



# LINCOLN RETAIL BUILDING

## West 12th + Lincoln Avenue

### To-Be-Renovated Freestanding Building



2210 West 12th Street  
Sioux Falls, SD 57104



#### size

1,260 square feet  
(drive-thru window possible)



#### price

\$38/foot  
(absolute net lease)



#### location

Highly-visible freestanding building on West 12th Street, the busiest street in South Dakota!



#### traffic

22,400 cars per day



#### tia

Landlord is offering \$25/foot as a buildout allowance. Property is ideal for a restaurant or retail tenant. Premises will be delivered as a 'warm dark shell.'



#### co-tenancy

McDonald's, Burger King, ACE Hardware, Walgreens, Taco John's, Lewis Drug, Subway, Pizza Hut, Dollar General.

Information deemed reliable but not guaranteed.



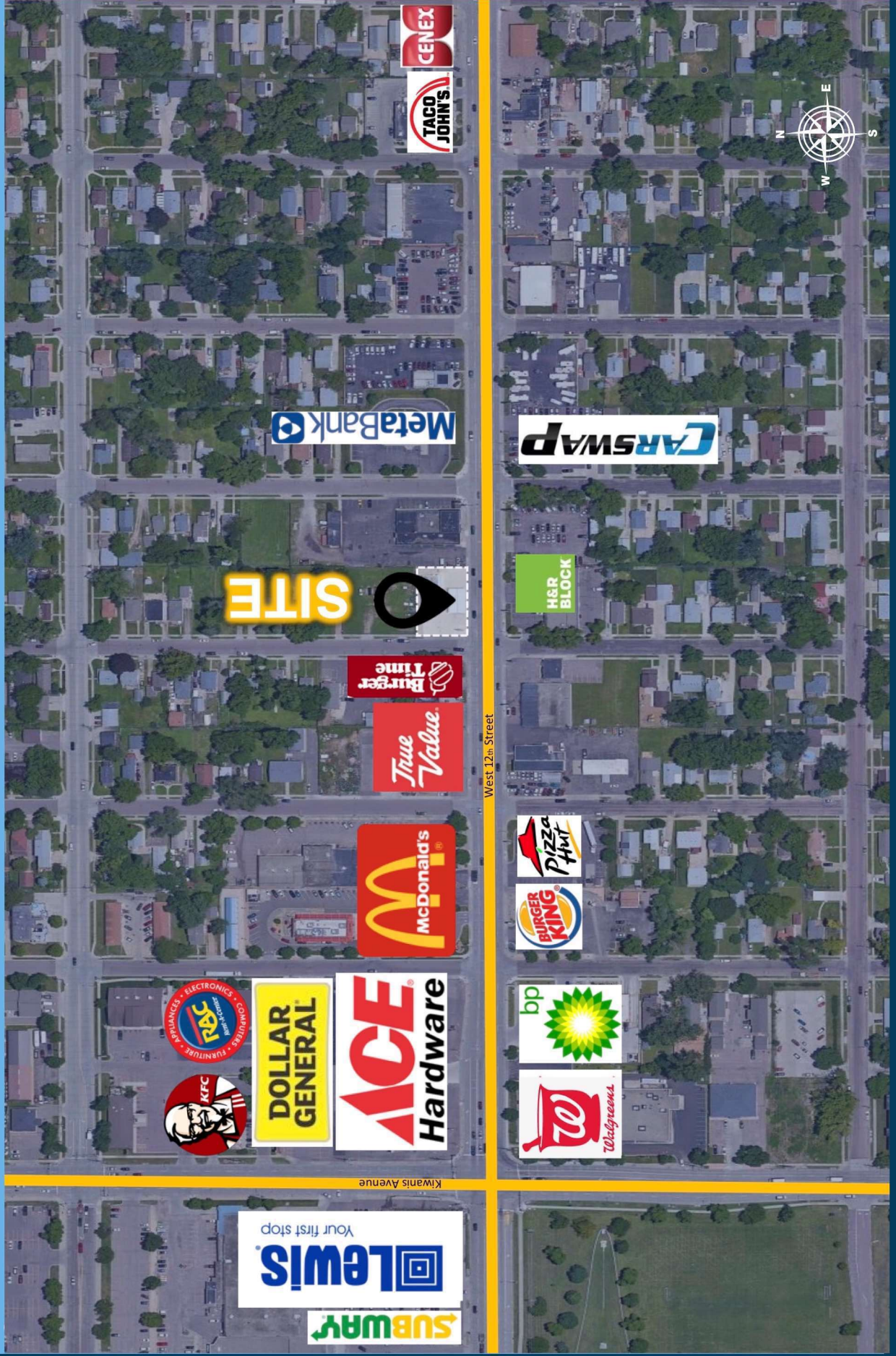
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# AERIAL MAP



