



**Exciting Restaurant Opportunity in Growing Southwest Sioux Falls**

Secure your spot in a rapidly developing and underserved area of Sioux Falls with this prime 2,000 square foot restaurant space, ideally located at the high-traffic corner of 57th Street and Klein Avenue. This location is directly connected to a brand-new Cenex Zip Trip convenience store, creating strong built-in customer traffic.

**Key features include:**

Drive-thru window with excellent vehicle stacking capacity

Dedicated restaurant entrance for easy access

Shared restrooms with the adjacent C-store for convenience

High visibility in a growing residential and commercial corridor

Construction is on track for completion in Fall 2025—perfect timing to launch your next restaurant concept in a booming neighborhood.

2,000 Square Feet

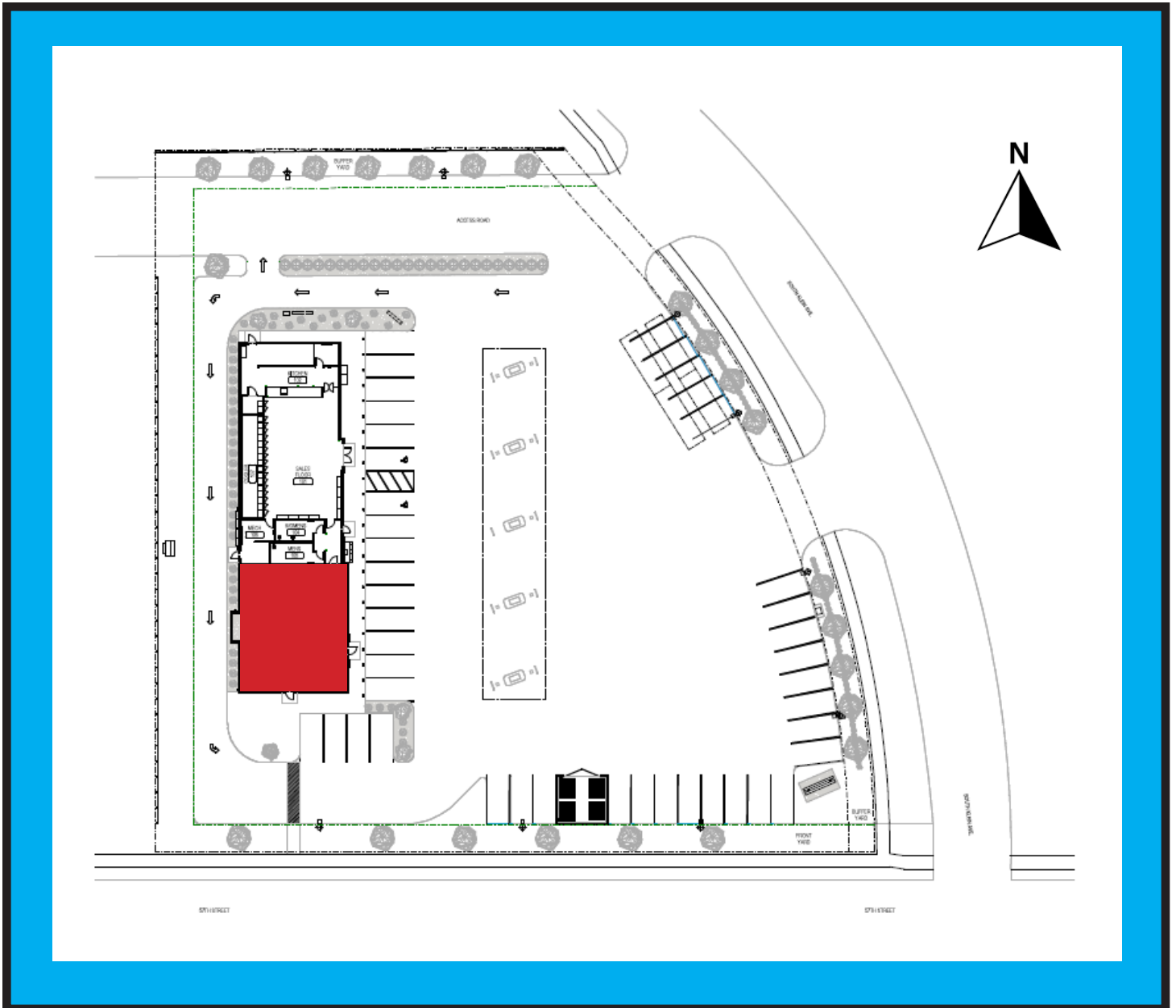
\$20/sq ft NNN

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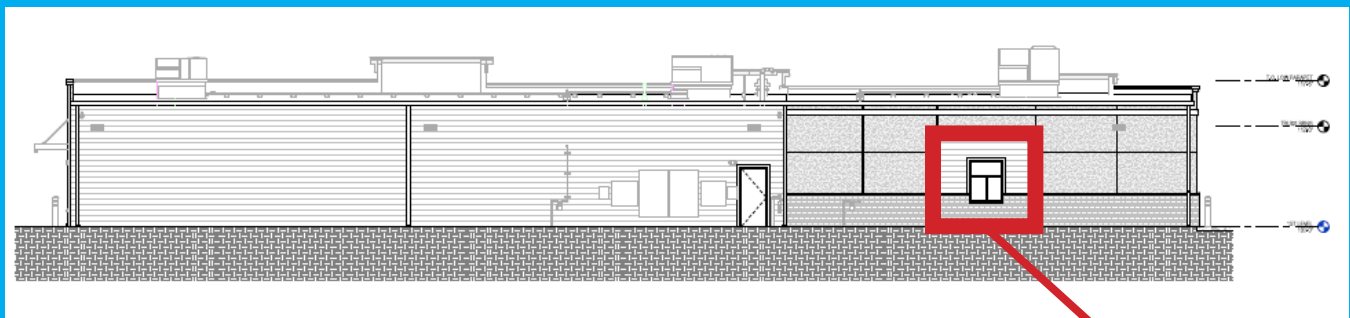
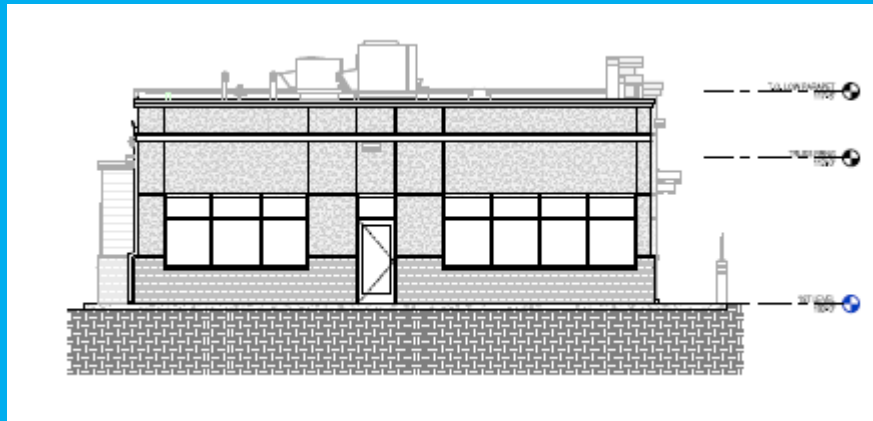
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**South View**



