



# WEST 12TH RETAIL LOT

12TH + LINCOLN

## RARE WEST 12TH REDEVELOPMENT LOT

2210 West 12th Street | Sioux Falls, SD 57104



### SIZE

0.80 acre  
(3 lots total)



### 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 – for sale  
Ground lease also available;  
Landlord offering \$200,000  
TIA with ground lease option



### 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 | 605.361.8211**

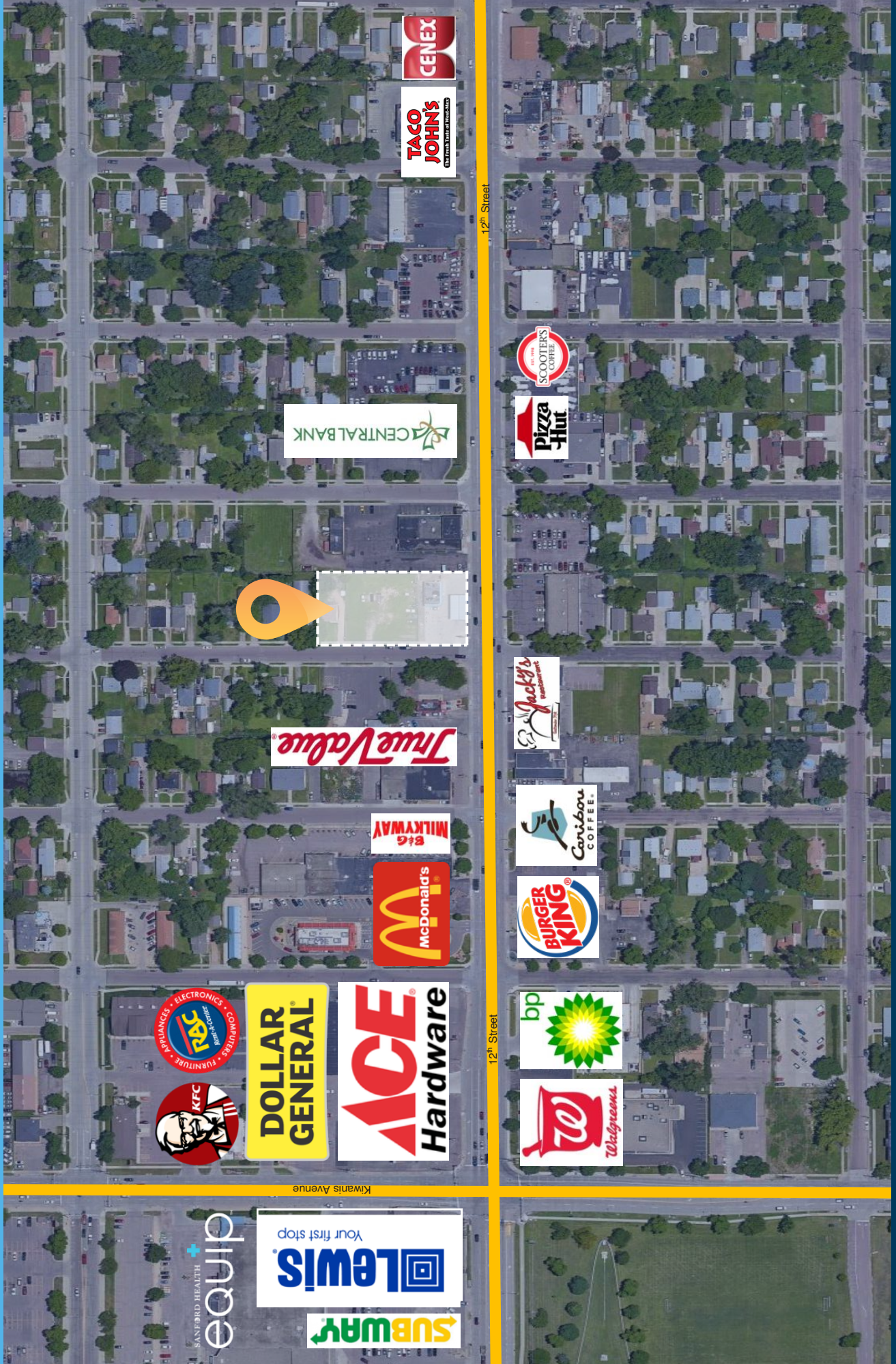
2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106



**605.376.0127**

Ryan@VBCLink.com

# AREA RETAIL MAP



# WEST 12TH OVERVIEW



WEST 12TH STREET



# PARCEL MAP



# SITE OVERVIEW

