



# EAST 10<sup>TH</sup> FREESTANDER

10TH + CLIFF

## HARD CORNER COMMERCIAL PROPERTY

1120 East 10th Street | Sioux Falls, SD 57103



### PRICE REDUCTION



#### SIZE

Building: 1,624 sqft  
Land: 17,464 sqft



#### LAYOUT

This flexible retail / restaurant building is currently built out for a pharmacy and general retail use. It was previously utilized by a national pizza tenant.



#### AREA TENANTS

McDonald's, Burger King, Subway, Little Caesars, Lewis, Drake Springs Family Aquatic Center, Downtown Sioux Falls, Taco John's, GreatLIFE, Caribou Coffee



#### PRICE

~~\$805,000~~  
**\$600,000**



#### TRAFFIC

10th St: 20,200 cars per day  
Cliff Ave: 14,600 cars per day



#### LOCATION

Property is located on the northwest corner of East 10th Street and South Cliff Avenue, half mile east of Downtown Sioux Falls.

Information deemed reliable but not guaranteed.

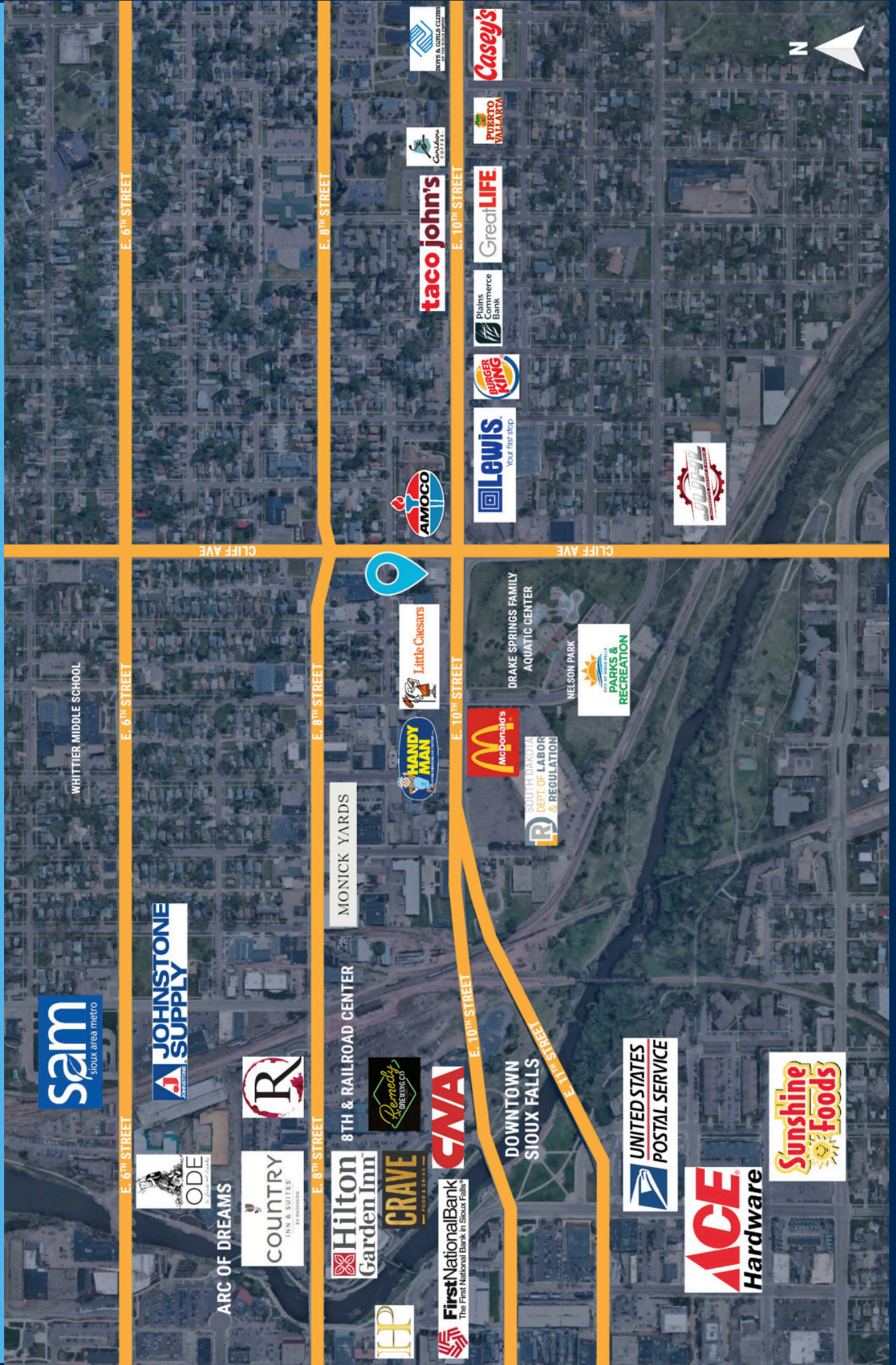


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# AREA RETAIL MAP



# PARCEL MAP





# PHOTOS

