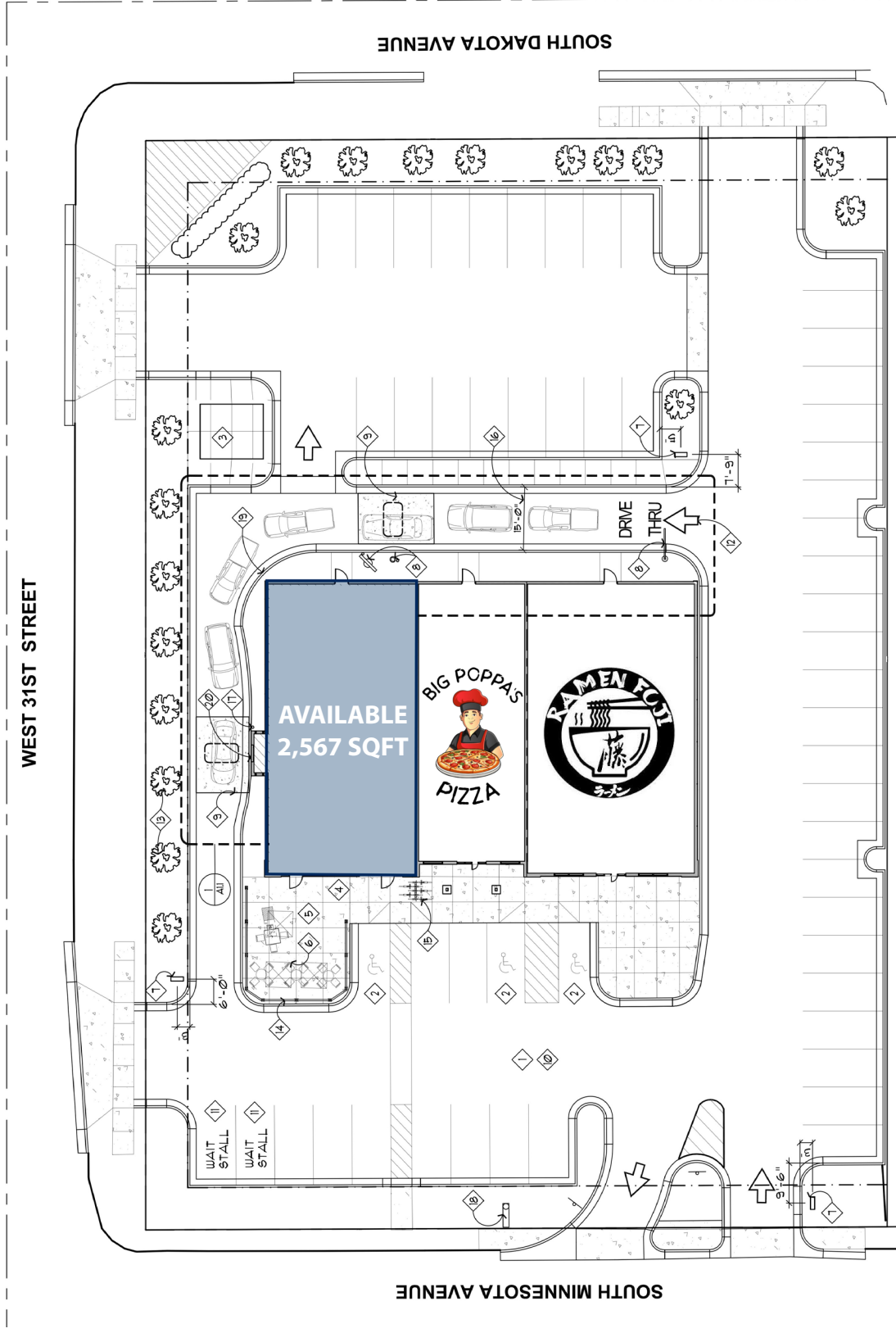


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AREA MAP