# SITE PLAN

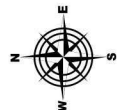
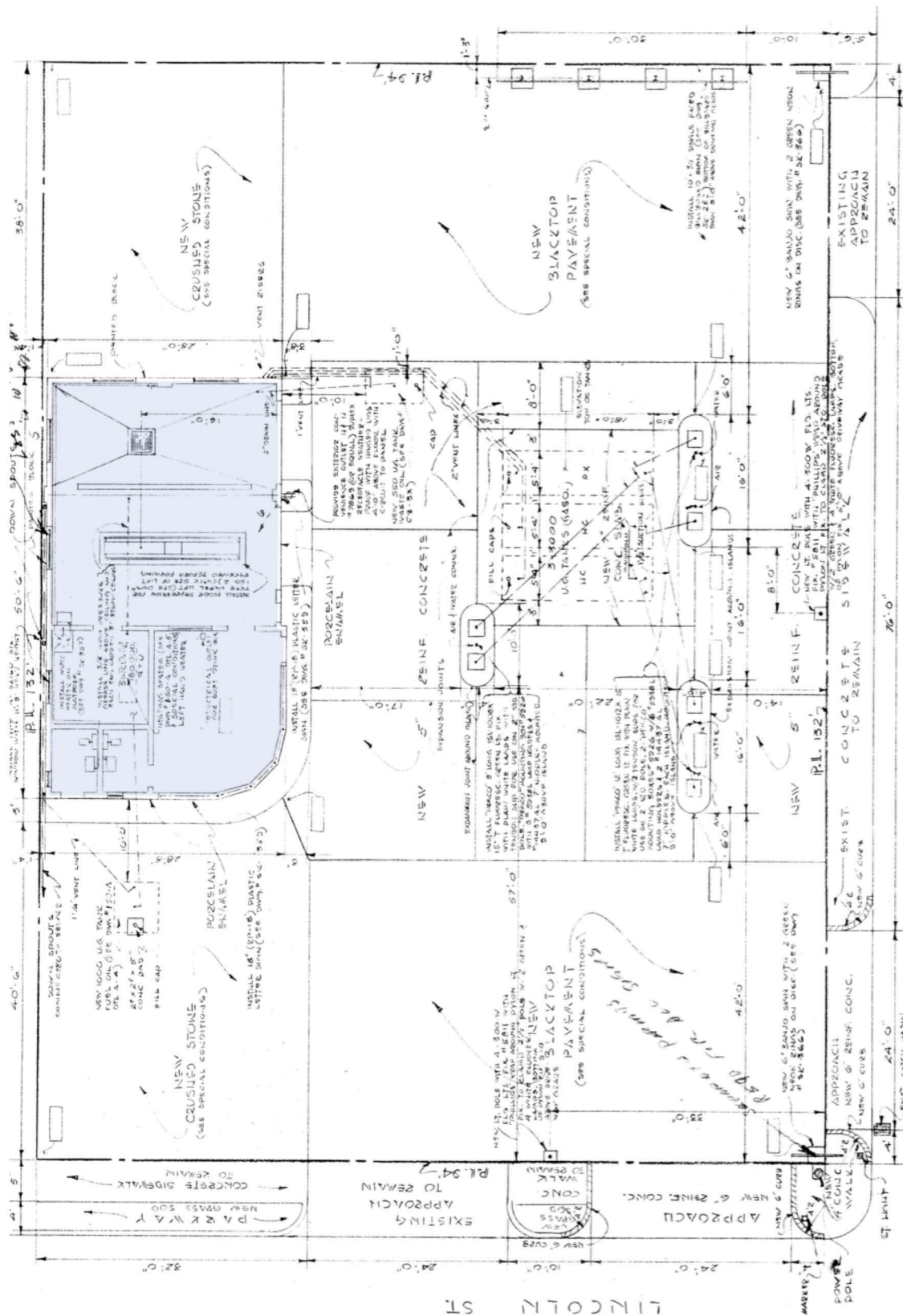




# SITE OVERVIEW



# ORIGINAL CONSTRUCTION SITEPLAN



12TH STREET