

Jones421, Suite 115

421 North Phillips Avenue, Suite 115, Sioux Falls, SD 57104

FOR LEASE

Property Summary



Property Description

Discover the exceptional potential of this prime space at 421 North Phillips Avenue, Suite 115. Setup for a restaurant with 12-foot hood, 3-compartment sink and some restaurant equipment available. Boasting a desirable location in the heart of Sioux Falls, this property offers high visibility, excellent foot traffic, and a vibrant commercial district. The property's proximity to popular attractions and a thriving downtown business community presents an unparalleled opportunity to establish a successful restaurant presence. Embrace the potential of this outstanding location and unlock the possibilities for your retail venture.

Property Highlights

- 12-foot hood, 3-compartment sink, hand sink, restaurant equipment negotiable with lease
- Desirable location in the heart of Sioux Falls
- Excellent foot traffic and vibrant commercial district
- Restaurant potential with prime location and high visibility
- Proximity to popular attractions and thriving business

Offering Summary

Lease Rate:	\$4,500 per month (Gross)
Available SF:	1,600 SF
Building Size:	11,170 SF
NOI:	\$0.00
Cap Rate:	0%

Custom Header

- The Levitt at the Falls
- The Source Coffee Roastery & Taproom
- North End Bakery
- Jacobson Plaza at the Falls
- Steel District
- Falls Park

Stacey Sieverding
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**Berkshire Hathaway HomeServices
Midwest Realty**
1120 E. 77th Street
Sioux Falls, SD 57108
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Additional Photos



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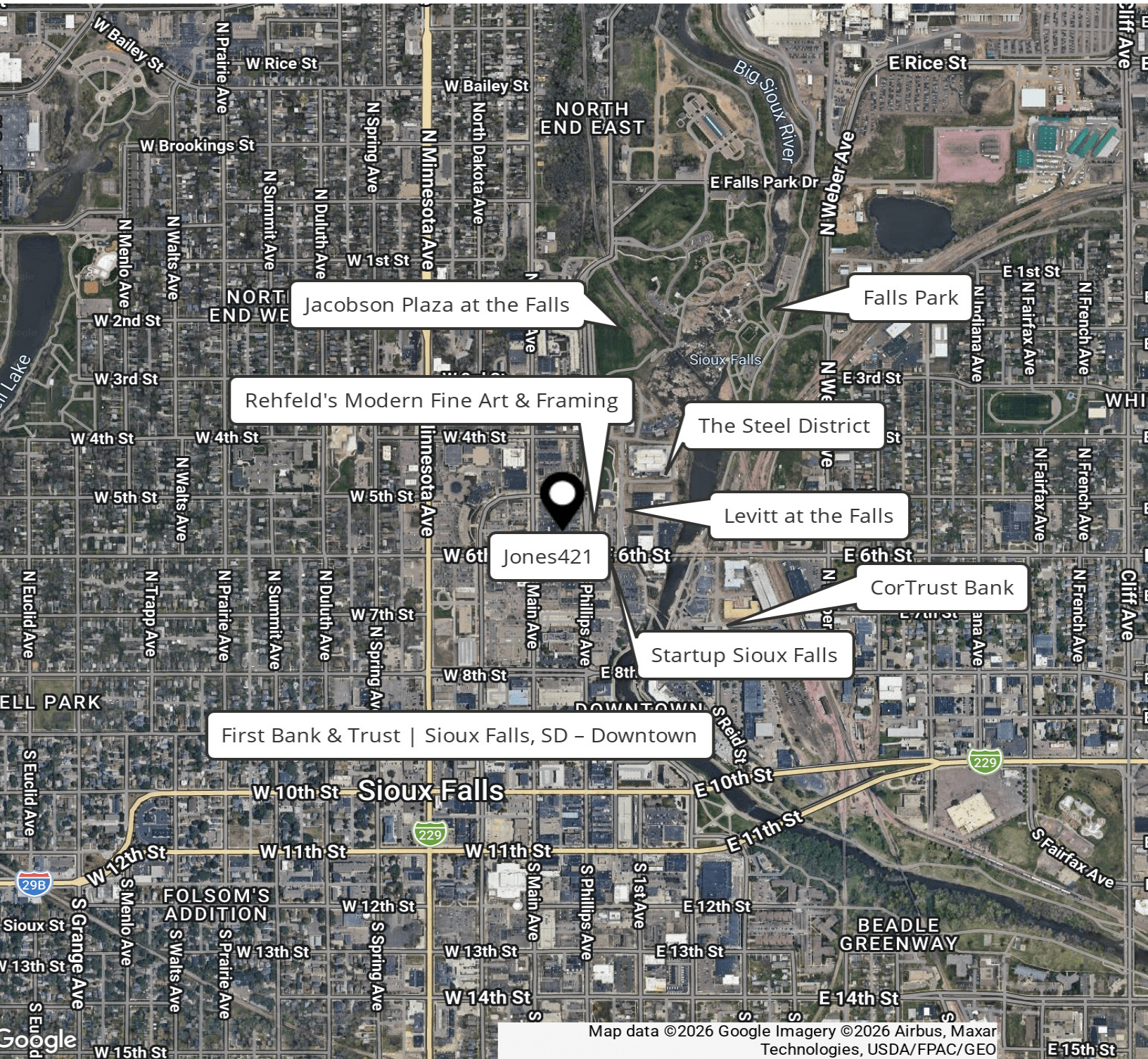
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Location Map



