

**FOR SALE**



# SHOPPES OF YANKTON

DEVELOPMENT LAND

**Bender**  
COMMERCIAL



**3100 BROADWAY AVENUE  
YANKTON, SD**



**34,848 SF**



**\$129,900**

- 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 tenants include Wells Fargo, Shoe Sensation, Great Clips, Maurices and Verizon.
- Contact agent for reciprocal easement and maintenance agreement.
- Parking lot complete.
- Utilities on-site.

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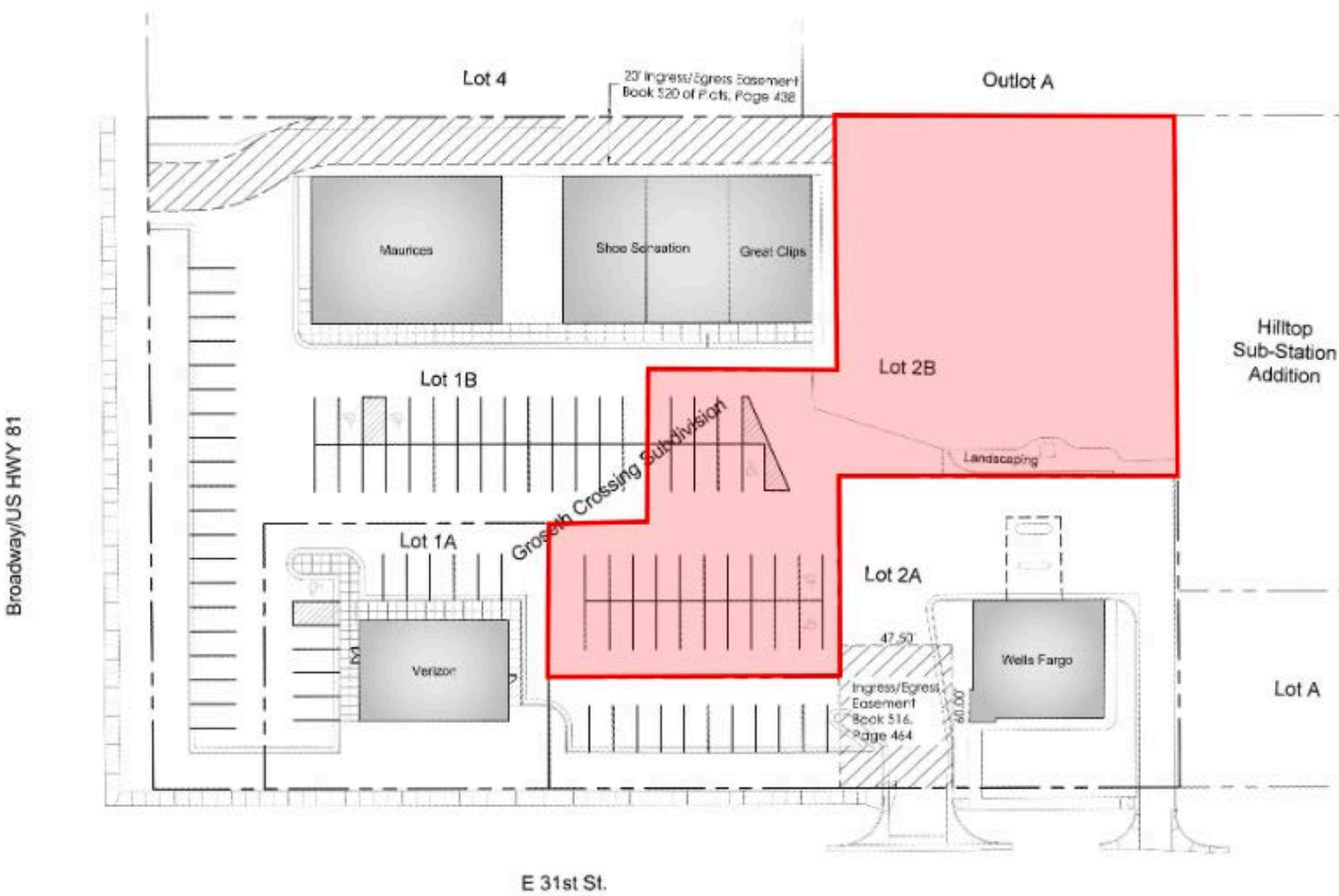
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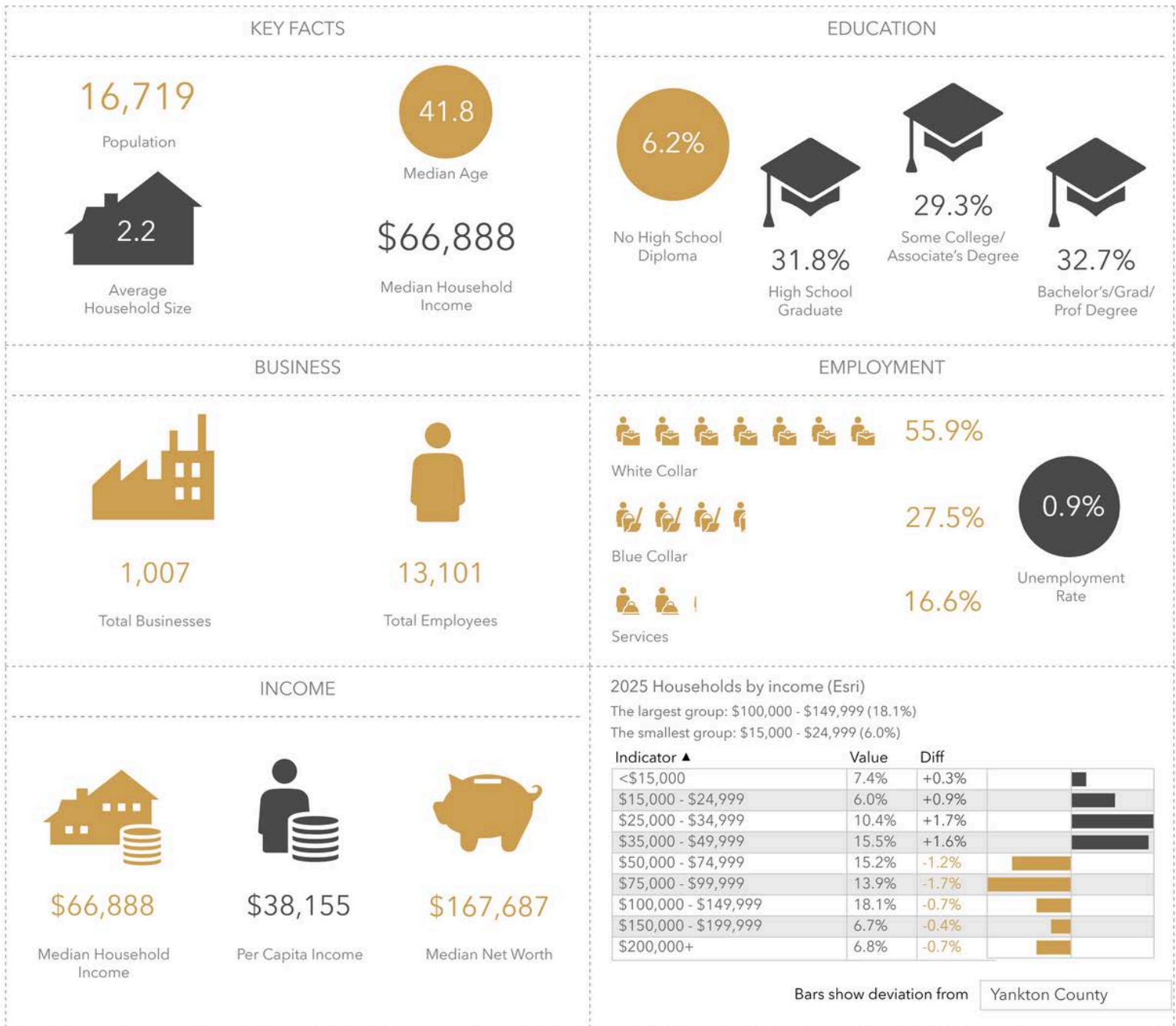


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### Key Facts



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri