



# 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.



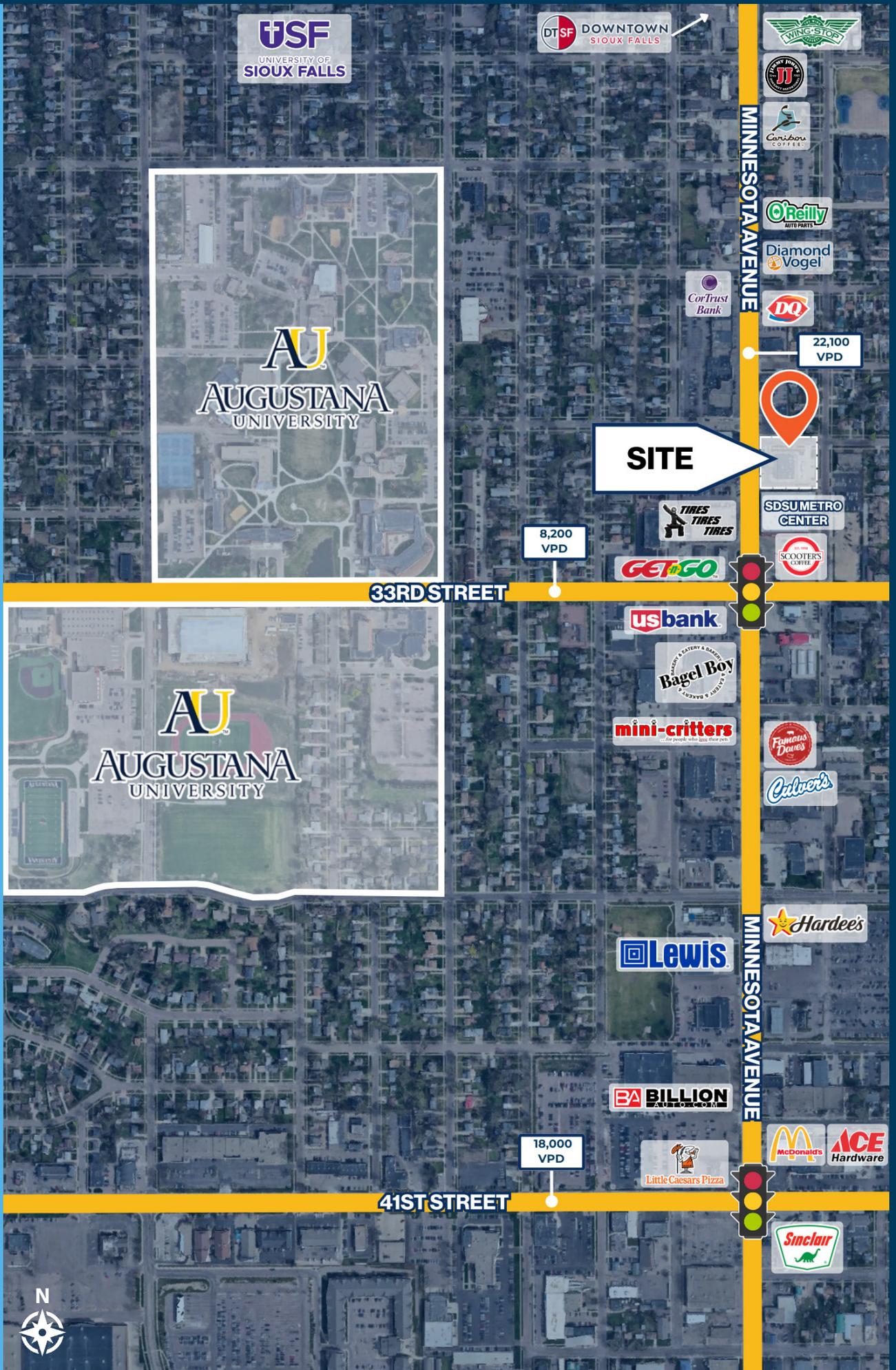
605.361.8211

2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106

