

# ACCORD

COMMERCIAL REAL ESTATE, LLC



## PROPERTY DETAILS

This offering is for a sublease of 1,865 square feet of restaurant/coffee shop/bagel shop space in the heart of beautiful and vibrant downtown Sioux Falls at the southwest corner of Ninth Street and Phillips Avenue. This modern, attractive, welcoming and open space is perfectly set up for a coffee shop, bagel shop, or small cafe operator who wants to take advantage of all the pedestrian traffic downtown and capitalize on all of the built-in customers who work in this building and the surrounding area. Use of the outdoor patio is included in the lease and provides opportunities for enhancing revenues with outdoor seating and sales during busy downtown events and weekends. Free use of the common indoor seating area is also available. There is one reserved parking space in the surface parking lot behind the building that is available at cost with the possibility of adding another space in the municipal parking ramp adjoining the building. Frontier Bank and DocuTap provide customer traffic by day, and WoodGrain Brewing provides customer traffic in the evening. This is a great opportunity to run a thriving coffee/restaurant business in the middle of the action in Downtown Sioux Falls. Don't miss out on the opportunity to make this space yours.

**101 S. PHILLIPS AVE.  
SIOUX FALLS, SD 57104**

**FOR SUBLEASE | \$18.50/SQ. FT**

- 1,865 square feet of coffee shop or restaurant space
- Great location in the heart of downtown Sioux Falls
- One reserved parking spot
- Use of outdoor patio included
- Free use of common indoor seating area
- Lease Type: NNN



**MIKE HAUCK, JD**  
BROKER / OWNER

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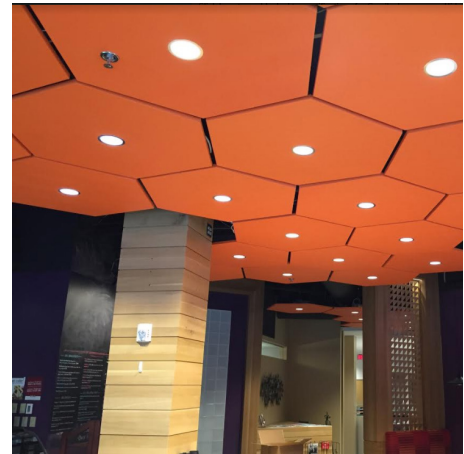


Information herein deemed reliable, but not guaranteed.





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**FOR SUBLEASE | \$18.50/SQ. FT.**



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