



2401 E. 10th Street
Sioux Falls, SD 57103

PROPERTY HIGHLIGHTS

- Restaurant space available for sublease - immediate occupancy!
- Sublease expires 12/31/2027
- All FF&E is negotiable - see page 3 - outdoor furniture not included
- Two drive up windows
- Ample indoor seating
- In-suite restrooms
- Building and monument signage available

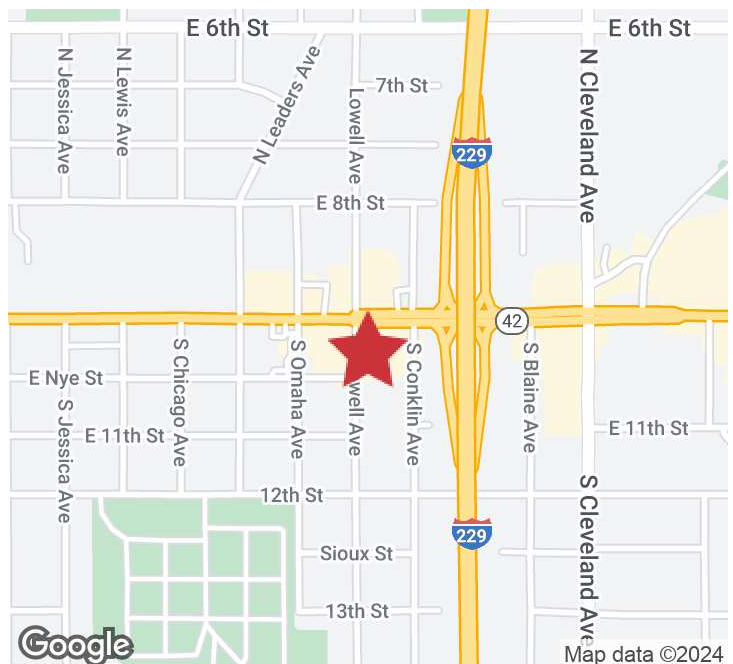
LOCATION DESCRIPTION

Located just west of 10th Street & I-229

Area neighbors include Radco, Crown Casino, Security Savings Bank, Slim Chickens, Qdoba, Popeye's

