



CORNER 2300

31ST + MINNESOTA

DRIVE-THRU ENDCAP FOR LEASE

2300 South Minnesota Avenue | Sioux Falls, SD 57105



SIZE

2,567 sqft



PRICE

\$37.00 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.



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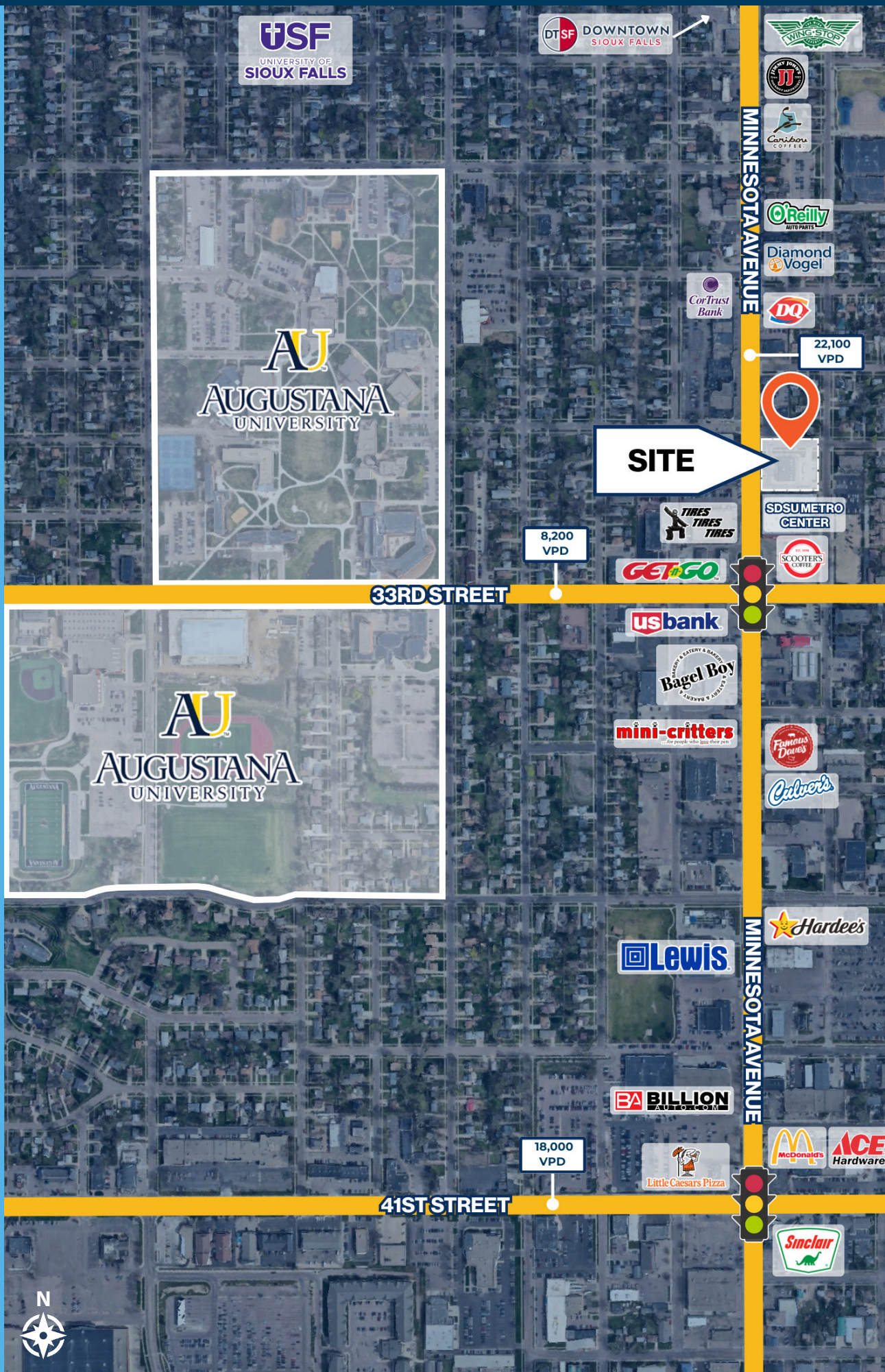
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



