



# 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.

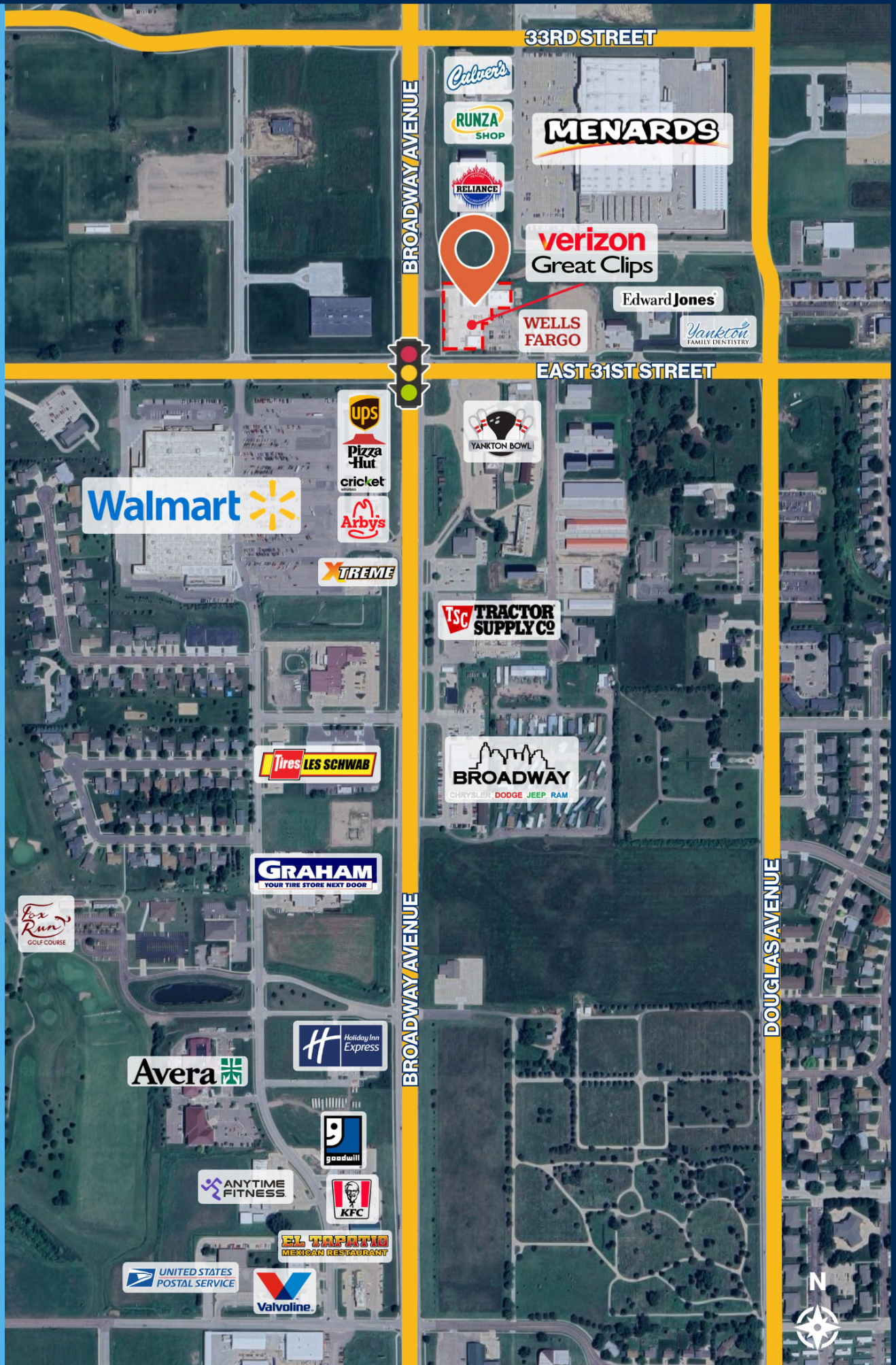


7400 South Bitterroot Place  
Sioux Falls, South Dakota 57108

