

Retail

For Lease

400 Gold Circle Dakota Dunes, SD 57049



For Lease

1,254 SF | \$750.00 per month
Retail



Property Description

Central Perk Coffee shop for lease with FREE RENT! After first year, pay only operating expenses & utilities estimated at \$750/month [\$5.18 + \$2 PSF] or 10% of gross revenue, whichever is greater. Tenant must provide mobile app with curbside delivery to 3 exclusive parking spaces. Building & monument signage available. Will be at least 75 employees in this building alone. As-is. No FF&E available.

Location Description

Just off I-29 Dakota Dunes Exit 1.

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Location Information

Building Name	Central Perk
Street Address	400 Gold Circle
City, State, Zip	Dakota Dunes, SD 57049
County	Union
Market	South Dakota
Sub-market	Dakota Dunes
Cross-Streets	Dakota Dunes Blvd & Sioux Point Rd

Building Information

Building Size	35,111 SF
Building Class	A
Tenancy	Multiple
Number of Floors	3
Average Floor Size	11,704 SF
Year Built	2018
Office Buildout	Gray Shell

Property Information

Property Type	Retail
Property Subtype	Restaurant
Zoning	Highway Commercial
Lot Size	7.84 Acres
APN #	23.VC.01.4200N / 23.VC.01.4210CN / 23.VC.01.4220CN / 23.VC.01.4300N / 23.VC.01.4310CN / 23.VC.01.4320CN / 23.VC.01.TROBN
Lot Frontage	211 ft
Lot Depth	385 ft
Traffic Count	6782
Traffic Count Street	Sioux Point Rd

Parking & Transportation

Parking Ratio	7.83
Number of Parking Spaces	275

Utilities & Amenities

Number of Elevators	1
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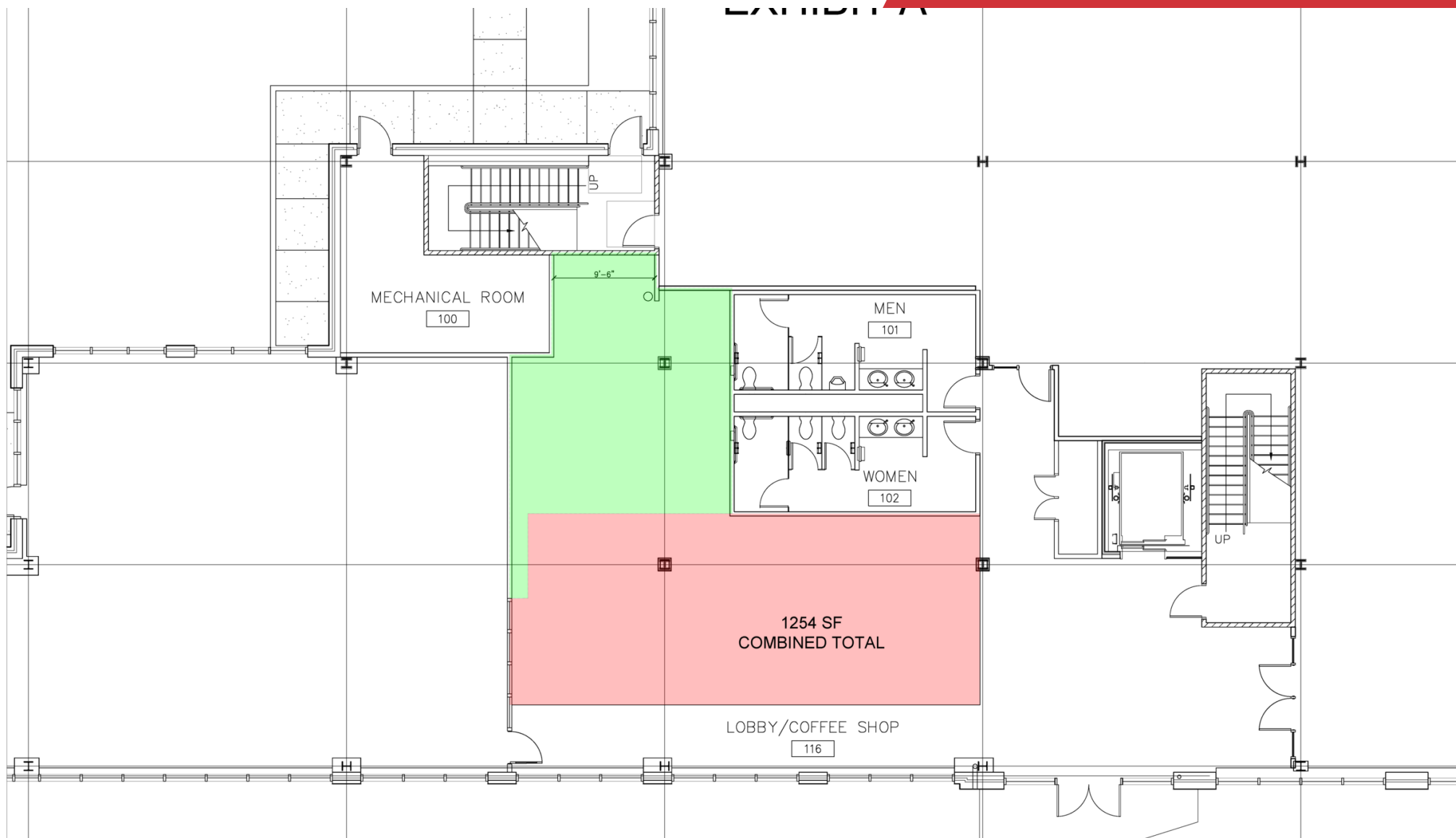
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400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

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Population	1 Mile	3 Miles	5 Miles
Total Population	2,195	13,892	48,650
Average Age	39.0	36.0	34.0
Average Age (Male)	36.7	34.8	33.8
Average Age (Female)	41.4	38.7	34.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	998	6,090	20,013
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$119,484	\$84,681	\$69,725
Average House Value	\$260,881	\$180,836	\$131,968

* Demographic data derived from 2020 ACS - US Census

