



LYONS AVENUE LOTS

WEST 12TH + LYONS

COMMERCIAL LOTS FOR SALE

501 / 411 South Lyons Avenue | Sioux Falls, SD 57106



SIZE

Lot 1: .80 acres
Lot 2: .86 acres



PRICE

Lot 1: \$495,000
Lot 2: \$695,000



LOCATION

Prime land located at West 12th Street and Lyons Avenue, with close proximity to Interstate 29.



DELIVERY

Property is zoned C-3 Commercial. Lot 1 includes asphalt and lighting improvements. Lot 2 is development-ready with sidewalk improvements already made.



TRAFFIC

12th Street: 42,500 vpd



AREA TENANTS

Northern Tool, Billion Auto, Luxury Auto Mall, Wendy's, Taco Bell, Starbucks, ABRA, The Keg, Harbor Freight, Bierschbach Equipment & Supply

Information deemed reliable but not guaranteed.



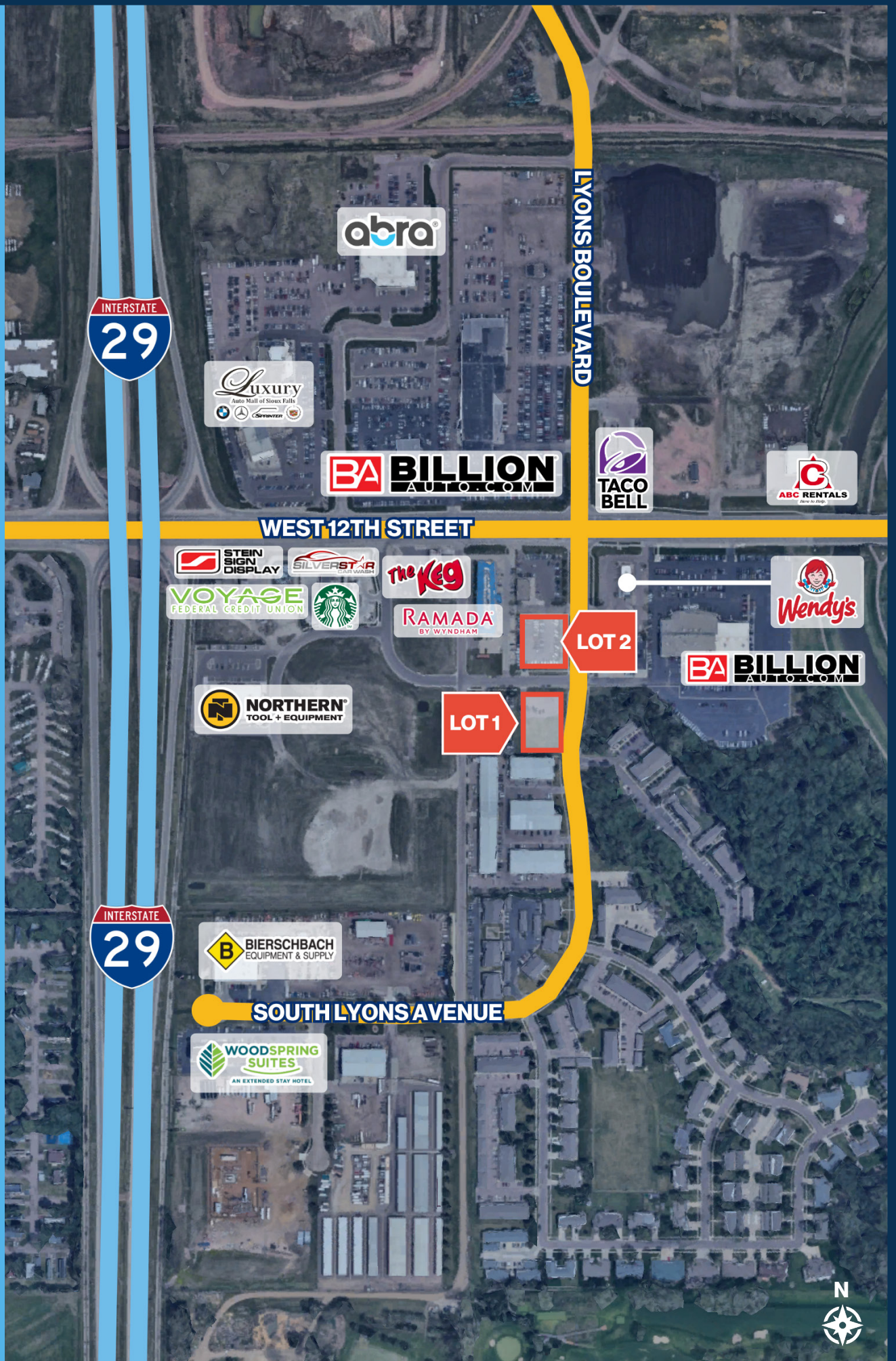
TYSDAL
COMMERCIAL

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AREA MAP



WEST 12TH STREET



SOUTH LYONS AVENUE



PARCEL MAP



LOT 2
.86 ACRES

13TH STREET

LYONS AVENUE

LOT 1
.80 ACRES



SITE OVERVIEW