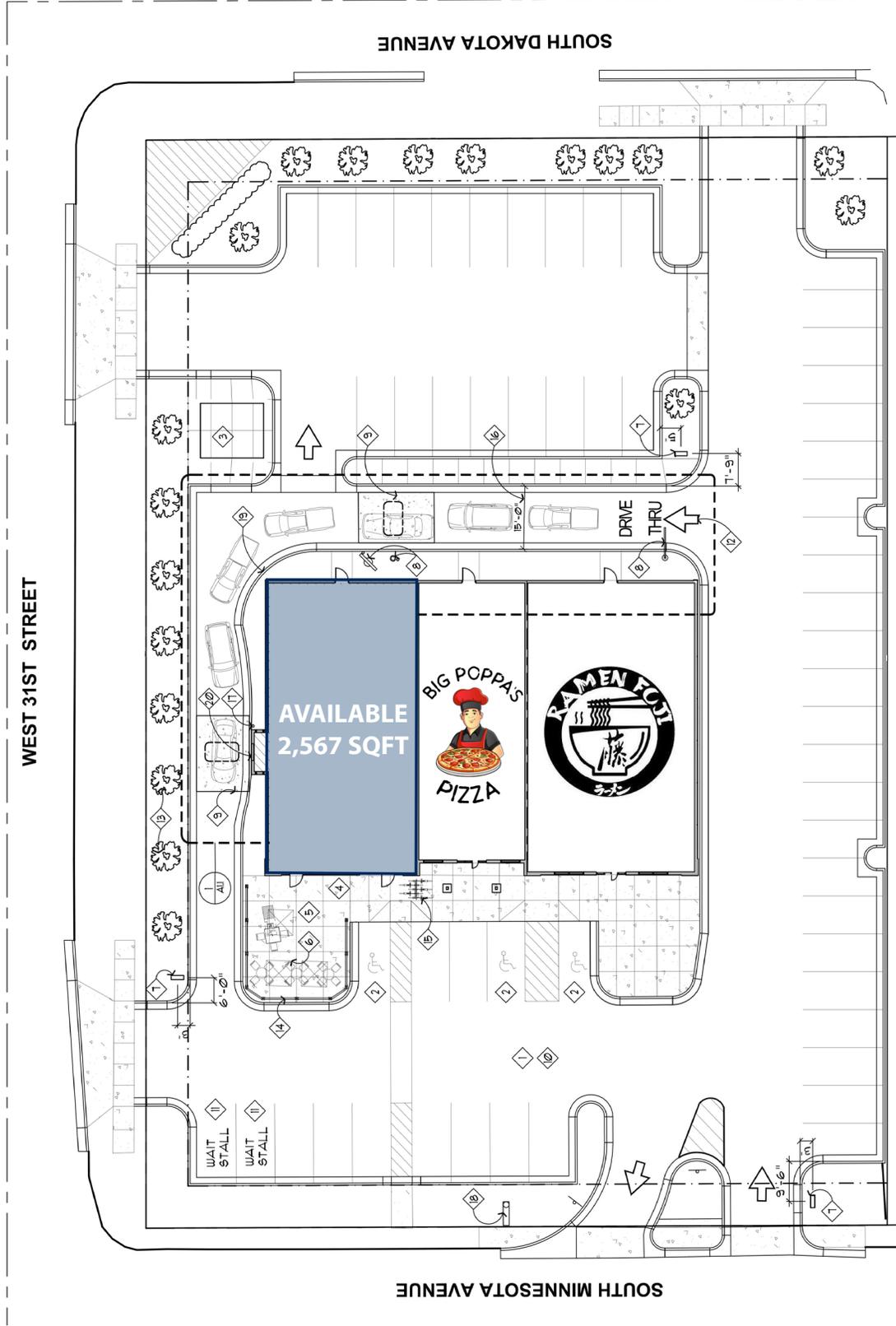


605.376.0127  
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# AREA MAP



