



**FOR SALE OR BUILD-TO-SUIT | 3100 BROADWAY AVENUE (LOT 2B) | YANKTON, SD**

# SHOPPES OF YANKTON

**ROB FAGNAN, SIOR**  
rob@benderco.com  
(605) 782-1672

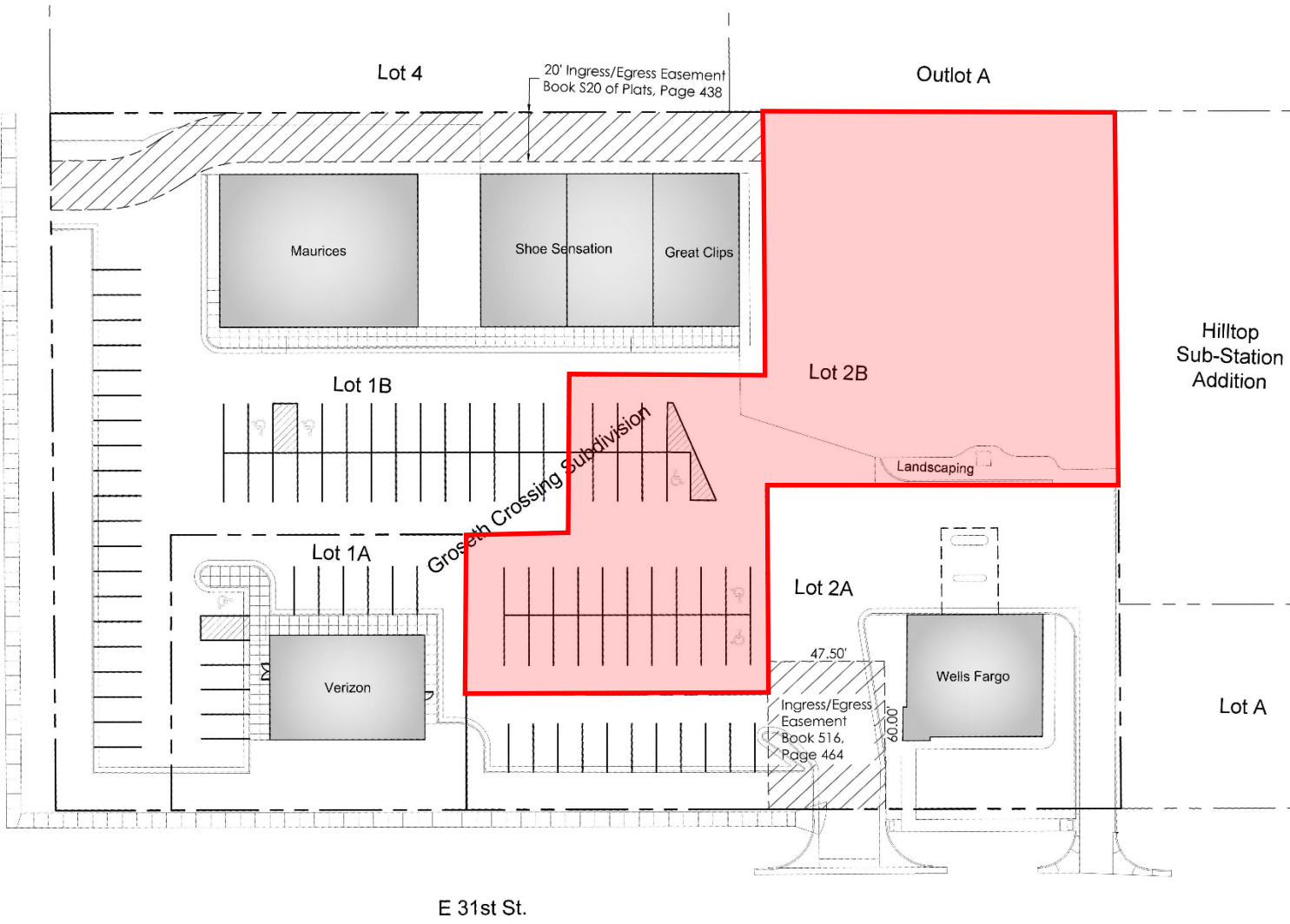
- **34,848 SF**
- **For Sale: \$129,900**  
**Owner will consider a build-to-suit**
- Zoned B-2 Highway Business allowing for a variety of uses.
- Outparcel available in the Shoppes of Yankton retail center.
- Shadow-anchored by Menards and across from Walmart Supercenter.
- Situated at the signalized, hard corner intersection of US Route 81 (Broadway Avenue) and 31<sup>st</sup> Street with a combined daily traffic count of nearly 20,000 vehicles.
- Can accommodate a building of up to 7,000 SF.
- Shoppes of Yankton tenant's include Wells Fargo, Shoe Sensation, Great Clips, Maurices and Verizon.
- Contact agent for reciprocal easement and maintenance agreement.

