

MARION ROAD RESTAURANT

2310 South Marion Road, Sioux Falls, SD 57106

SUB LEASE



Exceptional Restaurant Sublease Opportunity in West Side Sioux Falls

This inviting restaurant space features abundant natural light that fills the open dining room and comfortable bar area. A beautiful stone fireplace adds warmth and charm, while two casino rooms and restrooms provide added convenience for guests. The cozy atmosphere extends outdoors to a spacious patio with a fire pit and views of Lake Lorraine.

The fully equipped kitchen includes two walk-in coolers, one walk-in freezer, ample dry storage, a dishwashing station and a private office - everything you need to operate efficiently from day one.



SIZE

5,323 sqft



LOCATION

Situated on the west side of the Lake Lorraine Lifestyle Center, this location boasts prime frontage on Marion Road and is surrounded by a thriving shopping district.



PRICE

Current Lease Rate: \$19.68 psf (NNN)
3% Annual Escalators
Estimated NNN: \$9.11 psf
Sublease Expires: 2/28/2030



OPPORTUNITY

Retail On-Sale Liquor License and FF&E available.

Contact broker for more details.

Information deemed reliable but not guaranteed.



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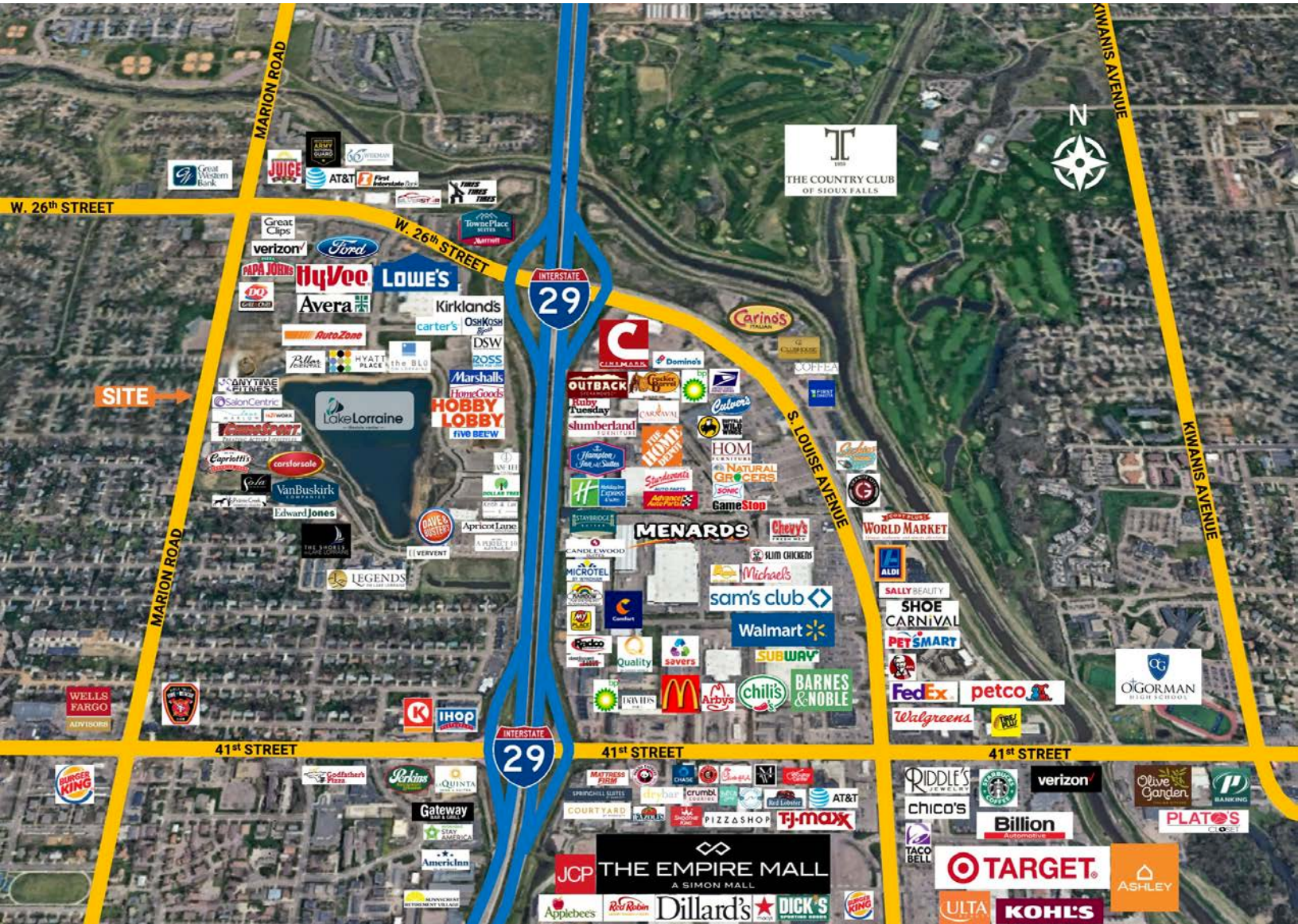
2571 S Westlake Dr #100 Sioux Falls SD 57106