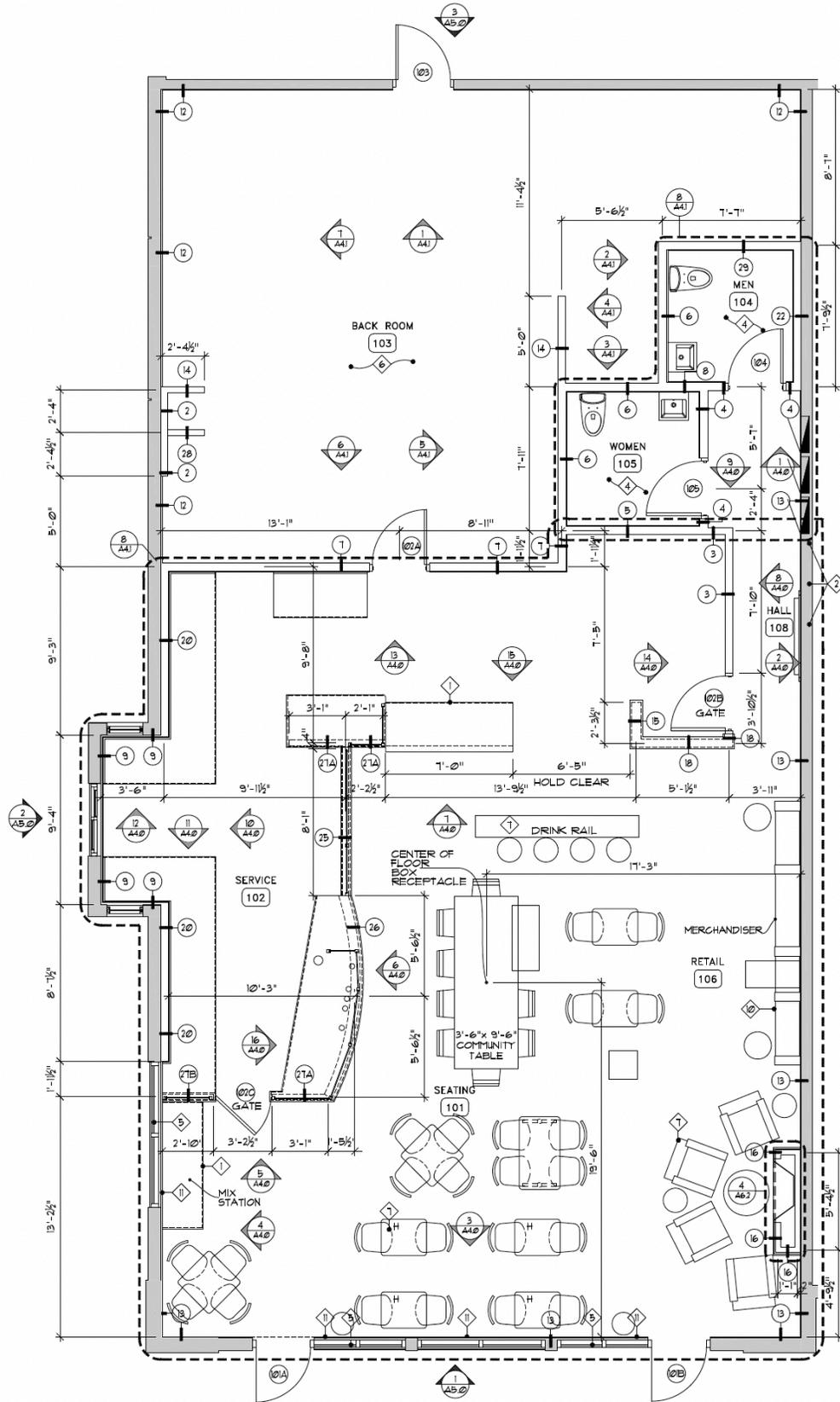
# SITE PLAN



1 SITE PLAN  
1"=20'-0"



# FLOOR PLAN



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





# PHOTOS

