



# BROADWAY RETAIL YANKTON, SD

## HIGH PROFILE RETAIL SPACES FOR LEASE

3100 Broadway Avenue | Yankton, SD 57078



**BUILDING A**  
5,103 SQFT

**BUILDING B**  
5,256 SQFT

Great Clips

maurices

maurices

SHOE sensation

Great Clips



### SIZE

**Building A:** 5,103 sqft  
**Building B:** 5,256 sqft  
(subdividable)



### PRICE

\$14.00 psf (NNN)



### LOCATION

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



### LAYOUT

Both spaces are currently built out with wide open sales floors, in-suite restrooms and storage.



### 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.



VanBuskirkCo.com

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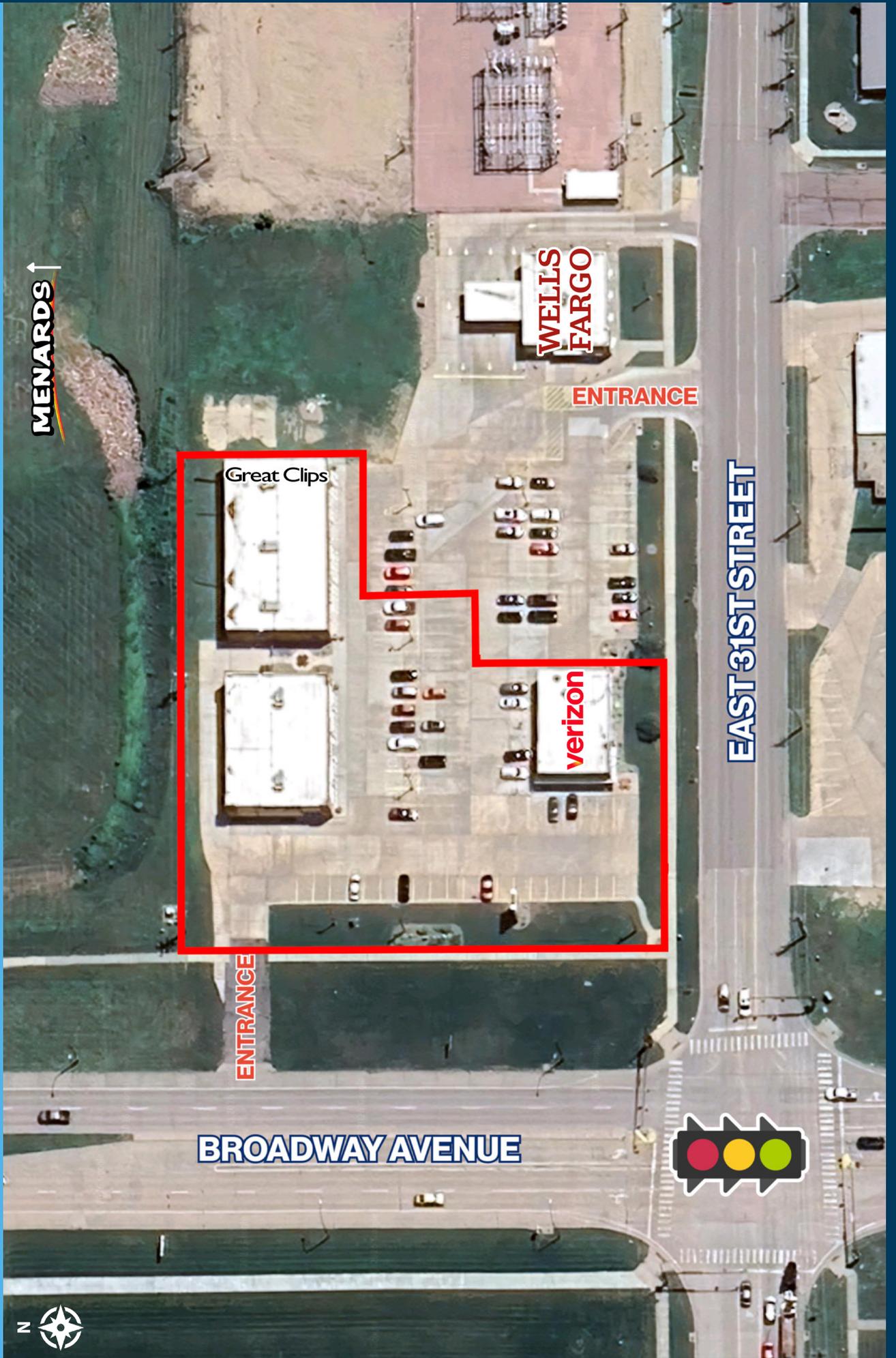


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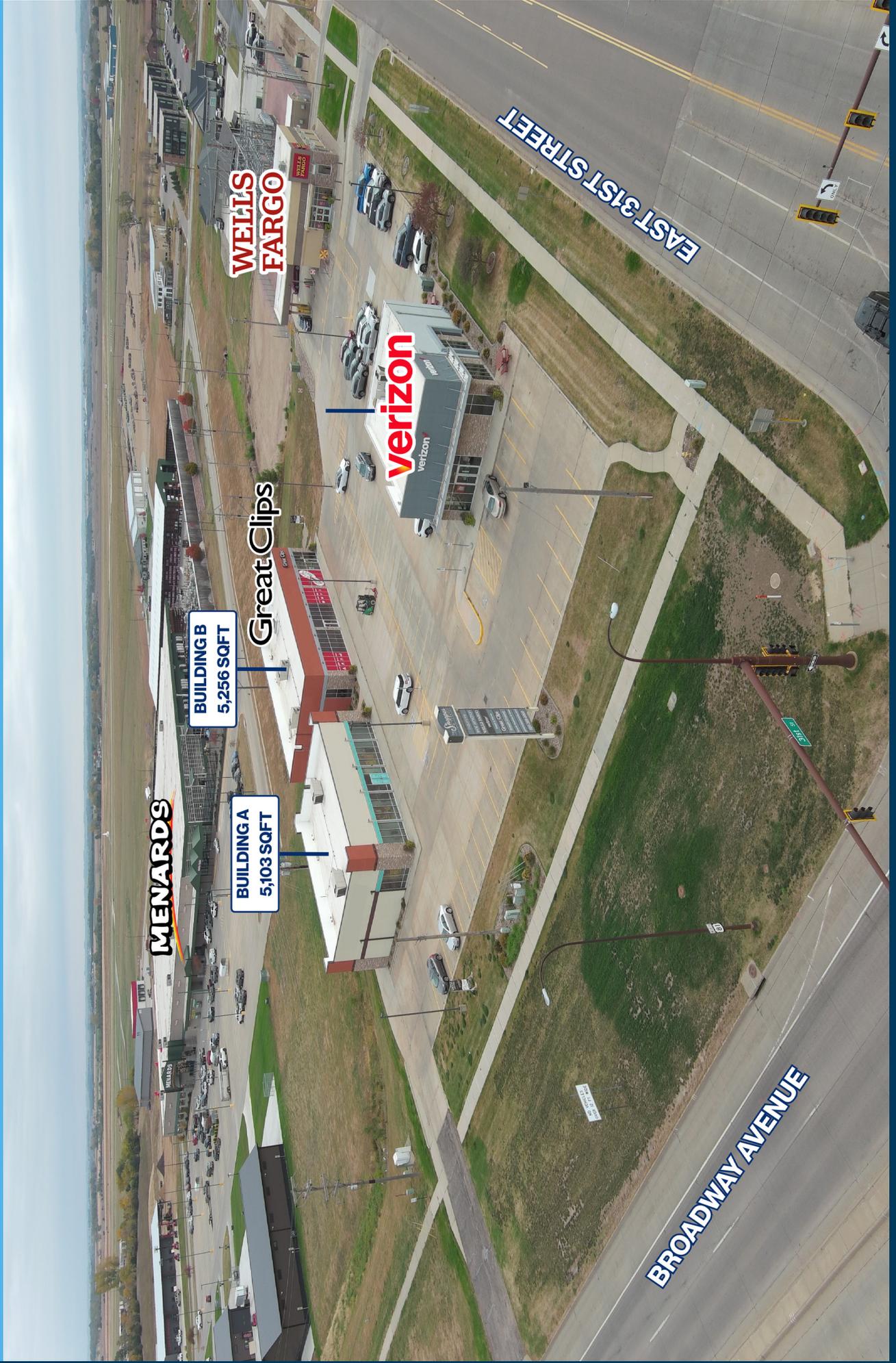
# AREA MAP



# SITE PLAN



# SITE OVERVIEW



# BUILDING A PHOTOS



# BUILDING B PHOTOS

