

FOR SALE



OBSCURE BREWERY

RESTAURANT/BREWERY PROPERTY

Bender
COMMERCIAL



**5200 EAST GRANT STREET
SIOUX FALLS, SD**



**6,254 SF BUILDING
1.25 AC LOT**



\$1,740,000

- Brewery/Restaurant property available in east Sioux Falls.
- Built in 2019. Zoned C-2 Commercial.
- 4,220 SF lower level brewing area with 8' grade-level door, 8' dock-high door and walk-in cooler.
- 2,034 SF dining/bar area and kitchen. 105-person seating capacity.
- Parking ratio of 1 space 260 square feet - 24 spaces.
- Outdoor seating area.
- FF&E available - contact broker for details.
- Neighboring businesses include Dawley Village, Walmart, Fazoli's, Frontier Climbing & Fitness, Firehouse Subs, Chipotle Mexican Grill, Aldi, First National Bank, First Bank & Trust, Panera, Sports Clips, Panda Express and Culvers.

ISAAC JORGENSEN

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REGGIE KUIPERS, SIOR

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OBSCURE BREWERY



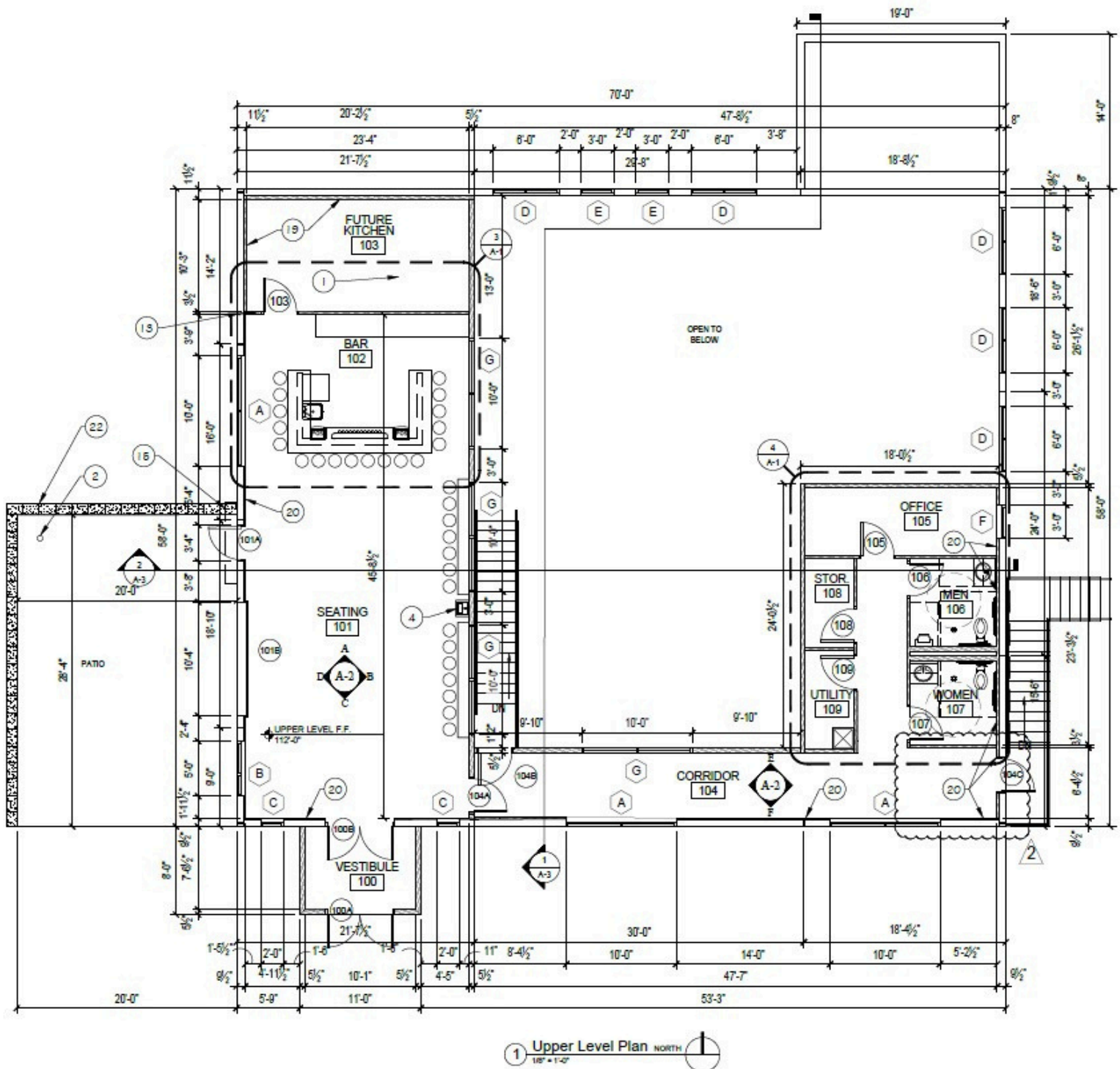
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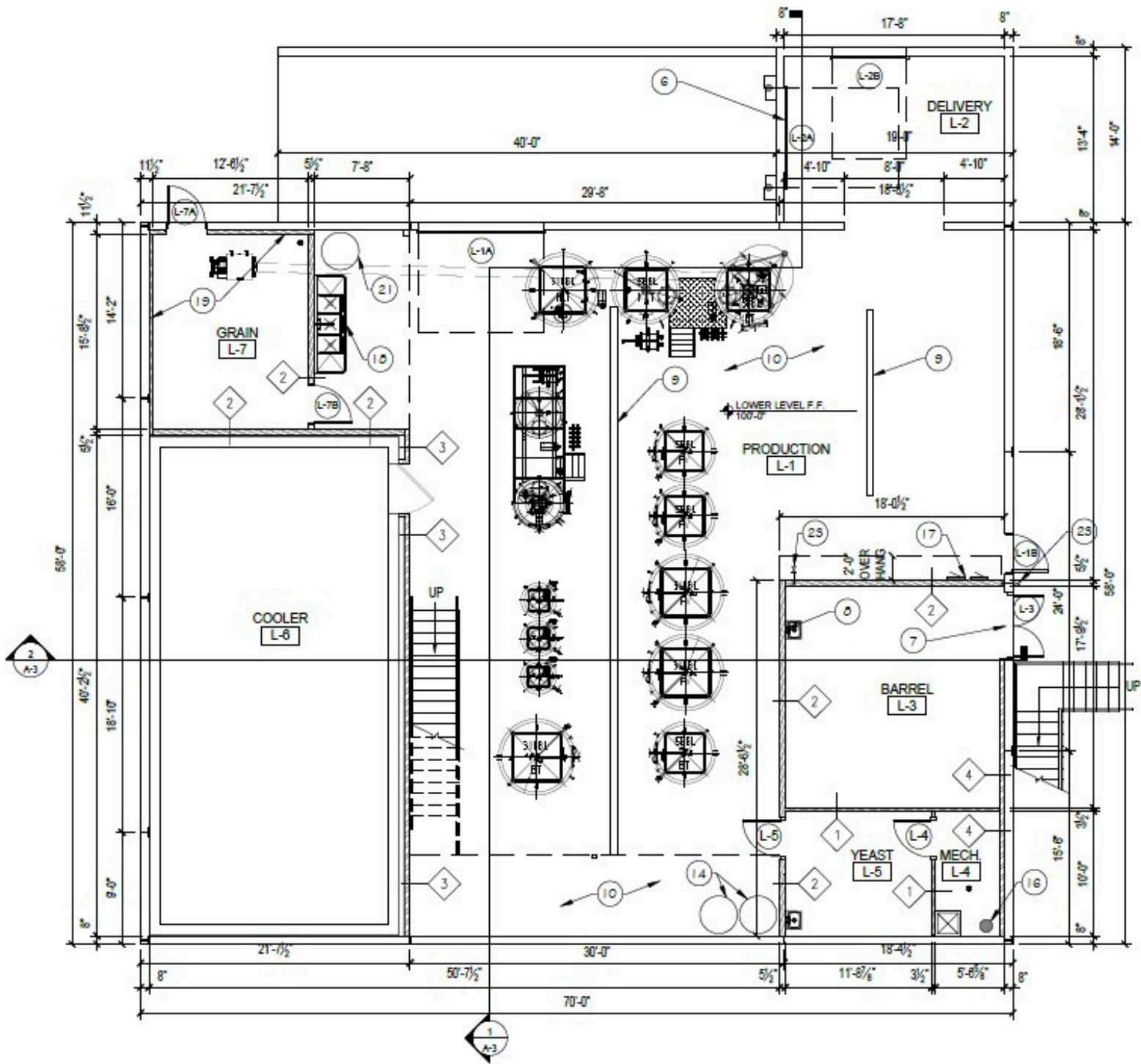
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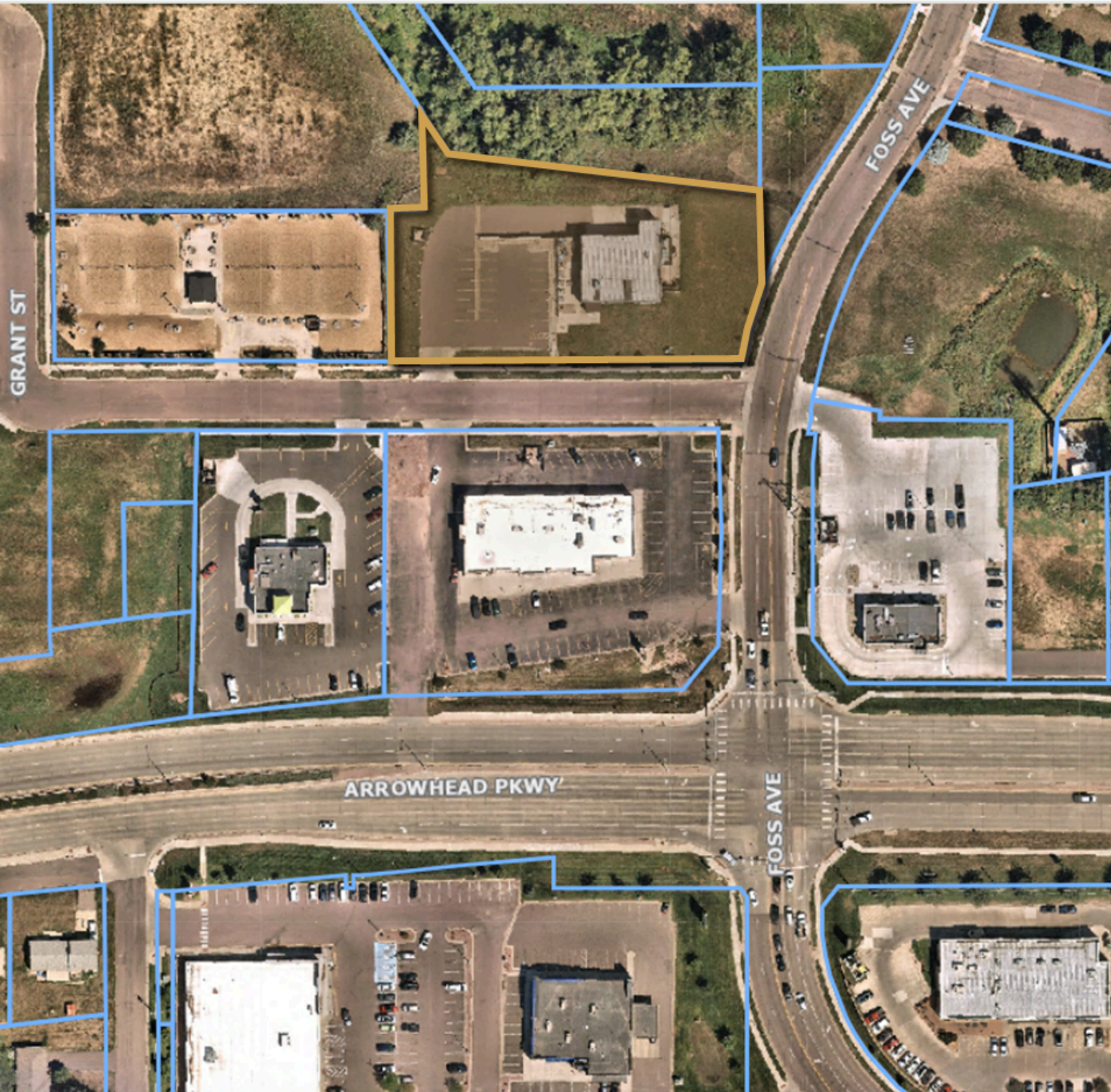


