



## Old Chicago

4301 W. 41st Street, Sioux Falls, SD 57106

### Property Features

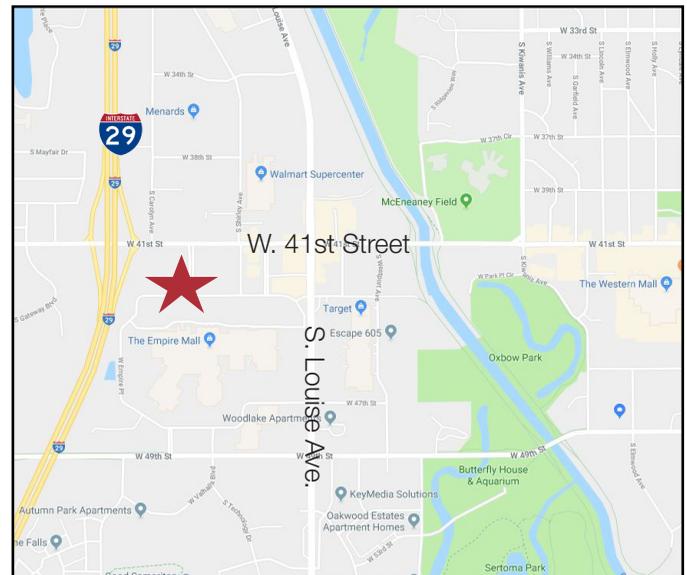
- 10,765 sq. ft. restaurant building
- Recently operated as Old Chicago
- Year built: 1983
- Large lot: 97,327 sq. ft. (2.23 acres)
- +/-180 paved on-site parking
- Building Signage
- Pylon on 41st Street
- Broker must be present at showings

### Pricing

- Lease rate: \$18.00/ sq. ft. NNN
- Estimated NNN expenses: \$5.75/ sq. ft.

### Location

- Highly desirable micro market to Sioux Falls Retail
- High traffic location: 31,400 vehicles per day
- Access to the entrance to the Empire Mall
- Walking distance to several hotels



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### Troy Fawcett

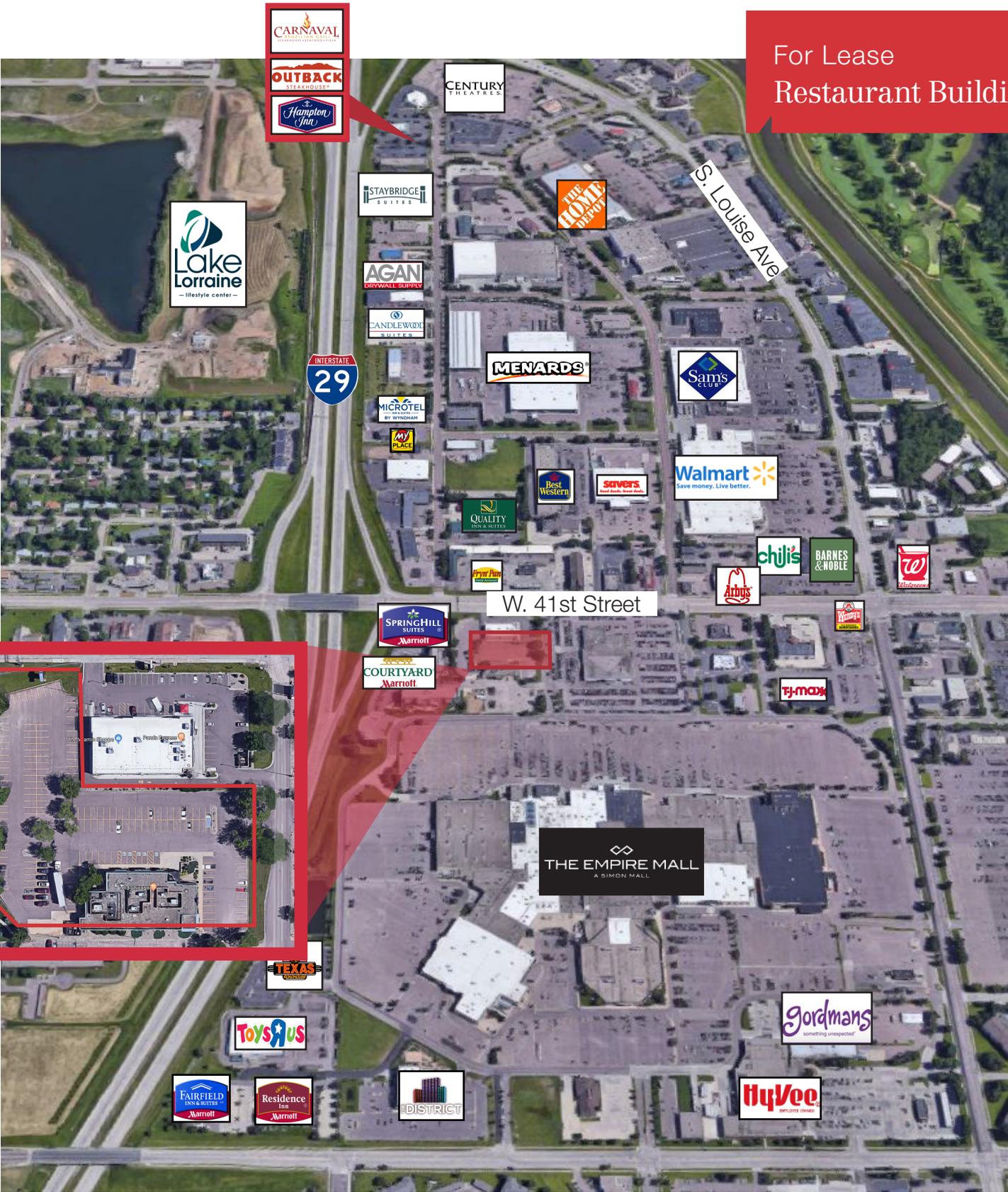
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For Lease  
Restaurant Building



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