

# FOR LEASE

## Yankton Plaza

RETAIL PLAZA ANCHORED BY WALMART

3013 Broadway Avenue, Suite 3 & 4 | Yankton, SD 57078



### SIZE

Suite 3: 1,200 sqft  
Suite 4: 1,500 sqft  
(can be combined)



### PRICE

\$15.00 psf (NNN)

Estimated NNN: \$6.00 psf



### LOCATION

Southwest corner of Broadway Avenue and SD HWY 50, in Yankton's primary retail corridor with high visibility and traffic counts.



### TRAFFIC

Combined traffic count of 20,903 vpd at the corner of Broadway Ave (Hwy 81) and 31st Street (Hwy 50).



### LAYOUT

Each suite offers an open retail floor, in-suite restroom, and storage room.



### AREA TENANTS

Walmart, The UPS Store, King Buffet Mongolian Grill, Arby's, Menards, Pizza Hut, Culver's, Wells Fargo Bank, Graham Tire Company, JoDean's Steak House and Lounge, El Tapito Mexican Restaurant, Holiday Inn Express & Suites

Information deemed reliable, but not guaranteed.

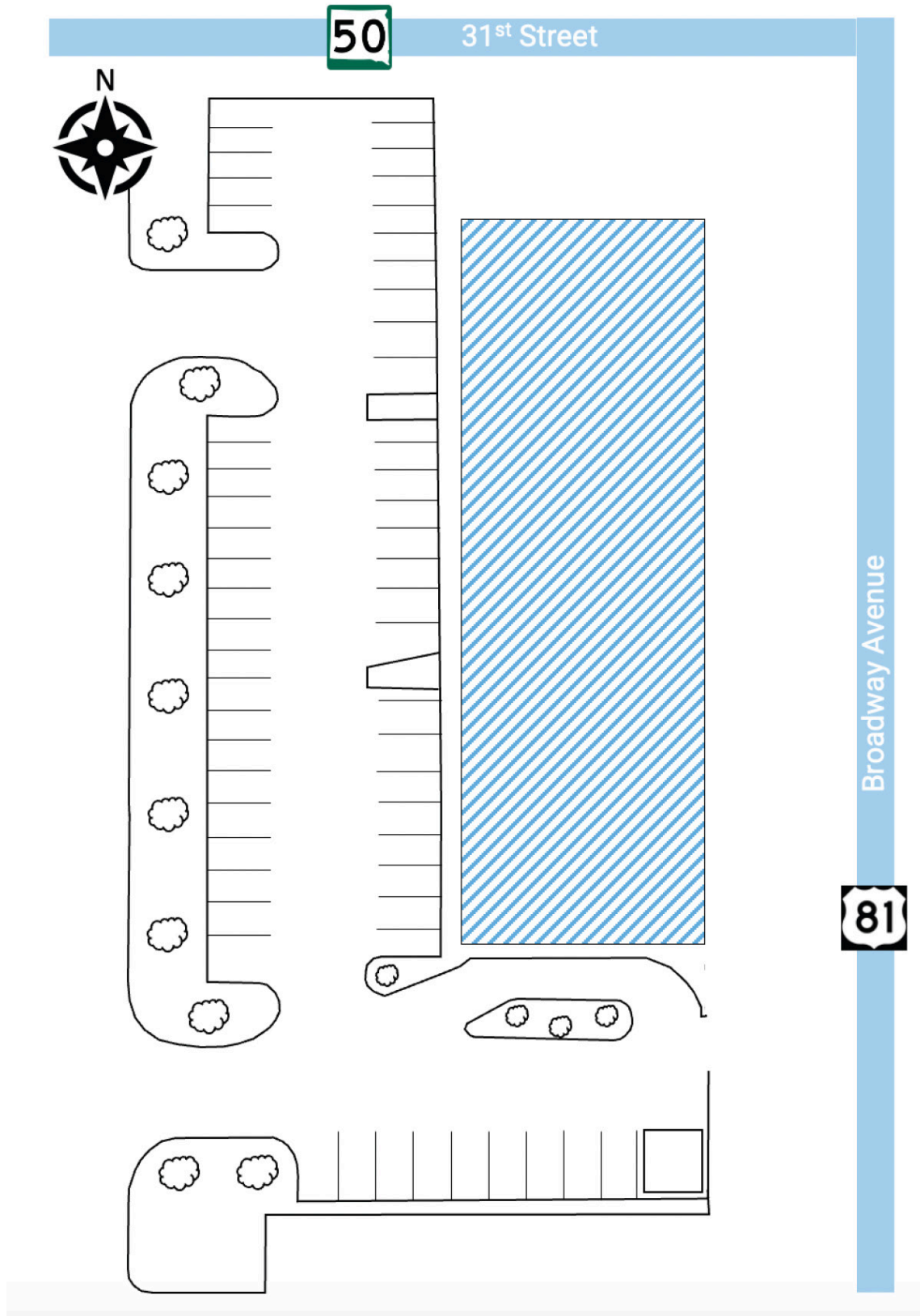
# FOR LEASE

## Area Map Yankton Plaza



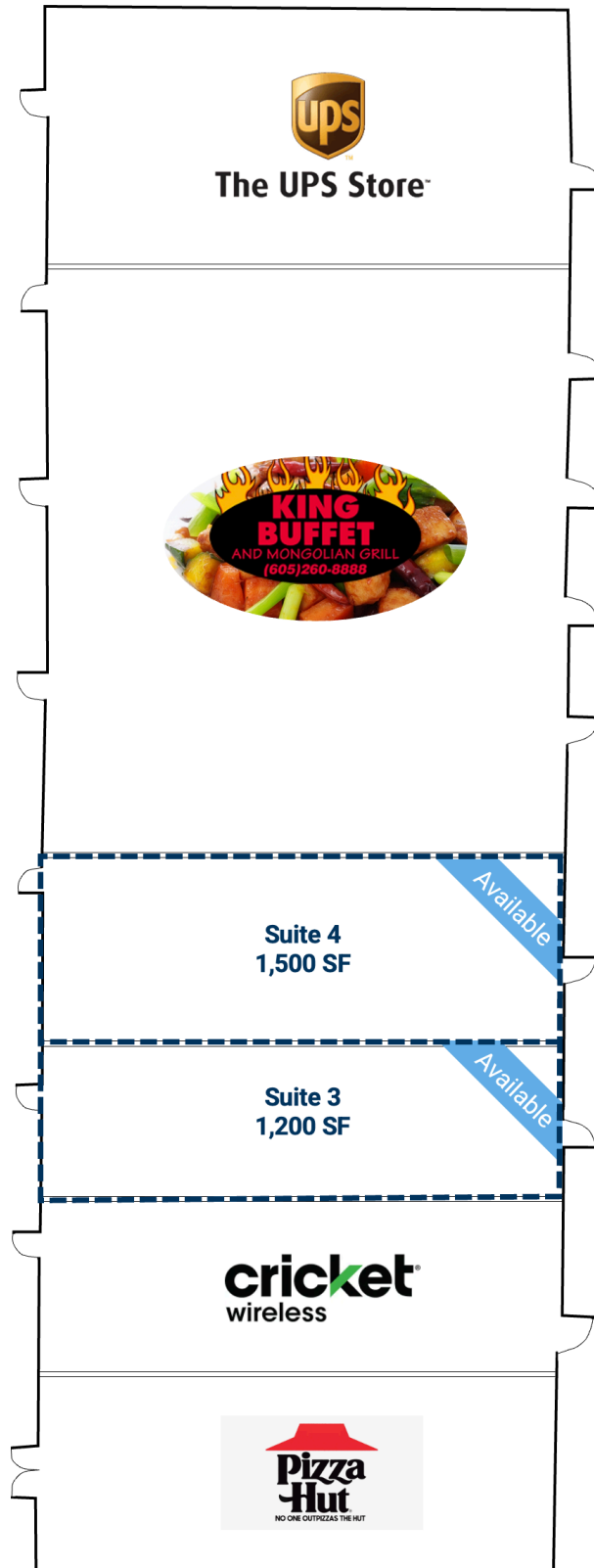
FOR  
LEASE

Site Plan  
Yankton Plaza



FOR  
LEASE

Building Floor Plan  
Yankton Plaza



FOR  
LEASE

Suite 3 Photos  
Yankton Plaza



**FOR  
LEASE**

*Suite 4 Photos*  
**Yankton Plaza**