## **Bender Commercial Real Estate Services**

305 West 57<sup>th</sup> Street  
Sioux Falls, SD 57108  
(605) 336-7600  
www.benderco.com

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Broadway/US HWY 81



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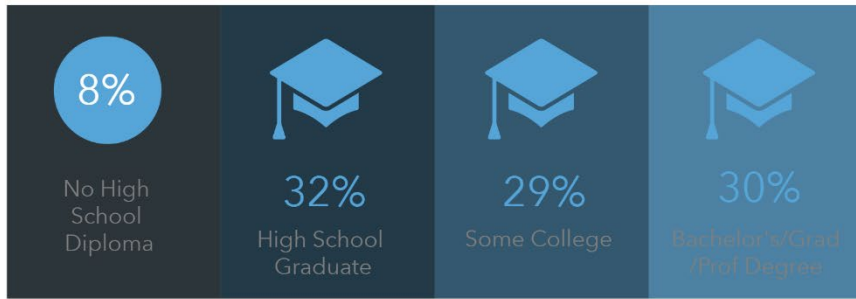


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### 3 MILE DEMOGRAPHICS

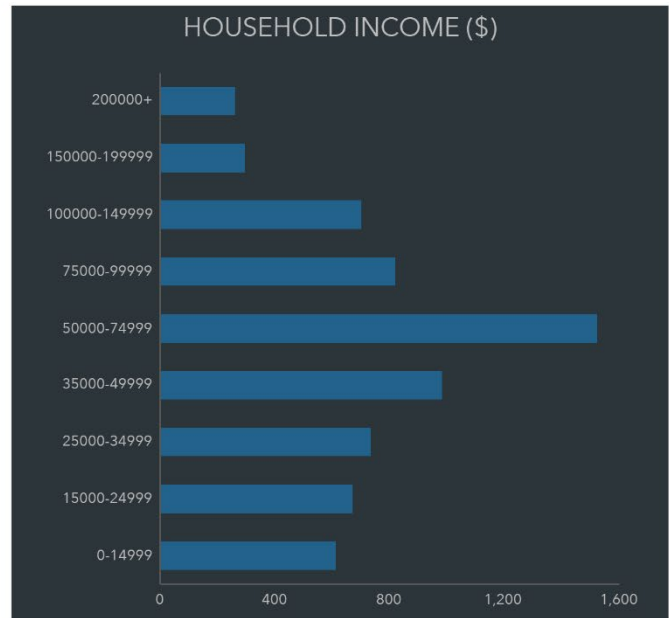
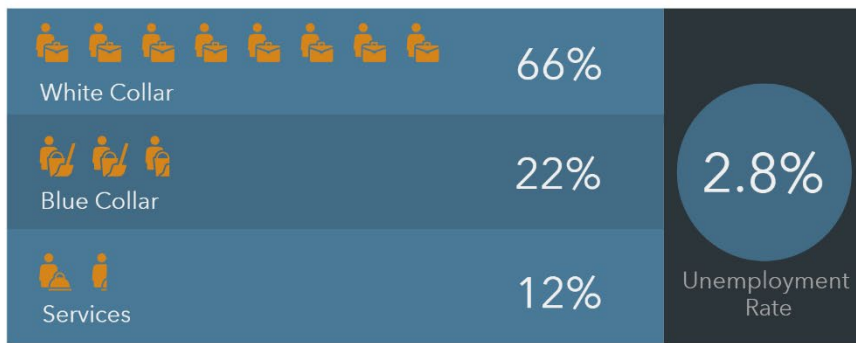
#### EDUCATION



#### INCOME



#### EMPLOYMENT



#### KEY FACTS