**West View**

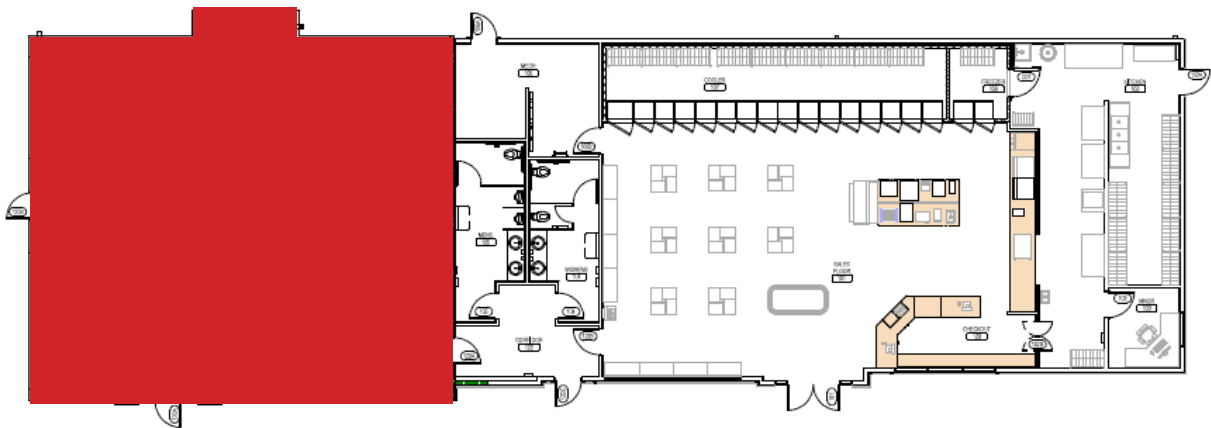
Drive-up  
Window

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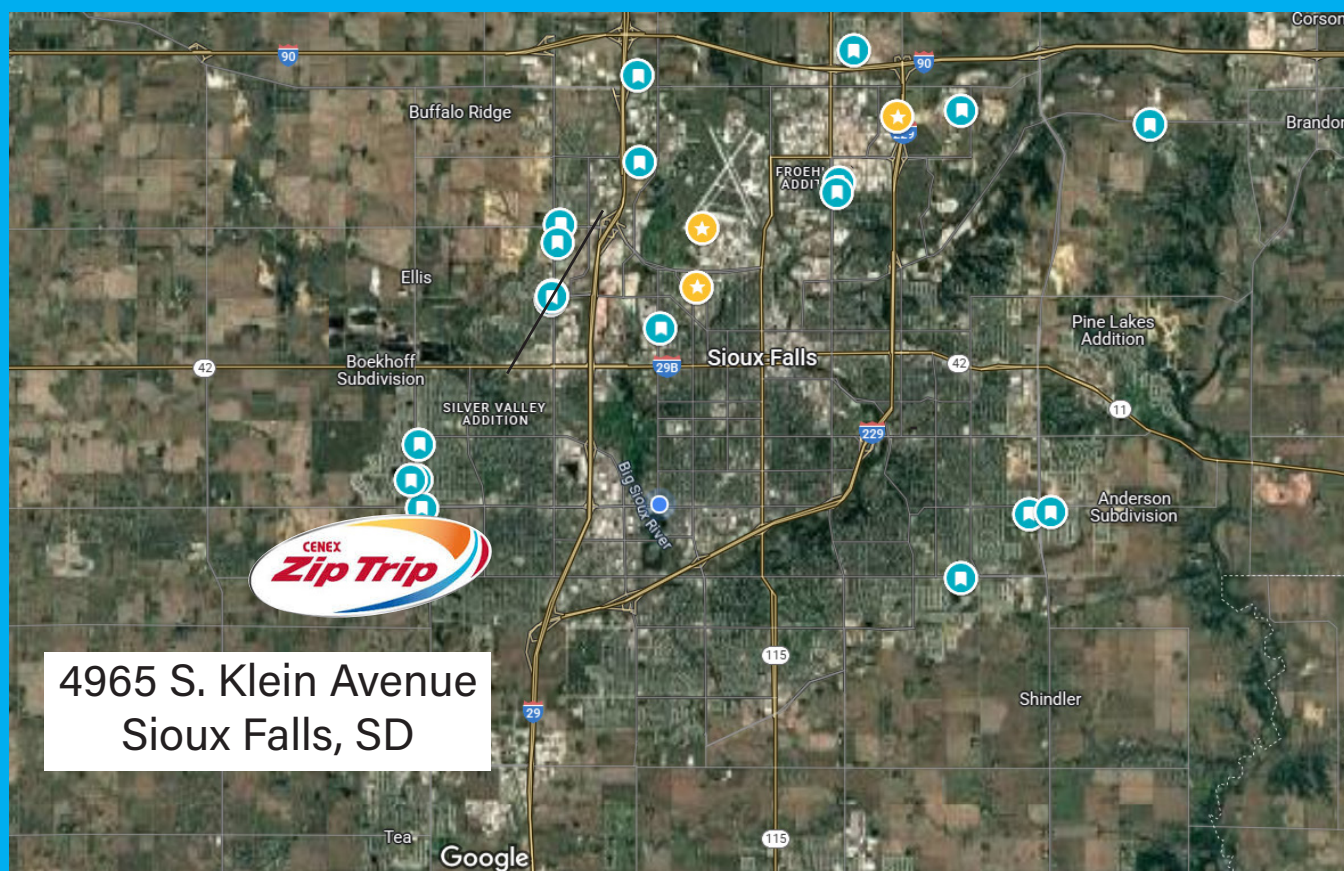


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