

**FOR  
LEASE**

# Yankton Plaza

3013 Broadway Avenue Yankton, SD 57078  
SUITE 1



## ENDCAP WITH DRIVE-THRU POTENTIAL



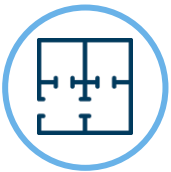
**SIZE**  
1,617 SF



**PRICE**  
\$16 PSF (NNN)  
  
Estimated NNN  
\$5.25 PSF



**LOCATION**  
Southwest corner of  
Broadway Avenue & 31<sup>st</sup>  
Street in the Walmart out  
lot. Broadway Avenue is  
Yankton's primary retail  
corridor with high visibility  
and traffic counts.



**LAYOUT**  
Open retail area with  
grand windows and  
drive-thru potential.  
1 breakroom / office area  
with one private in-suite  
restroom.



**Traffic**  
Broadway Avenue  
(SD Hwy 81):  
15,280 cars per day  
  
31<sup>st</sup> Street  
(SD Hwy 50):  
3,814 cars per day



**CO-TENANCY**  
Walmart, The UPS Store,  
King Buffet Mongolian Grill,  
Cost Cutters, Arby's,  
Menards, Culver's, Wells  
Fargo Bank, Graham Tire  
Company, JoDean's Steak  
House & Lounge, El Tapatio  
Mexican Restaurant,  
Holiday Inn Express & Suites

Information deemed reliable but not guaranteed.



605.361.8211 | [VBClink.com](http://VBClink.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



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# AREA RETAIL MAP



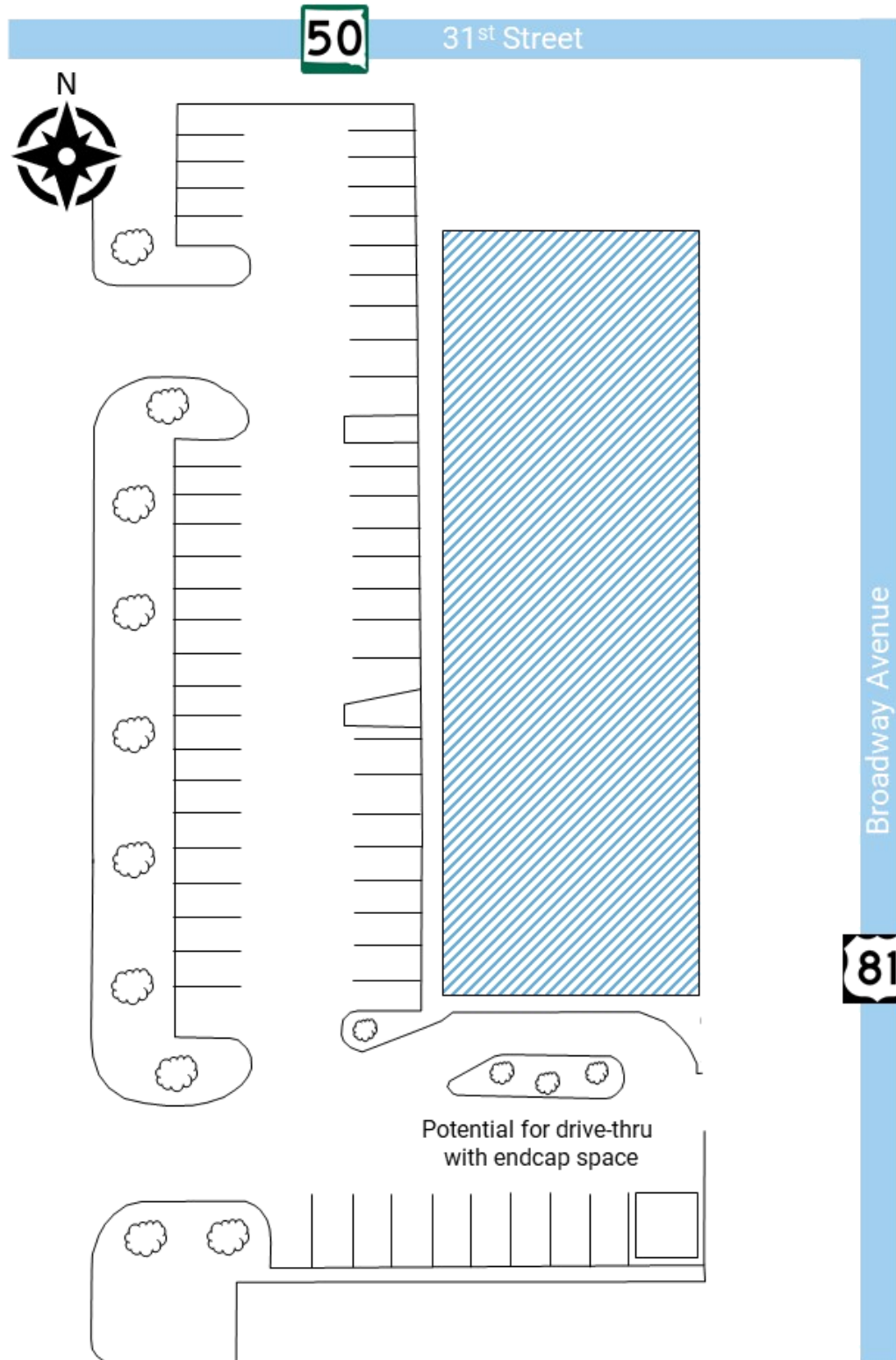
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# SITE PLAN