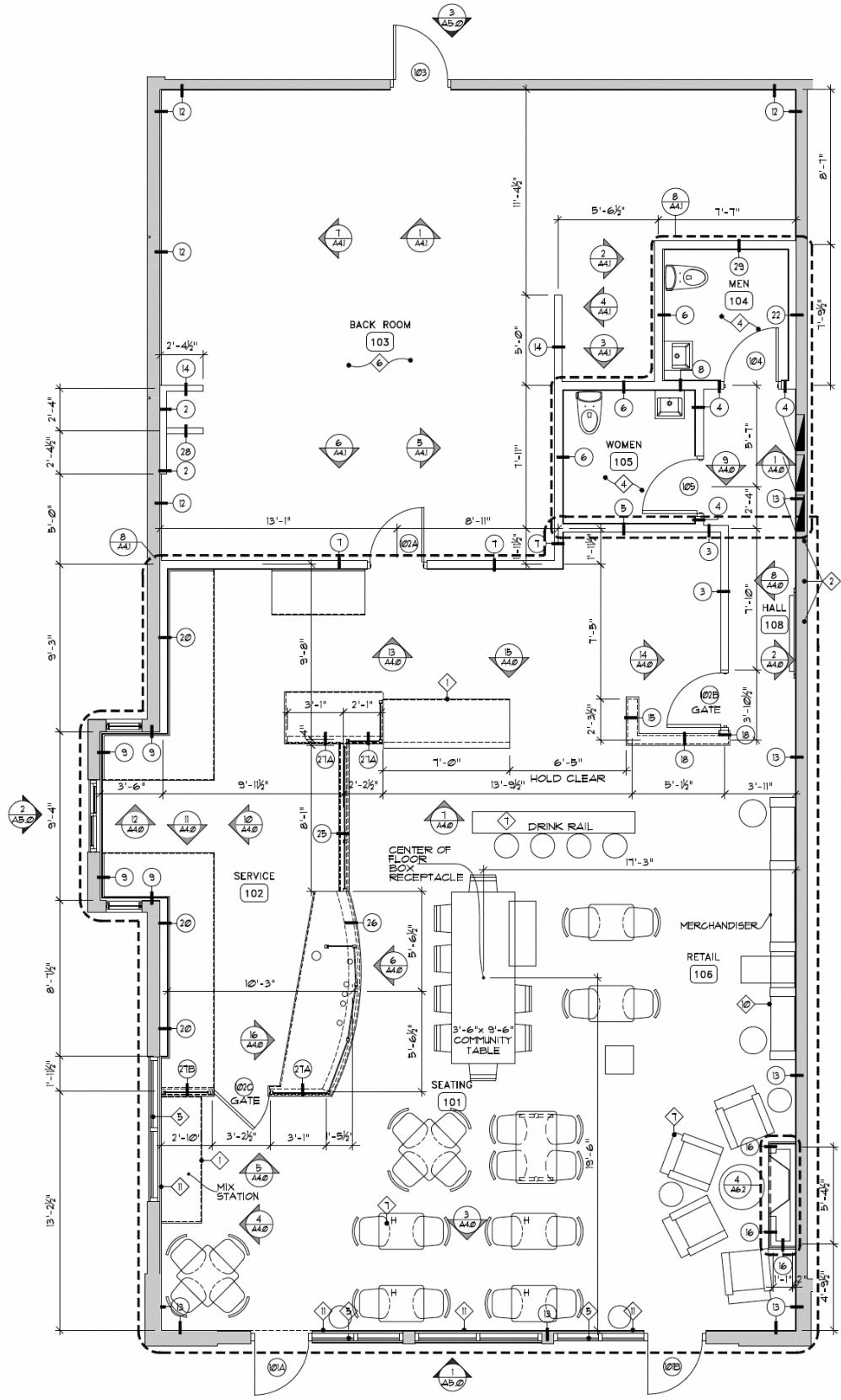
SITE PLAN



1 SITE PLAN
1"=20'-0"



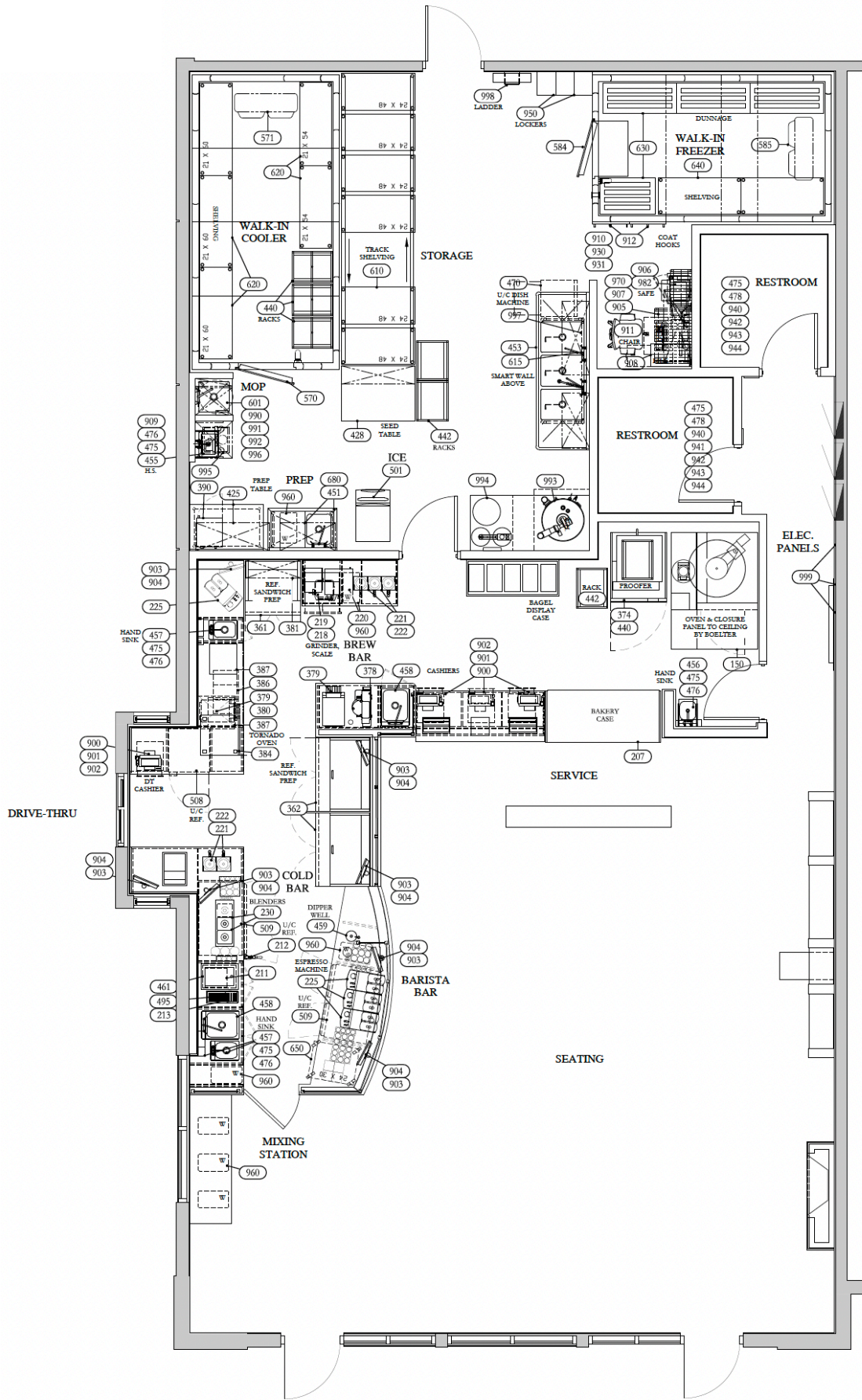
FLOOR PLAN



1 FLOOR PLAN
 1/4" = 1'-0"



FLOOR PLAN



EQUIPMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

PHOTOS

