



WEST 12TH RETAIL LOT

12TH + LINCOLN

RARE WEST 12TH REDEVELOPMENT LOT

2210 West 12th Street | Sioux Falls, SD 57104



SIZE

0.80 acre
(3 lots total)



PRICE

\$950,000 - for sale
Ground lease also available;
Landlord offering \$200,000 TIA
with ground lease option.



LOCATION

Highly visible QSR / retail location
on West 12th Street, the busiest
street in South Dakota.



TRAFFIC

25,200 vpd



ZONING

South two lots are zoned C-2.
Northern lot is zoned RD-1 and
will need to be rezoned for
commercial development.



AREA TENANTS

McDonald's, Burger King, Walgreens,
Caribou Coffee, Scooter's Coffee,
Subway, Pizza Hut, Ace Hardware,
Dollar General, Lewis Drug, KFC

Information deemed reliable but not guaranteed.



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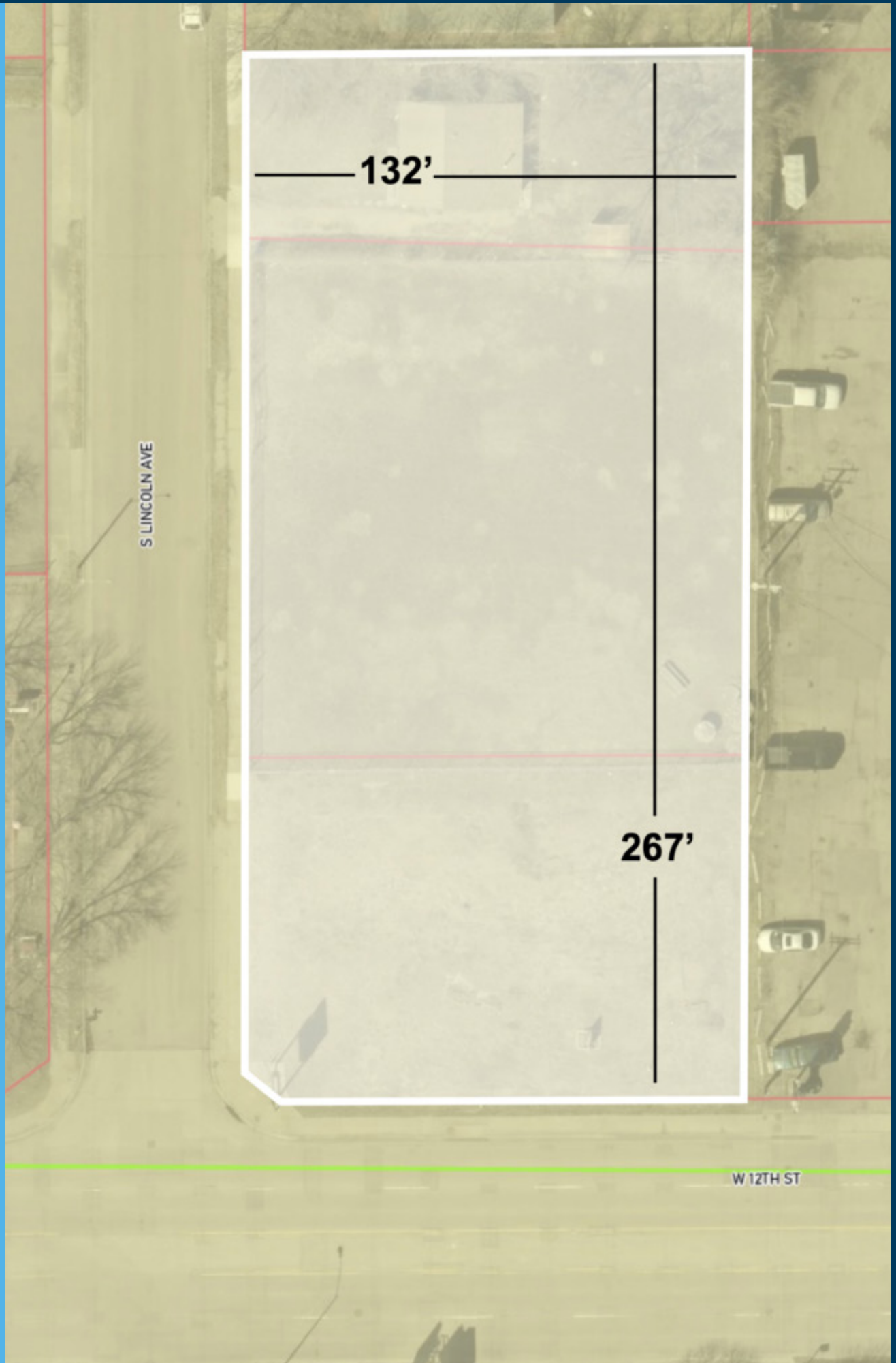
AREA MAP



WEST 12TH OVERVIEW



PARCEL MAP



SITE OVERVIEW