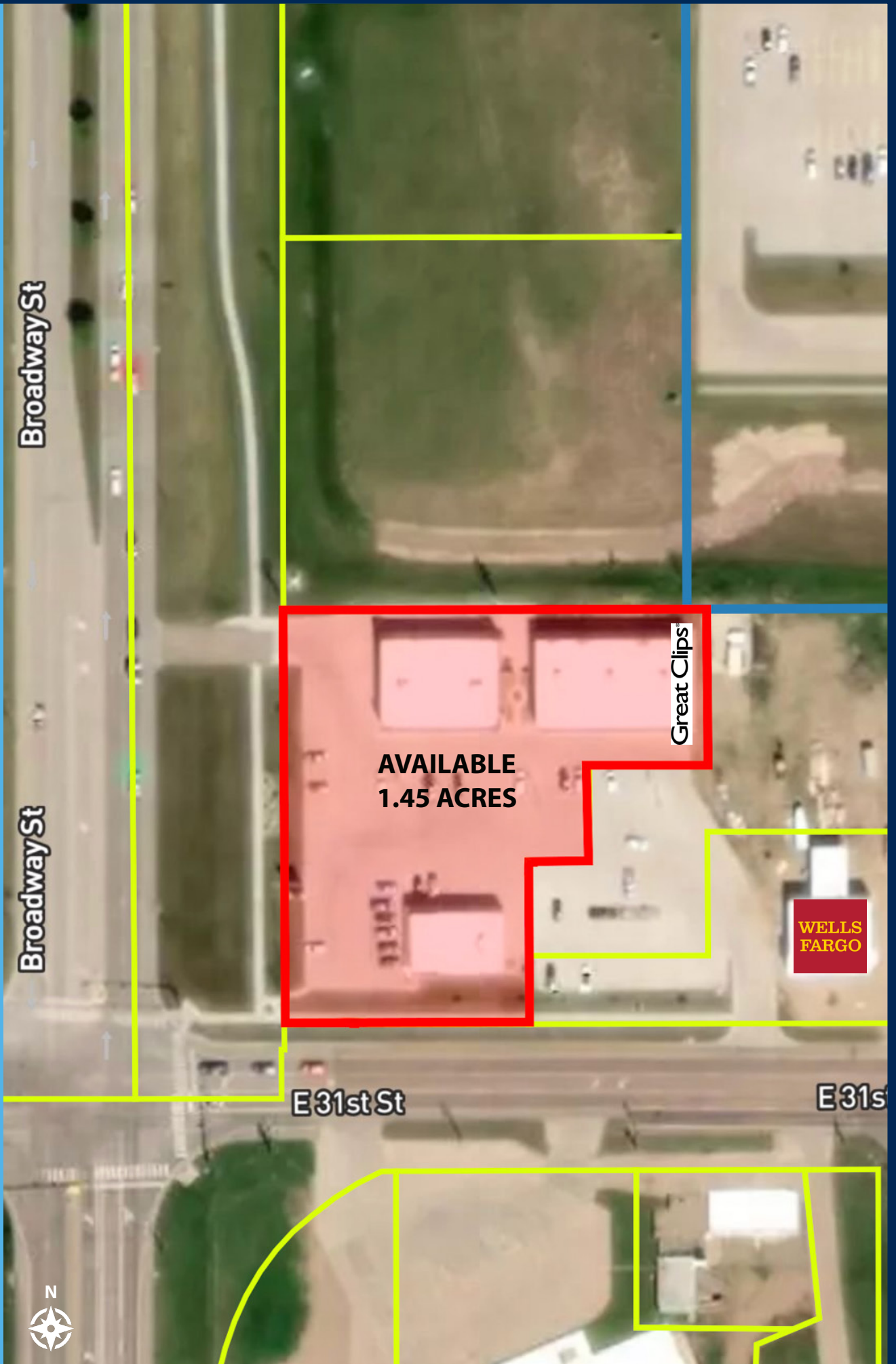


605.376.0127  
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# AREA MAP



# PARCEL MAP



Broadway St

