



# WEST 12TH RETAIL LOT

12TH + LINCOLN

## RARE WEST 12TH REDEVELOPMENT LOT

2210 West 12th Street | Sioux Falls, SD 57104



### SIZE

0.80 acre  
(3 adjacent lots)



### ZONING

South 2 lots are zoned C-2. Northern lot is zoned RD-1 and will need to be re-zoned for commercial development.



### CO-TENANCY

McDonald's, Burger King, Walgreens, Caribou Coffee, Scooter's Coffee, Pizza Hut, Ace Hardware, Dollar General, Lewis Drug, Subway, and KFC.



### PRICE

\$950,000



### TRAFFIC

25,200 vehicles per day



### LOCATION

Highly-visible QSR / retail location on West 12th Street, the busiest street in South Dakota!

Information deemed reliable but not guaranteed.



[VBCLINK.COM](http://VBCLINK.COM) | 605.361.8211

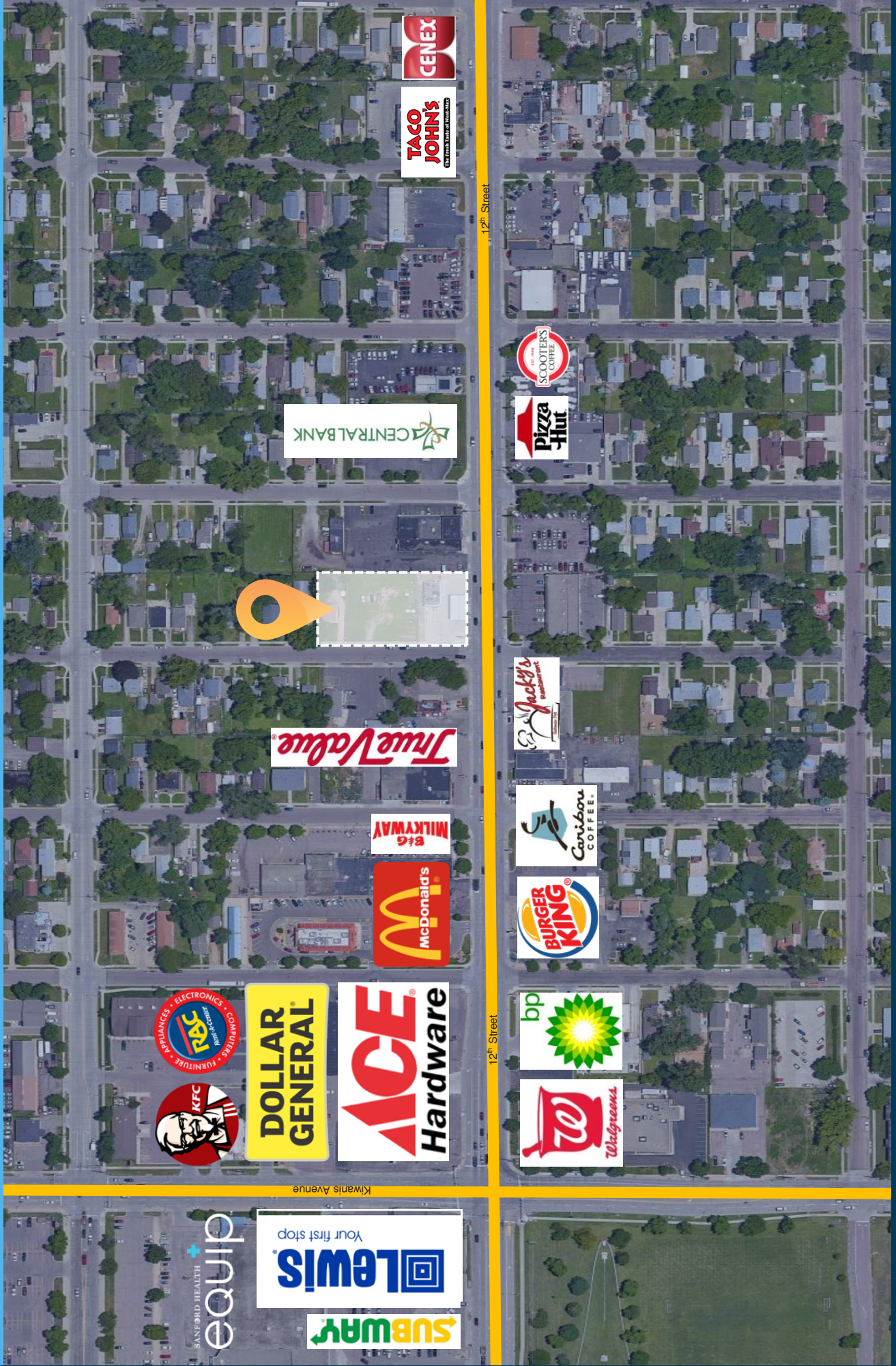
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# AREA RETAIL MAP



# WEST 12TH OVERVIEW



WEST 12TH STREET



# PARCEL MAP



# SITE OVERVIEW

