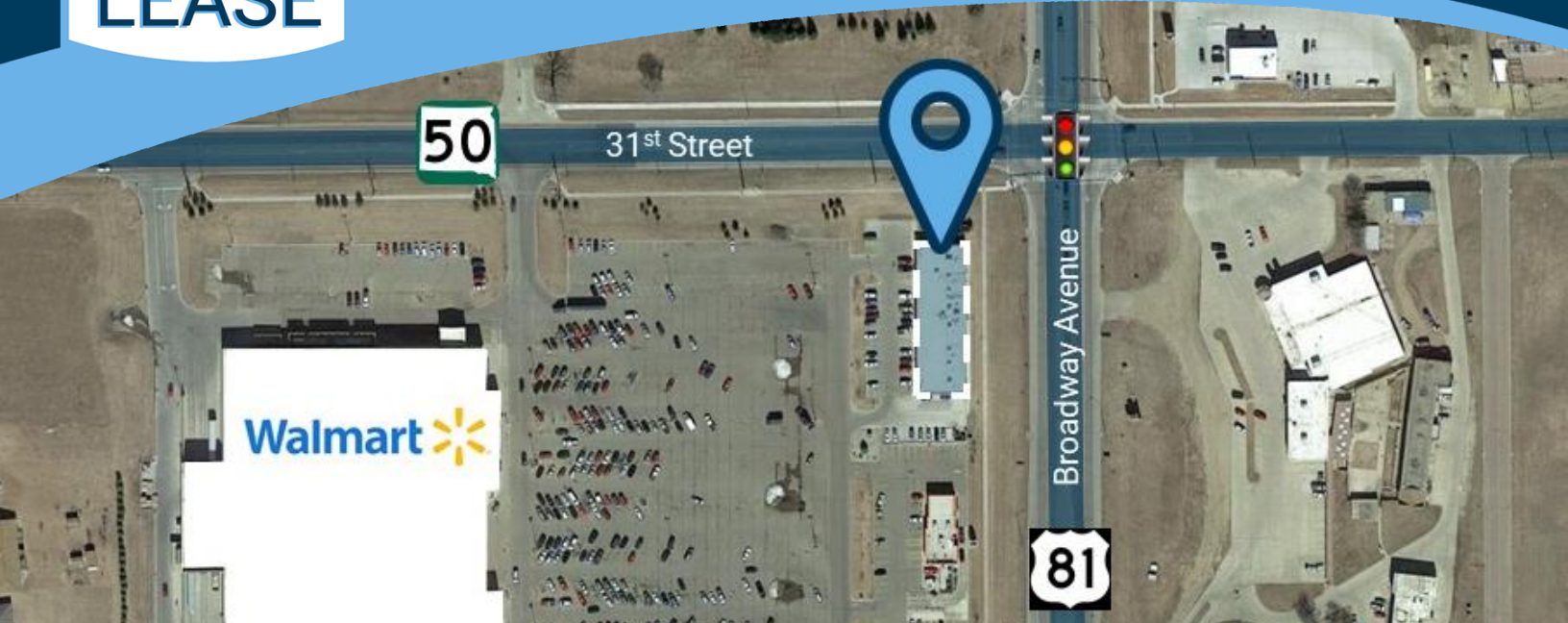


**FOR  
LEASE**

# Yankton Plaza

3013 Broadway Avenue Yankton, SD 57078  
SUITE 4



## RETAIL PLAZA ACHORED BY WALMART



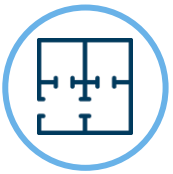
**SIZE**  
1,500 SF



**PRICE**  
\$15 PSF (NNN)  
  
Estimated NNN  
\$4.75 PSF



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



**LAYOUT**  
Bright entrance with  
floor to ceiling windows.  
Open retail showroom,  
small storage room, large  
office/ breakroom area,  
and 1 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



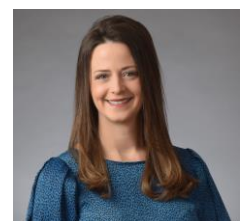
**CO-TENANCY**  
Walmart, The UPS Store,  
King Buffet Mongolian Grill,  
Cost Cutters, Arby's,  
Menards, Culver's, Wells  
Fargo Bank, Graham Tire  
Company, JoDean's Steak  
House & Lounge, El Tapatio  
Mexican Restaurant,  
Holiday Inn Express & Suites

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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[autumn.kaufhold@vbclink.com](mailto:autumn.kaufhold@vbclink.com)