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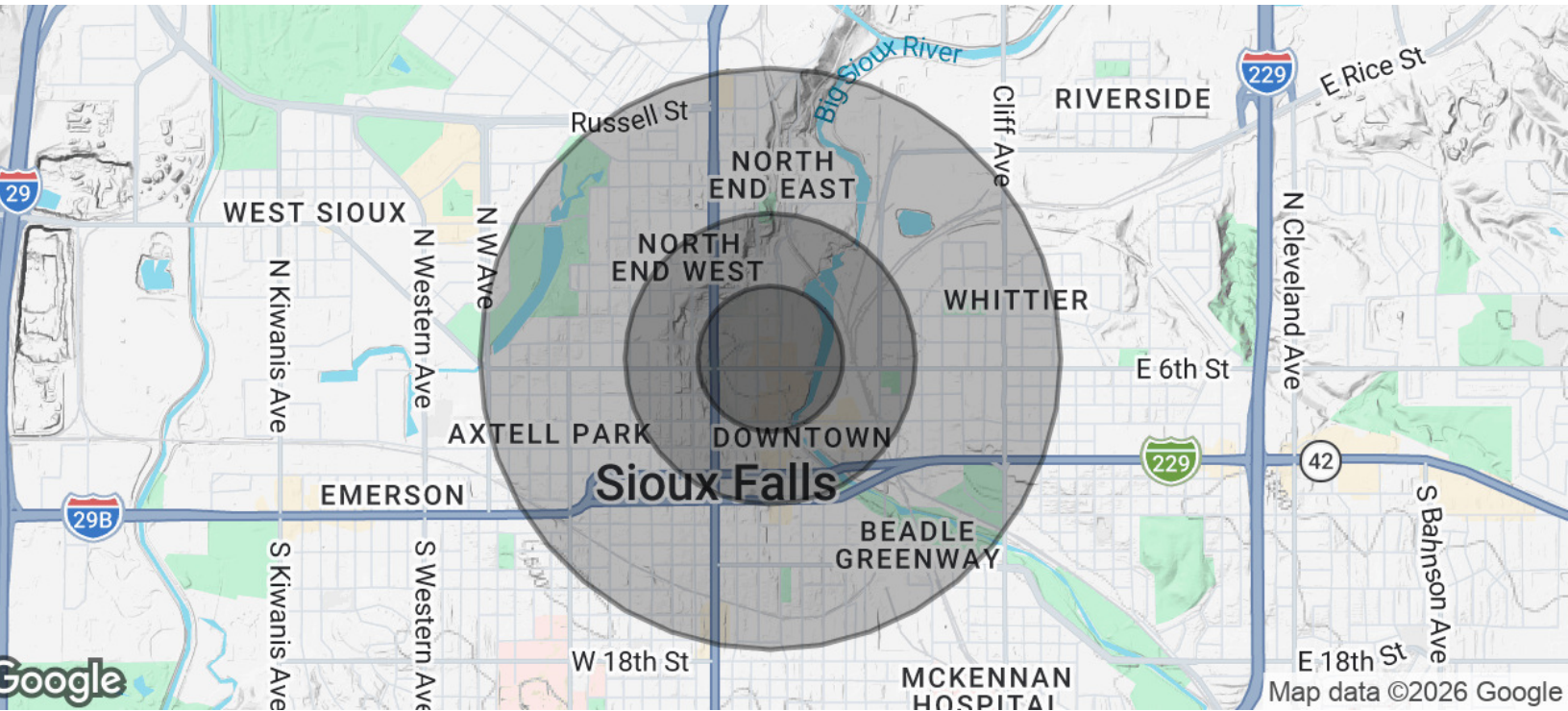
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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	844	3,826	15,184
Average Age	37.4	36.9	38.1
Average Age (Male)	37.6	36.4	38.1
Average Age (Female)	39.3	38.8	37.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	375	1,778	7,195
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$89,224	\$82,305	\$71,381
Average House Value	\$144,146	\$200,558	\$185,692

2023 American Community Survey (ACS)

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