Broadway St

E 31st St

E 31st St

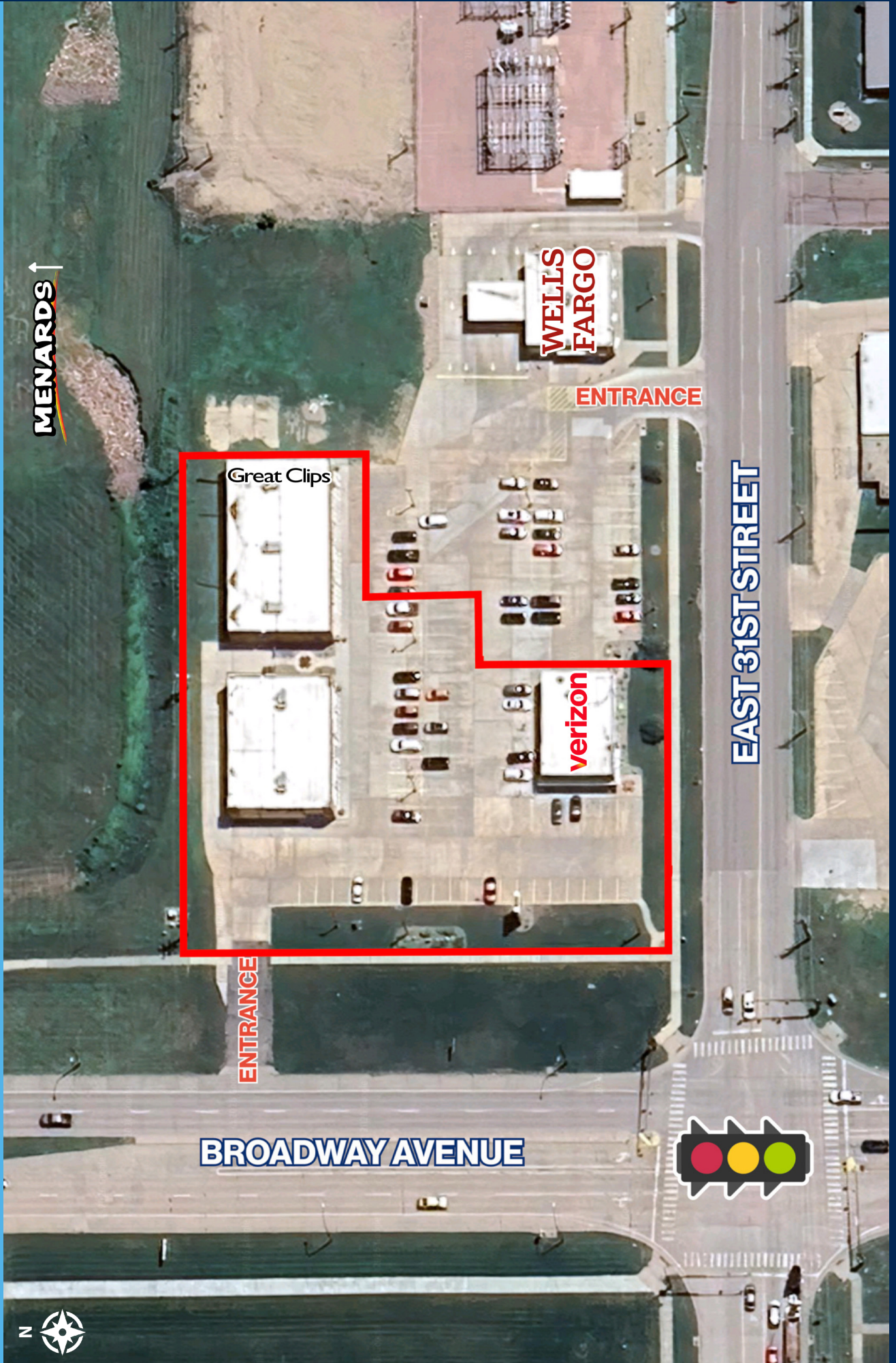
Great Clips

WELLS FARGO



AVAILABLE  
1.45 ACRES

# SITE PLAN



# SITE OVERVIEW