2 Lower Level Plan NORTH
1/8" = 1'-0"

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DEMOGRAPHIC SUMMARY

Obscure Brewing

Ring of 3 miles

KEY FACTS

61,557

Population



24,273

Households

38.3

Median Age

\$61,537

Median Disposable Income

EDUCATION

7%

No High School Diploma



28%

High School Graduate



29%

Some College



36%

Bachelor's/Grad/Prof Degree

INCOME



\$75,473

Median Household Income



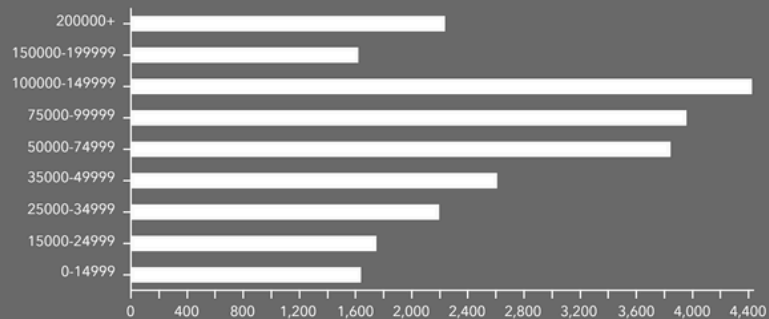
\$39,807

Per Capita Income



\$152,332

Median Net Worth



HOUSEHOLD INCOME

EMPLOYMENT



White Collar

60%



Blue Collar

27%



Services

16%

1.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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