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AREA MAP



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LAKE LORRAINE OVERVIEW



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SITE OVERVIEW



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SITE PLAN



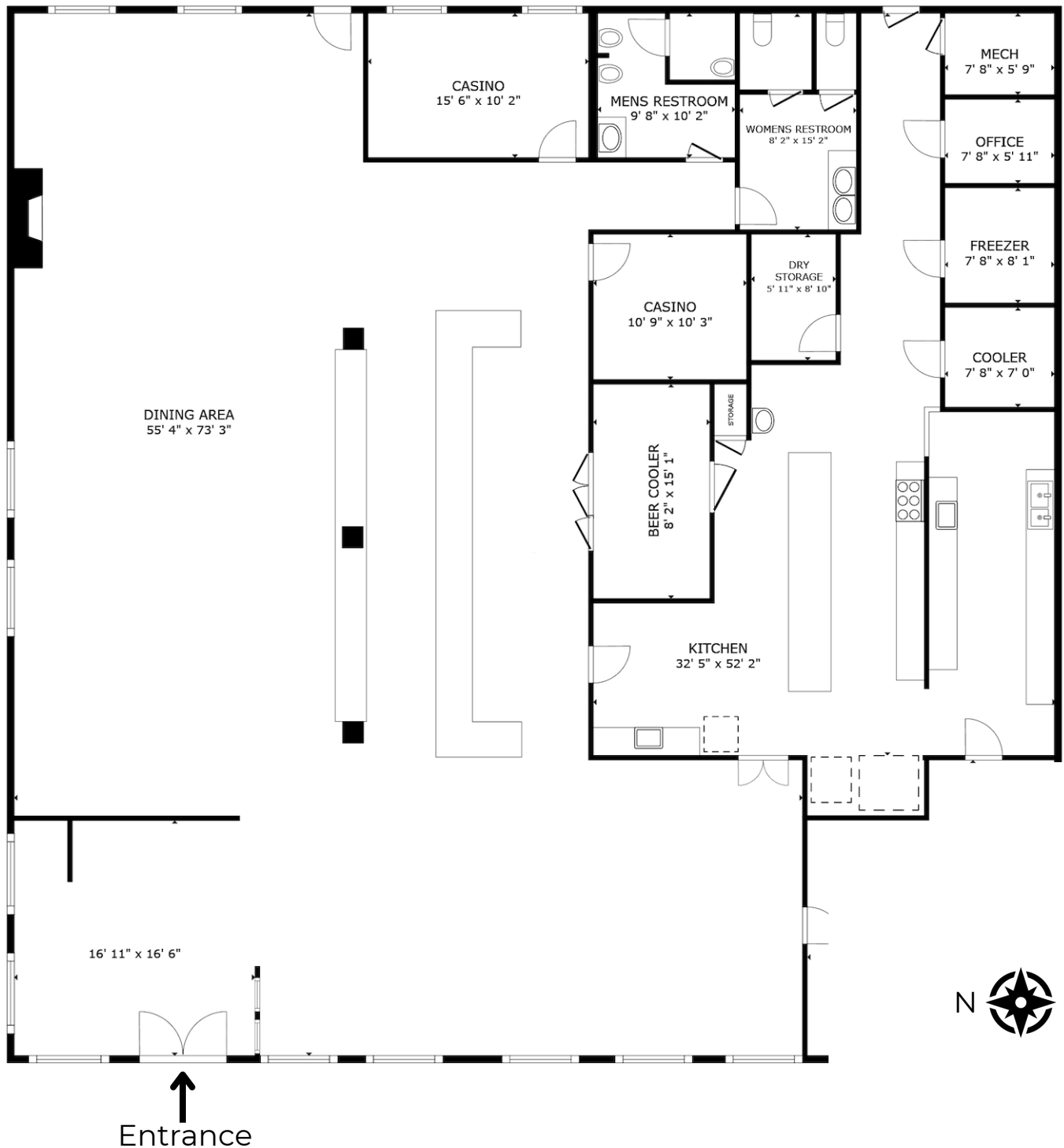
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FLOOR PLAN

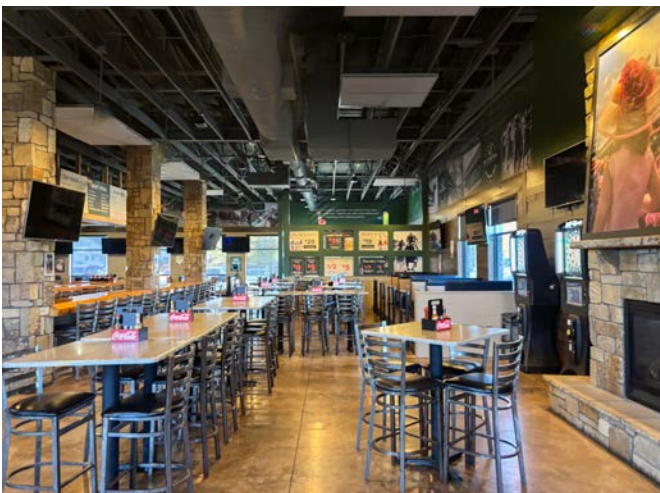
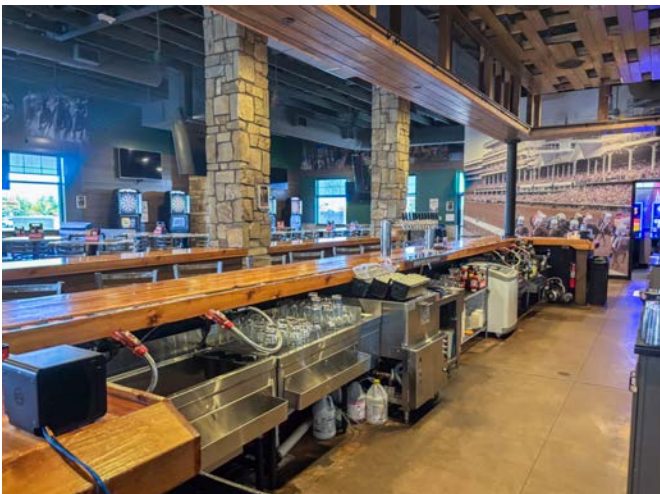


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PHOTO GALLERY



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