



BROADWAY RETAIL YANKTON, SD

RETAIL CENTER FOR SALE

3100 Broadway Avenue | Yankton, SD 57078



SIZE

Total Land Area: 1.45 acres
Building A: 5,103 sqft
Building B: 6,510 sqft
Building C: 2,509 sqft



PRICE

\$2,950,000

Wells Fargo building also available, contact Broker for details.



LOCATION

High profile retail location in Yankton, SD on Broadway Avenue, the #1 retail corridor in the market.



OPPORTUNITY

This is a great opportunity for an owner-occupant or investor in search of well-positioned commercial space.



TRAFFIC

Broadway Avenue: 4,659 vpd
West 31st Street: 4,815 vpd



AREA TENANTS

Walmart, Menards, The UPS Store, King Buffet Mongolian Grill, Arby's, Pizza Hut, Culver's, Wells Fargo Bank, Graham Tire Company, Verizon, Great Clips

Information deemed reliable but not guaranteed.



605.361.8211

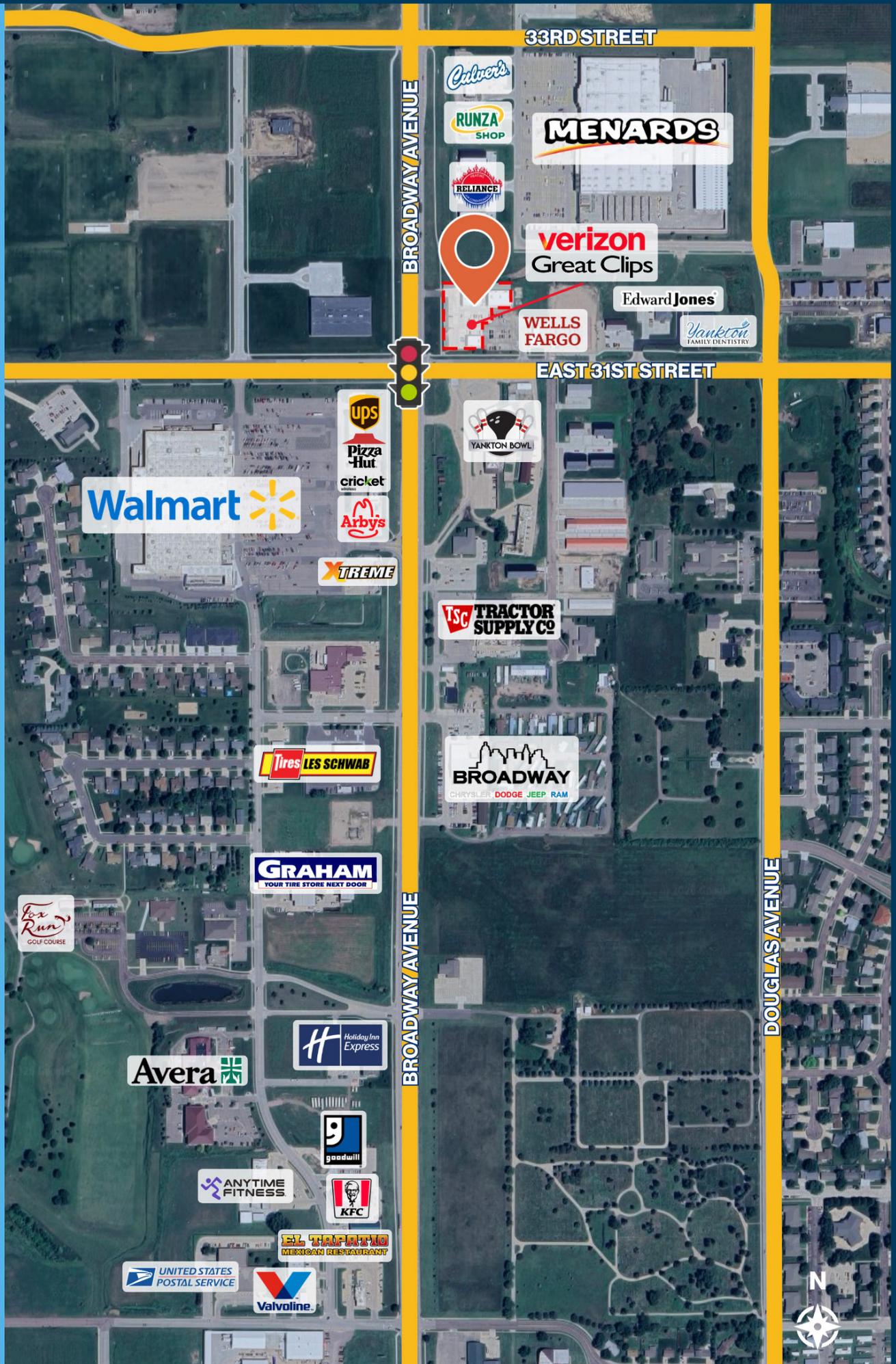
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