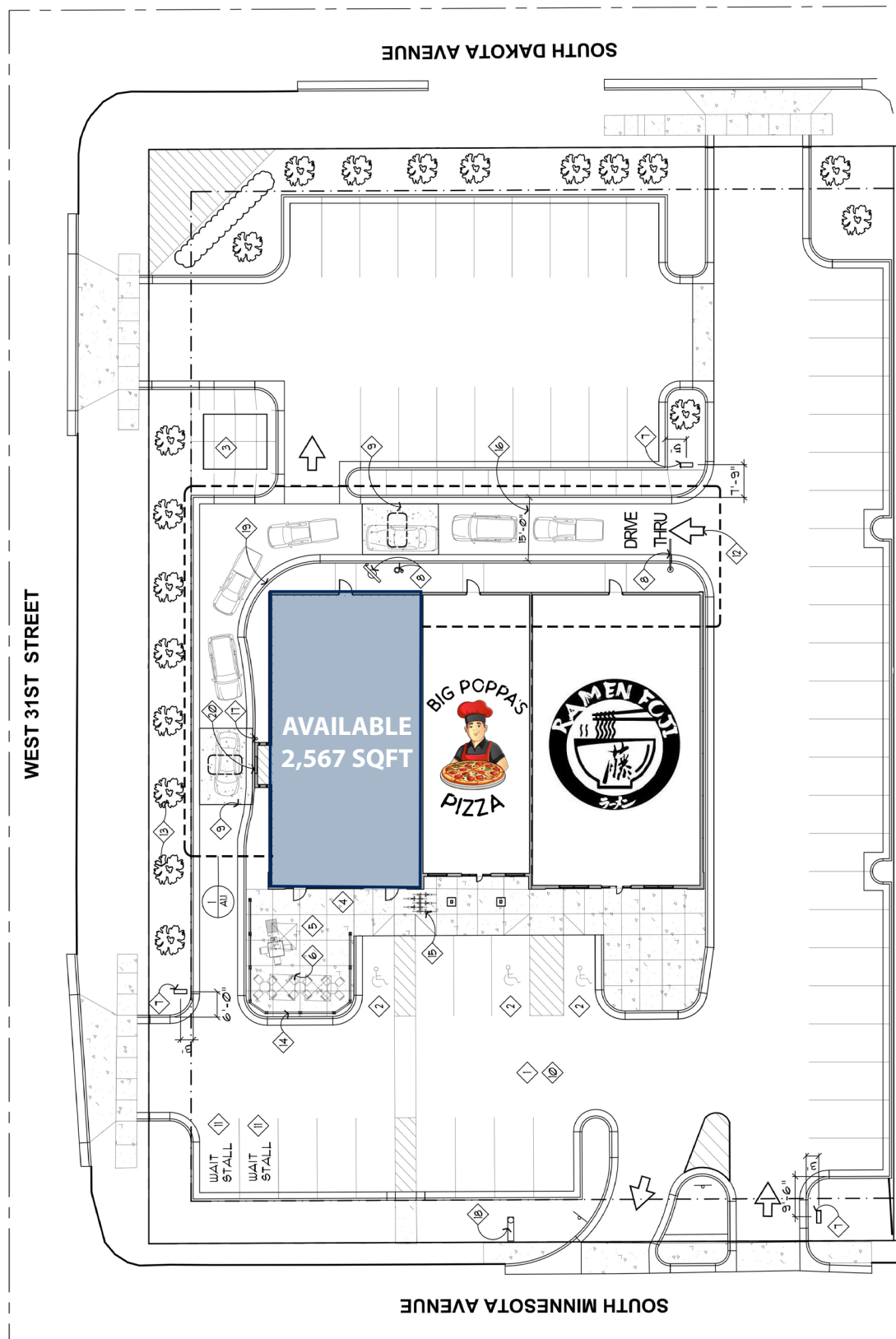
605.376.0127

ryan@vanbuskirkco.com

AREA MAP



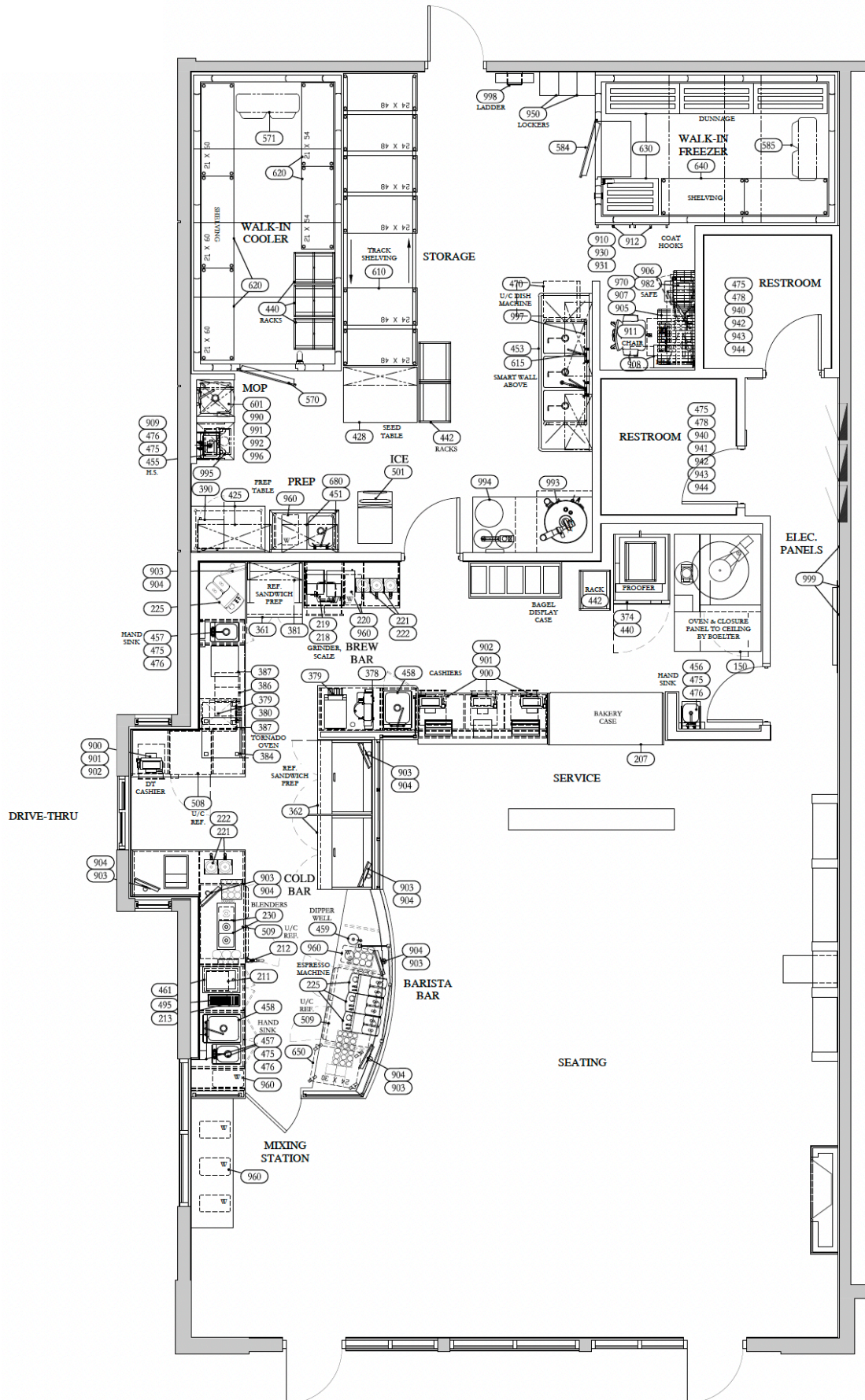
SITE PLAN



This detailed floor plan illustrates the layout of a restaurant, featuring several distinct areas and functional zones. The plan includes a large central dining area with a 'CENTER OF FLOOR BOX RECEPTACLE' and a 'DRINK RAIL'. A 'COMMUNITY TABLE' is positioned near the center, surrounded by 'SEATING' areas. The layout also includes a 'SERVICE' area (102), a 'MIX STATION', and a 'BACK ROOM' (103). Restrooms for 'MEN' (104) and 'WOMEN' (105) are located in the upper right. A 'HALL' (108) and a 'MERCHANDISER' area (106) are situated on the right side. The plan is annotated with numerous dimensions, room numbers, and furniture symbols, providing a comprehensive view of the restaurant's spatial organization.

NORTH 

FLOOR PLAN



EQUIPMENT FLOOR PLAN

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

PHOTOS