# AREA RETAIL MAP



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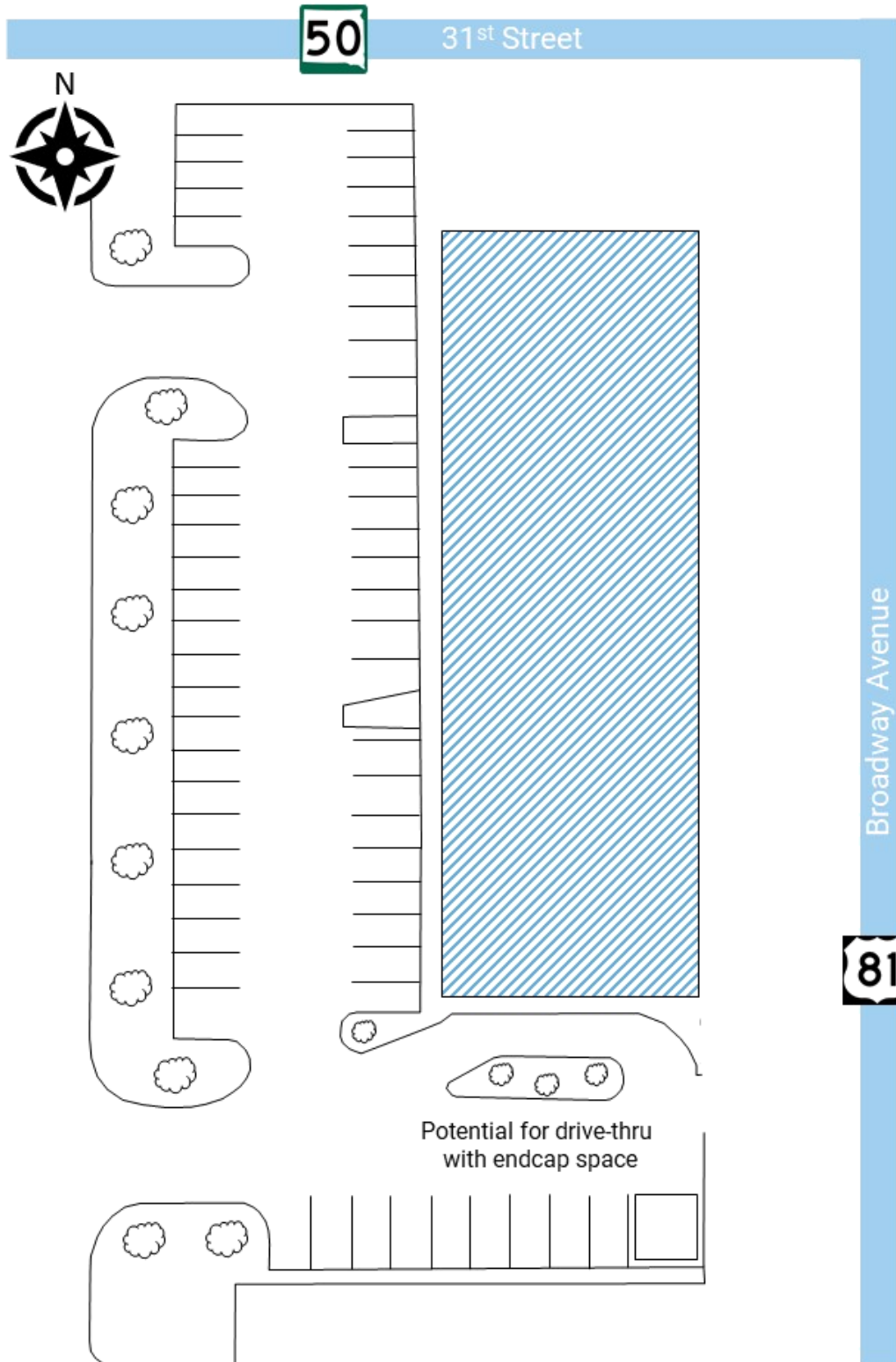
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# SITE PLAN



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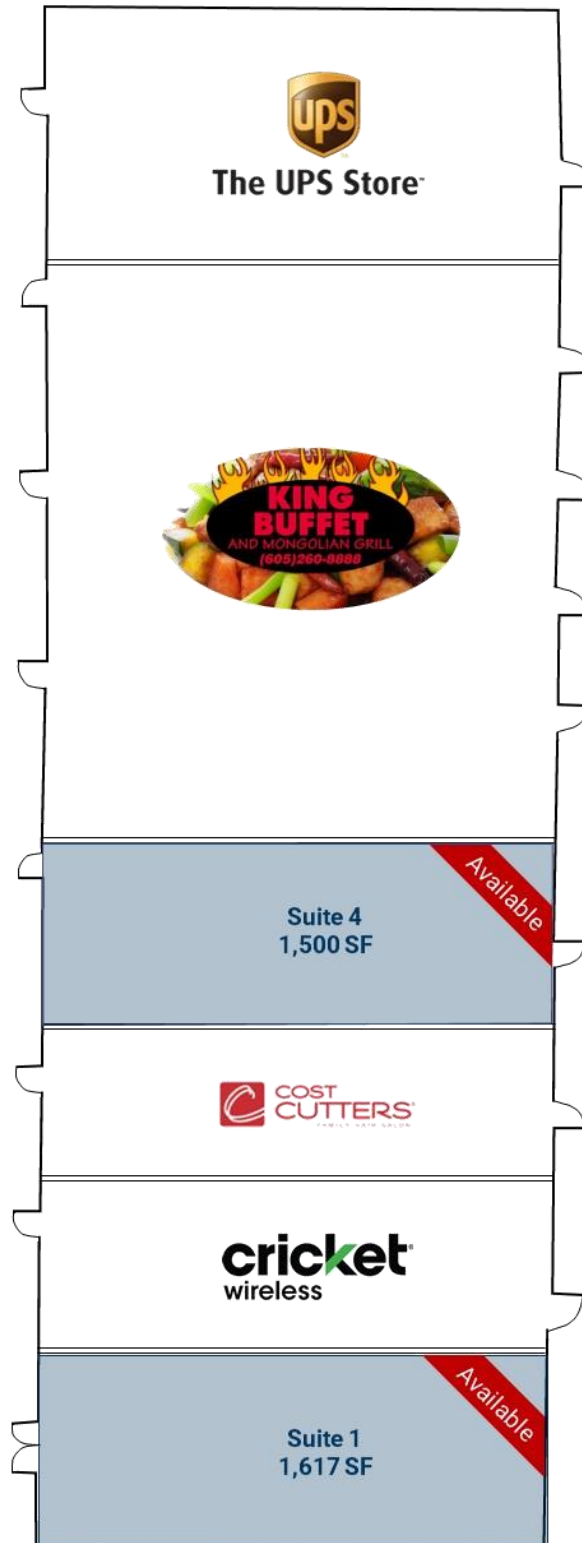
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# FLOOR PLAN



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# PHOTO GALLERY



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