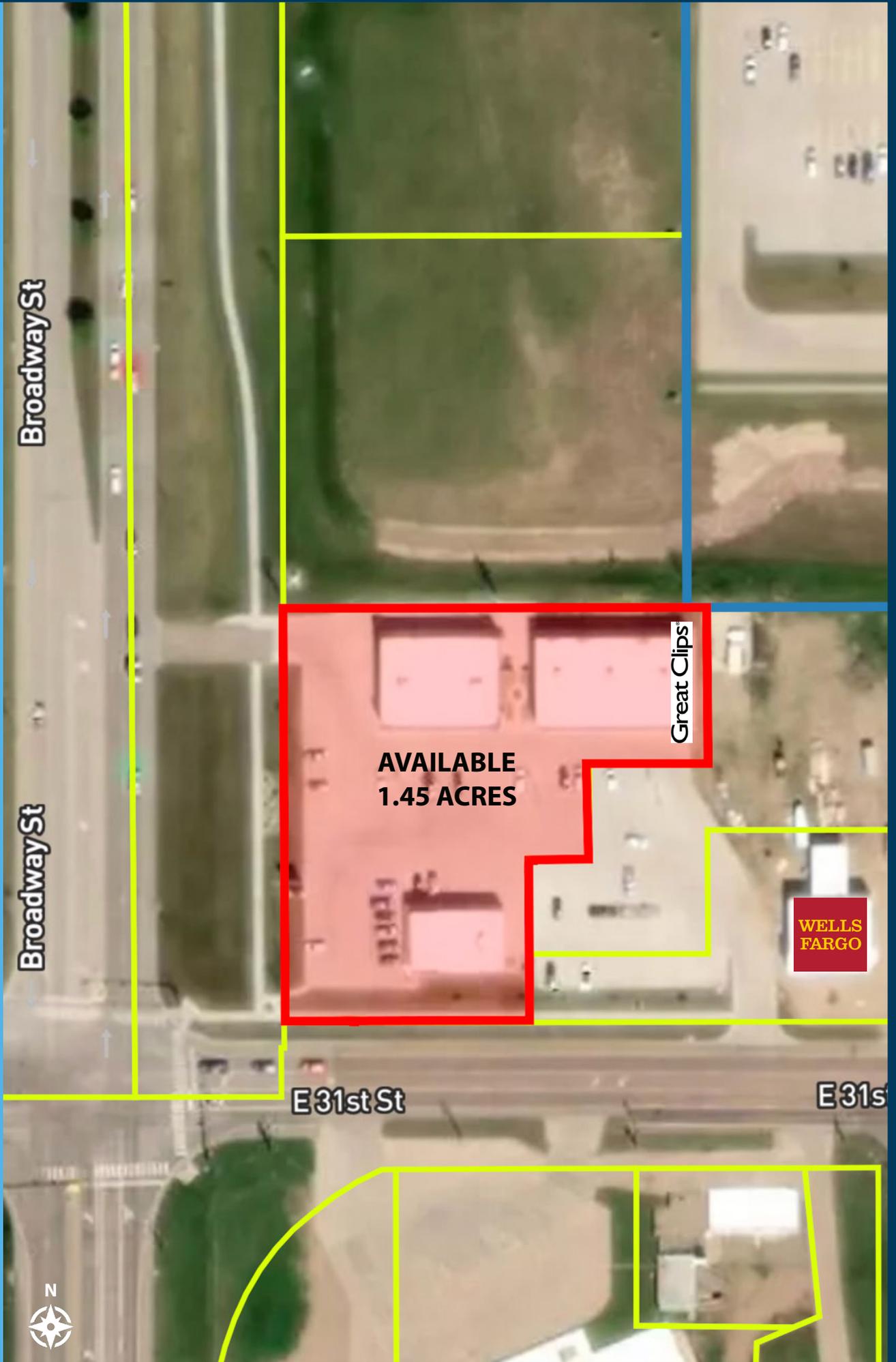
605.376.0127

ryan@vanbuskirkco.com

AREA MAP



PARCEL MAP



Broadway St

Broadway St