10th Street Traffic Counts: 22,800 vpd

Lease Rate	\$18.18/SF NNN
Estimated NNN Expenses	\$3.00/SF
Suite Size	1,750 SF

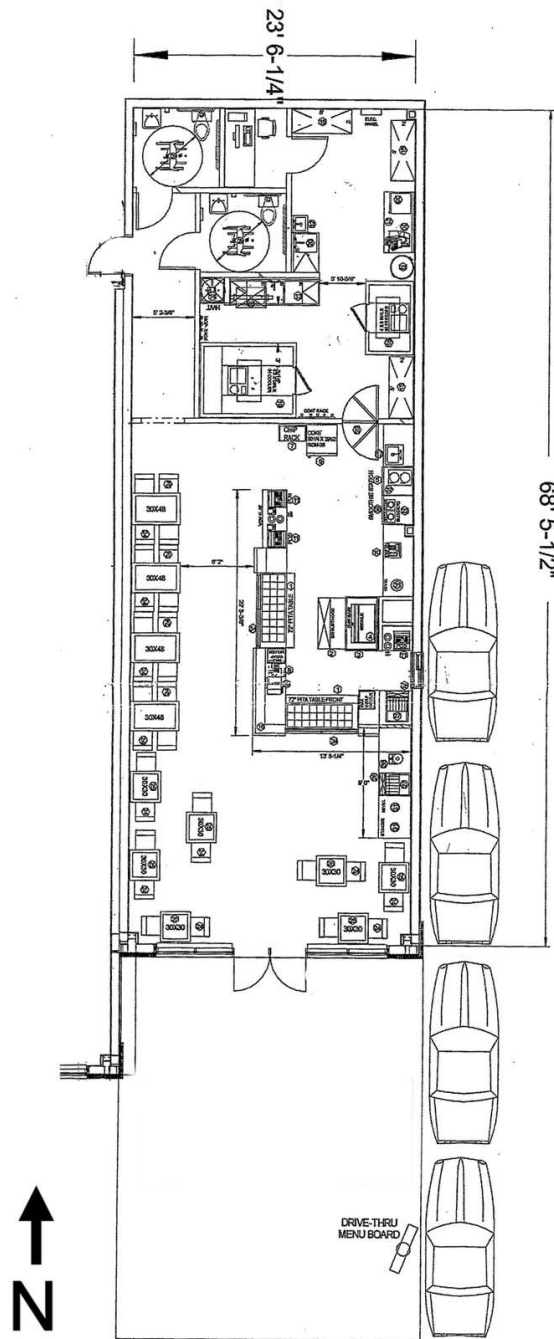


FLOOR PLAN & RENT ROLL

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FOR SUBLEASE

Restaurant Suite



TERM

YEAR 1 (1/1/23 - 12/31/23) = \$ 31,512.00 Annually	\$ 2,626.00 Monthly
YEAR 2 (1/1/24 - 12/31/24) = \$ 31,827.12 Annually	\$ 2,652.00 Monthly
YEAR 3 (1/1/25 - 12/31/25) = \$ 32,145.39 Annually	\$ 2,679.00 Monthly
YEAR 4 (1/1/26 - 12/31/26) = \$ 32,466.85 Annually	\$ 2,706.00 Monthly
YEAR 5 (1/1/27 - 12/31/27) = \$ 32,791.51 Annually	\$ 2,733.00 Monthly

FF&E Located at Pita Pit 10th S

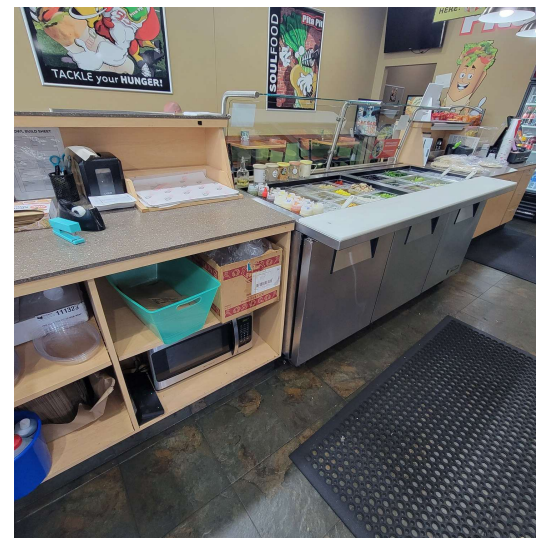
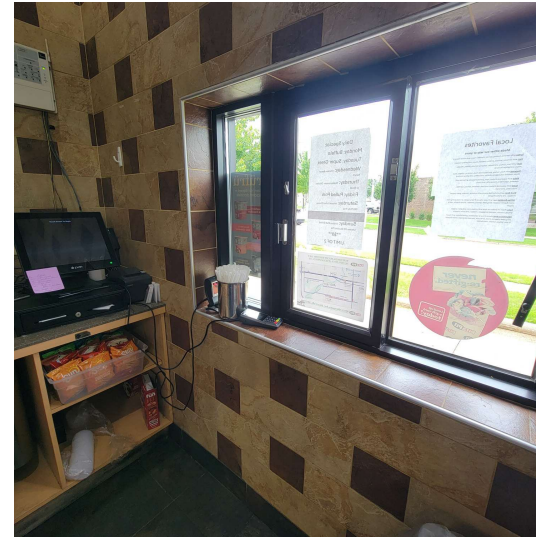
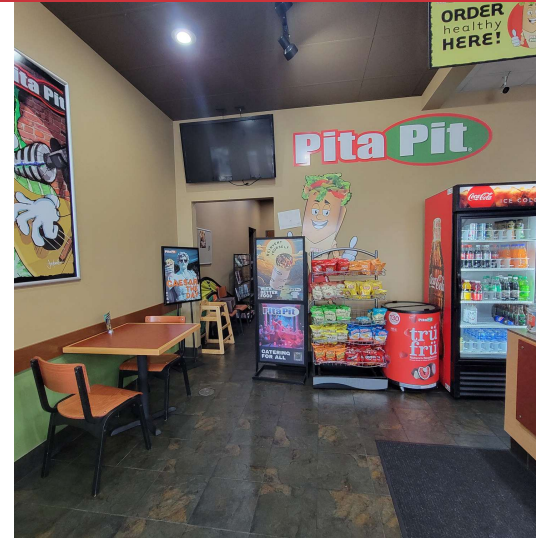
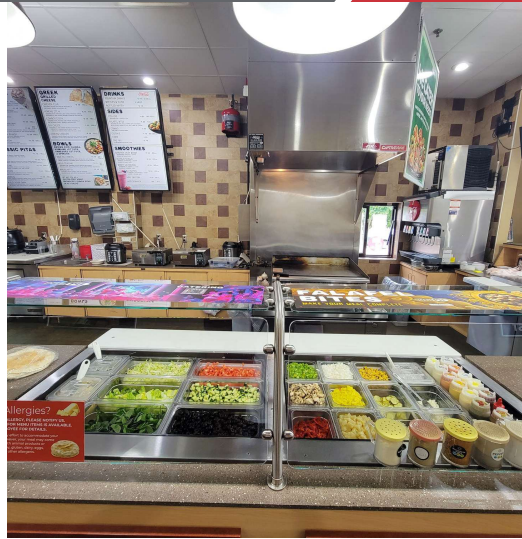
- 2 72" sandwich tables
- 1 52" Chef Base
- 1 36" Star Gas Grill
- 2 Roundup Steamer
- 1 Undercounter refrigerator display
- 1 undercounter freezer
- 2 Rice Cookers
- 1 Vitamix Smoothie machine with blenders
- 2 ParTech POS systems with cash drawers/printers/scanners/EMV
- 4 TV Monitors/Menu boards
- 2 Manitawoc Ice Machines
- 1 Captive Aire Hood System
- 1 Ansul System
- 1 Fax and 3 handset phone set
- 1 Microwave
- 1 Walk-in Cooler 1 Walk-in Freezer
- 2 5' ss work tables
- 1 Prep Sink
- 1 Three hole dish sink
- 1 Mop sink
- 2 employee hand sinks
- 1 Renai water heater
- 1 4 panel Drive thru menu board
- 1 Drive thru sound system w/2 headsets
- 1 drive thru monitor w/player
- Shelving for storeroom/freezer/cooler/dish room
- 1 each Veggie chopper/salad shooter/can opener
- 2 Soup Kettles
- Stereo Receiver
- office computer/monitor/printer
- Security system w/4 cameras
- All small wares to operate
- Ladder/step stool
- All cabinets/counters/sneeze guards
- 1 Garbage can cabinet
- 1 Safe
- 5 30" x 48" tables
- 3 30" x 30" tables
- 32 dining room wooden chairs
- 2 kids high chairs
- 2 kids booster seats
- Mural Package
- 1 Building signs
- 1 Pole sign
- 1 drive thru canopy