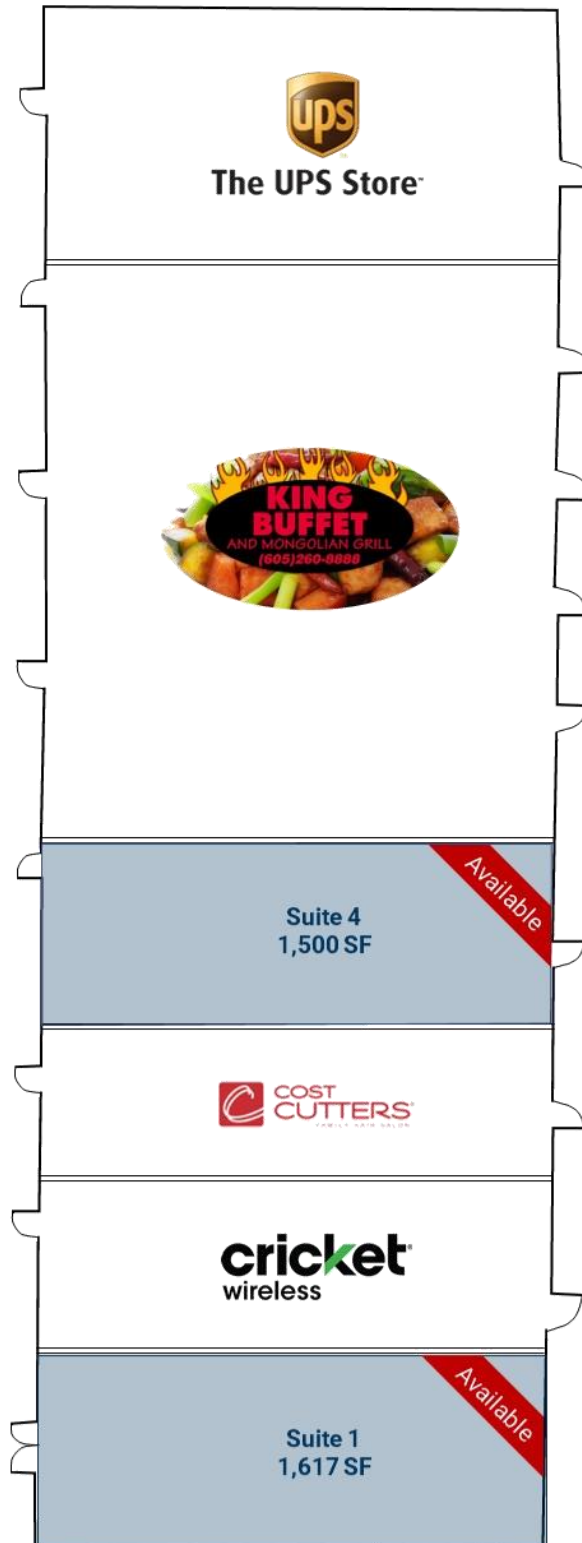
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# FLOOR PLAN



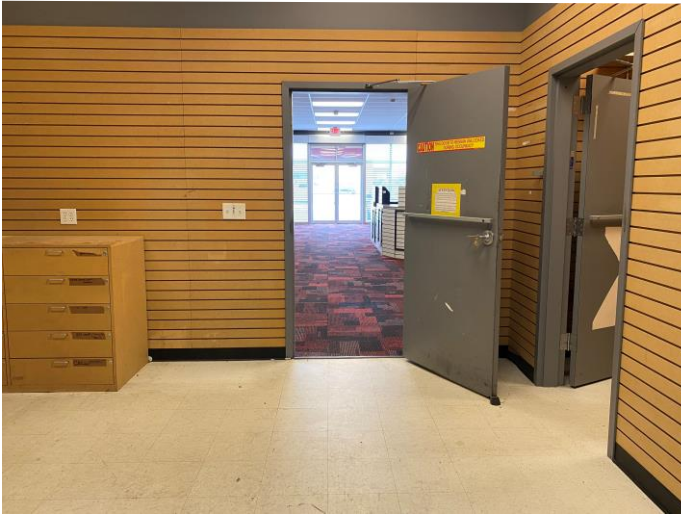
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# PHOTO GALLERY



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