E 31st St

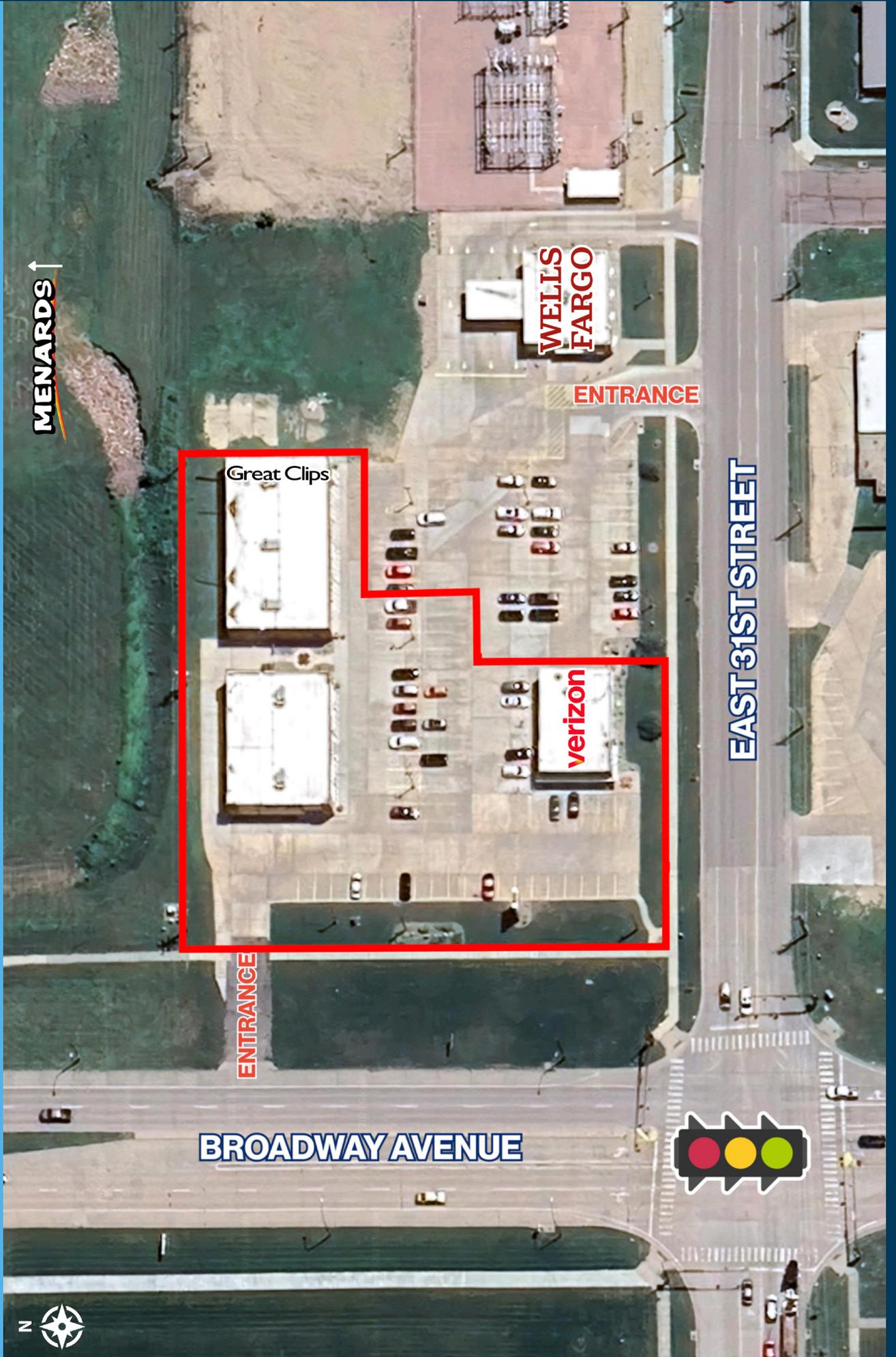
E 31st St

Great Clips

WELLS FARGO



SITE PLAN



SITE OVERVIEW