PHOTOS

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Restaurant Suite

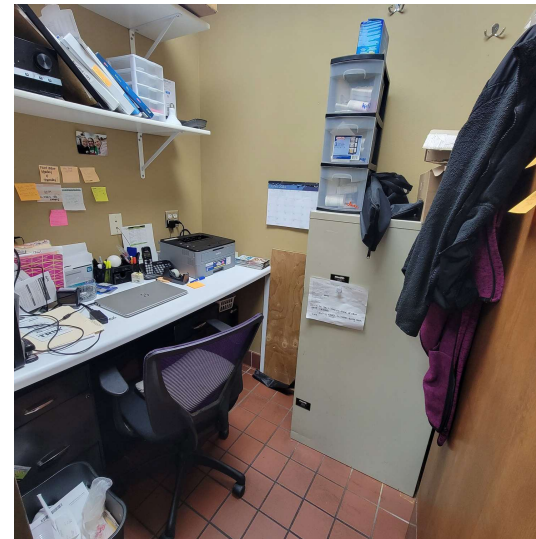
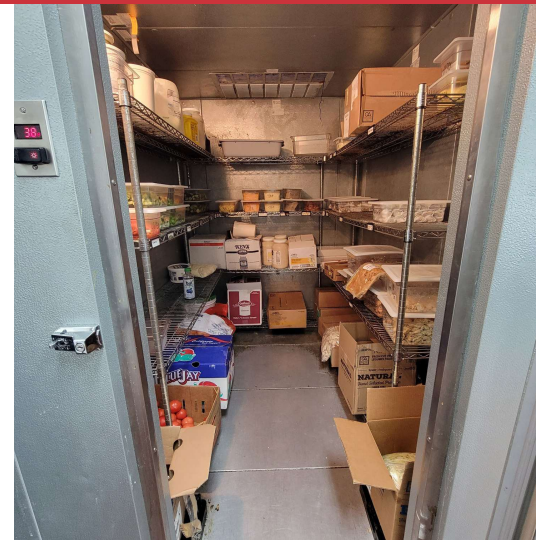


