

**FOR
LEASE**

YANKTON PLAZA

3013 Broadway Avenue, Yankton, SD 57078

SUITE 3 & SUITE 4



Retail Plaza Anchored By Walmart



SIZE

Suite 3: 1,200 SF
Suite 4: 1,500 SF
(Can be combined)



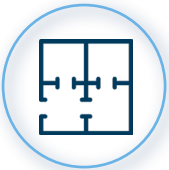
PRICE

\$15.00 PSF (NNN)
Estimated NNN \$5.13



LOCATION

Southwest corner of Broadway Avenue and SD Hwy 50, in Yankton's primary retail corridor with high visibility and traffic counts.



LAYOUT

Each suite offers an open retail floor, in-suite restroom, and a storage room.



TRAFFIC

Combined traffic count of 20,903 vehicles per day at the corner of Broadway Ave (Hwy 81) and 31st St (Hwy 50).



CO-TENANCY

Walmart, The UPS Store, King Buffet Mongolian Grill, Arby's, Menards, Pizza Hut, Culver's, Wells Fargo Bank, Graham Tire Company, JoDean's Steak House and Lounge, El Tapito Mexican Restaurant, Holiday Inn Express & Suites

Information deemed reliable but not guaranteed.



(605)-361-8211 | vbclink.com

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AREA RETAIL MAP

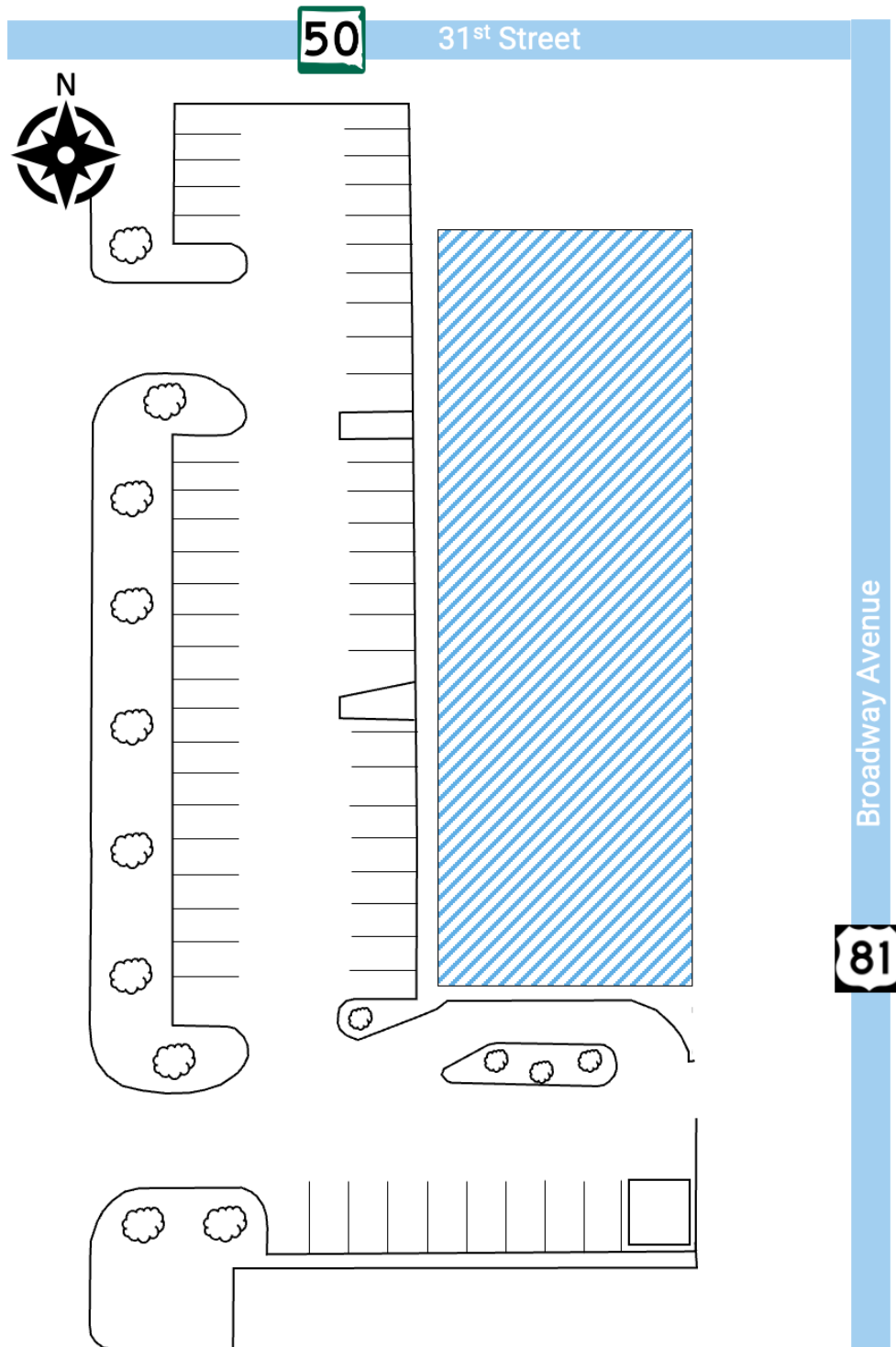


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SITE PLAN



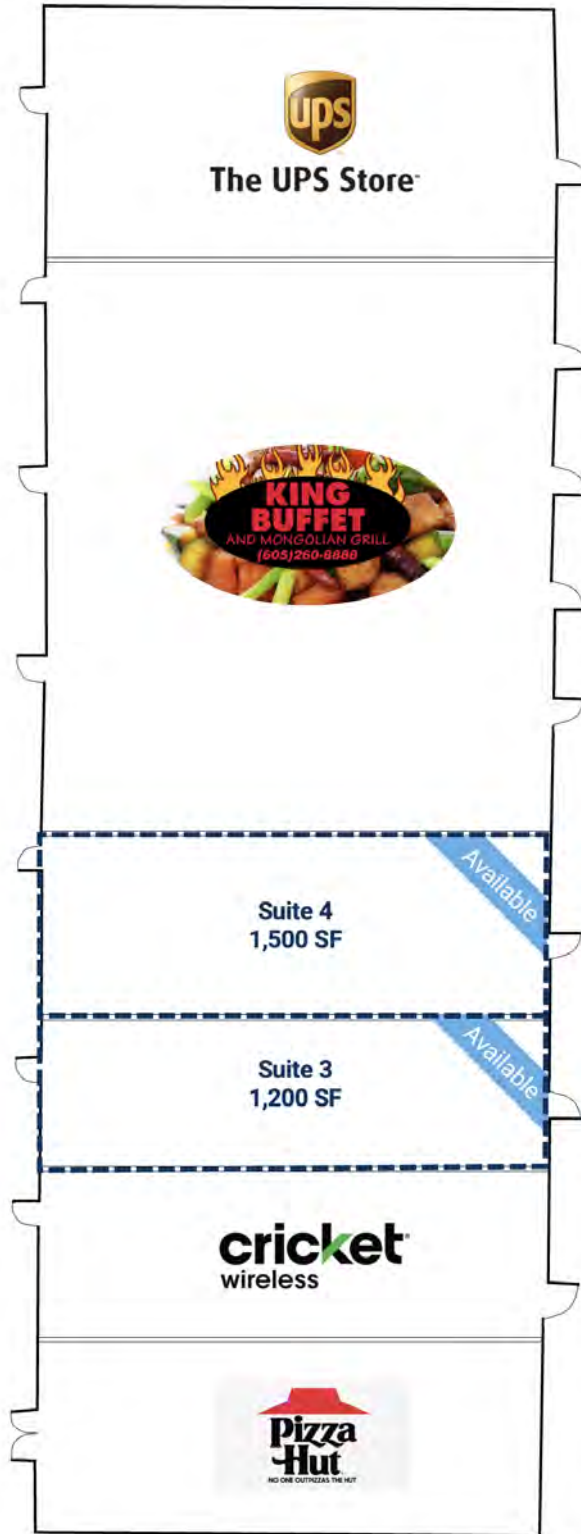
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BUILDING FLOOR PLAN



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SUITE 3 PHOTO GALLERY



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SUITE 4 PHOTO GALLERY



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