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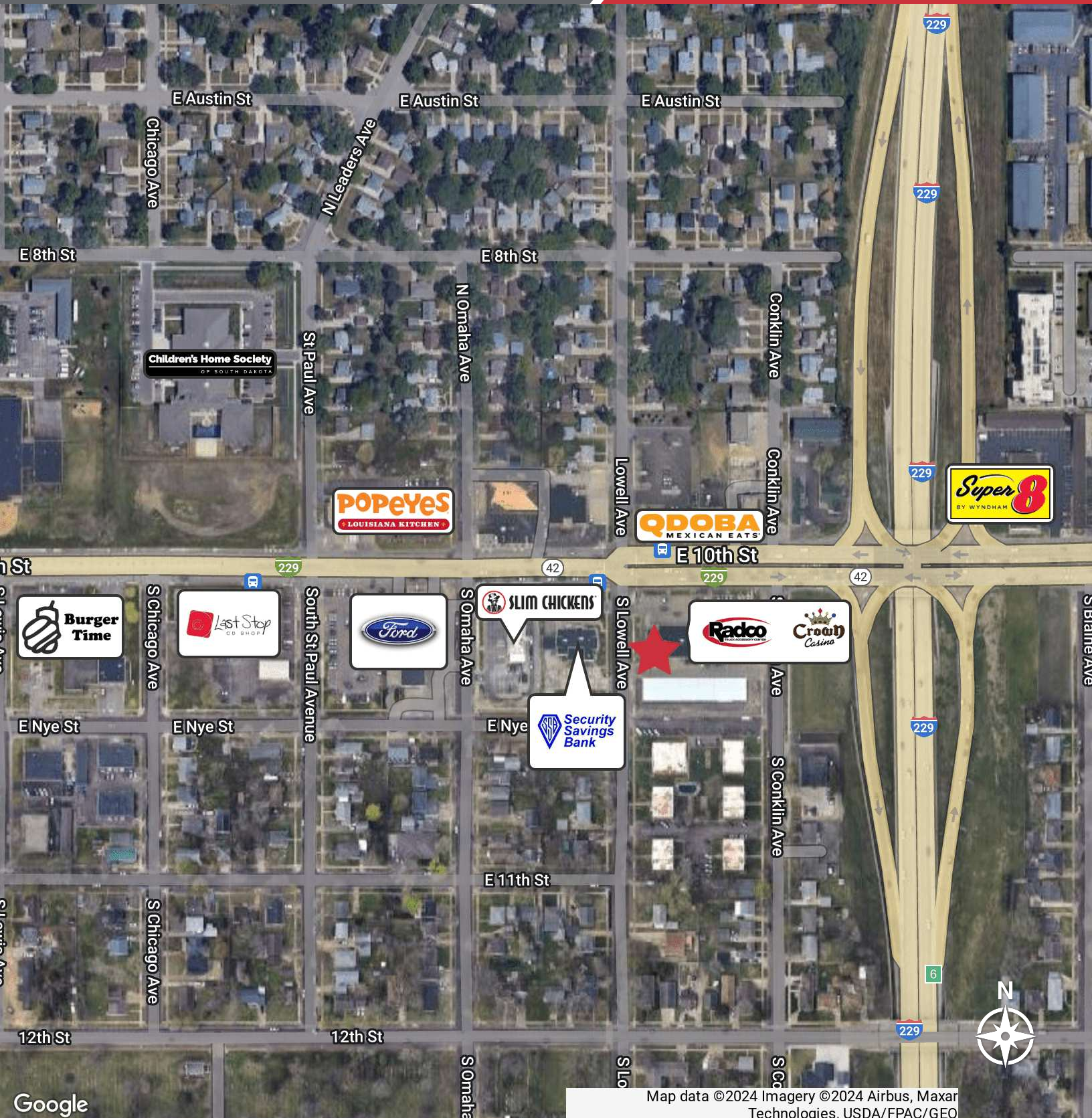


AERIAL

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Restaurant Suite



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Technologies, USDA/FPAC/GEO

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