



NAIL SALON OPPORTUNITY

2101 Broadway Avenue | Yankton, SD 57078



SIZE

1,750 sqft



PRICE

\$23.00 psf (NNN)



LOCATION

High profile retail location in central Yankton on Broadway Avenue, the #1 retail corridor in the market.



DELIVERY

Tenant improvement allowance negotiable.



TRAFFIC

17,772 vpd



AREA TENANTS

Hobby Lobby, Dunham's, Five Below, Marshalls, Maurices, Shoe Sensation, Ross Dress For Less, HyVee, Walgreens, Dollar Tree, Harbor Freight, Bomgaars, McDonald's, Scooter's Coffee, Casey's, and more

Information deemed reliable but not guaranteed.



TYSDAL
COMMERCIAL

7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com

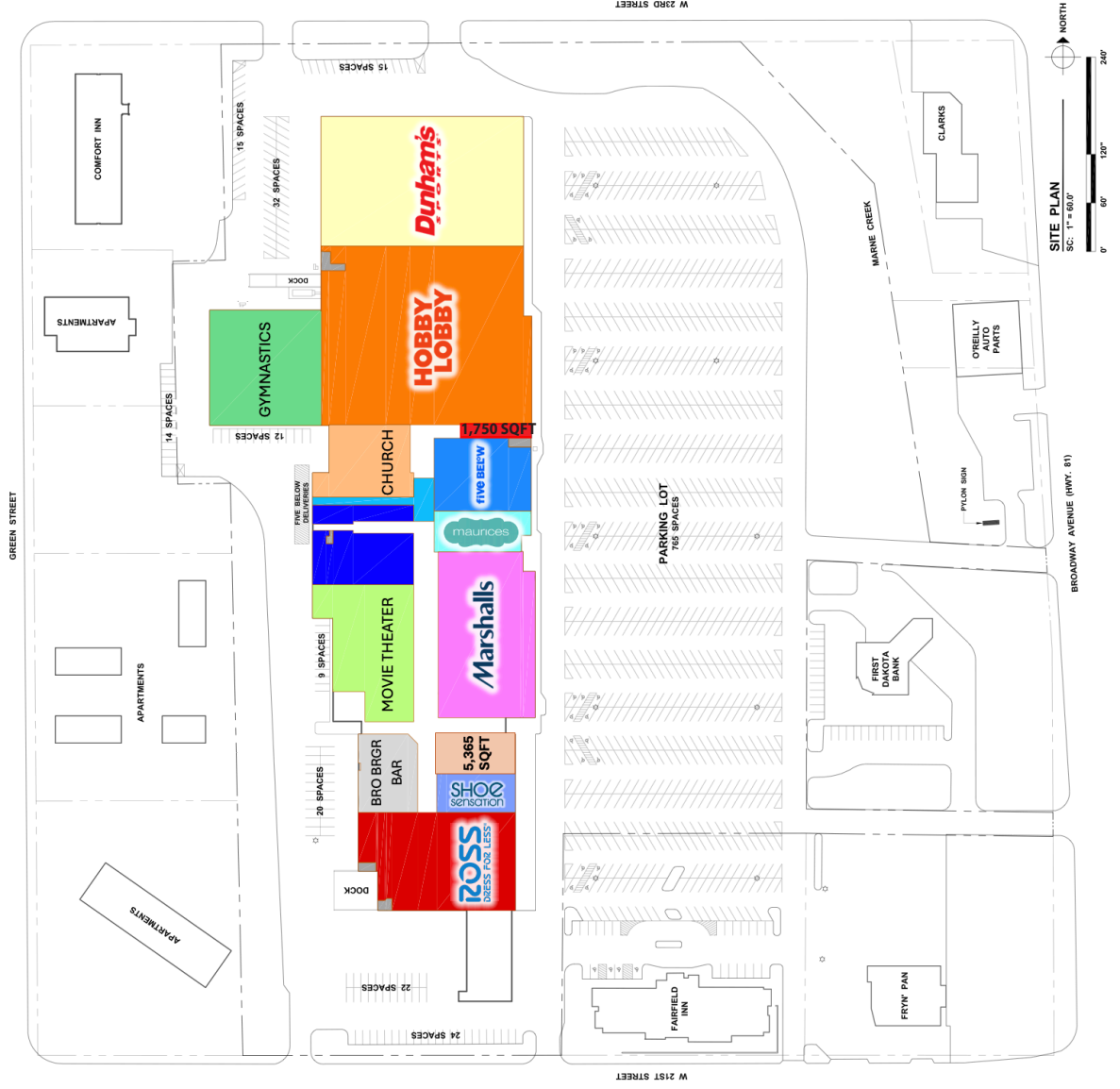


376-0127
ryan@tysdalcommercial.com

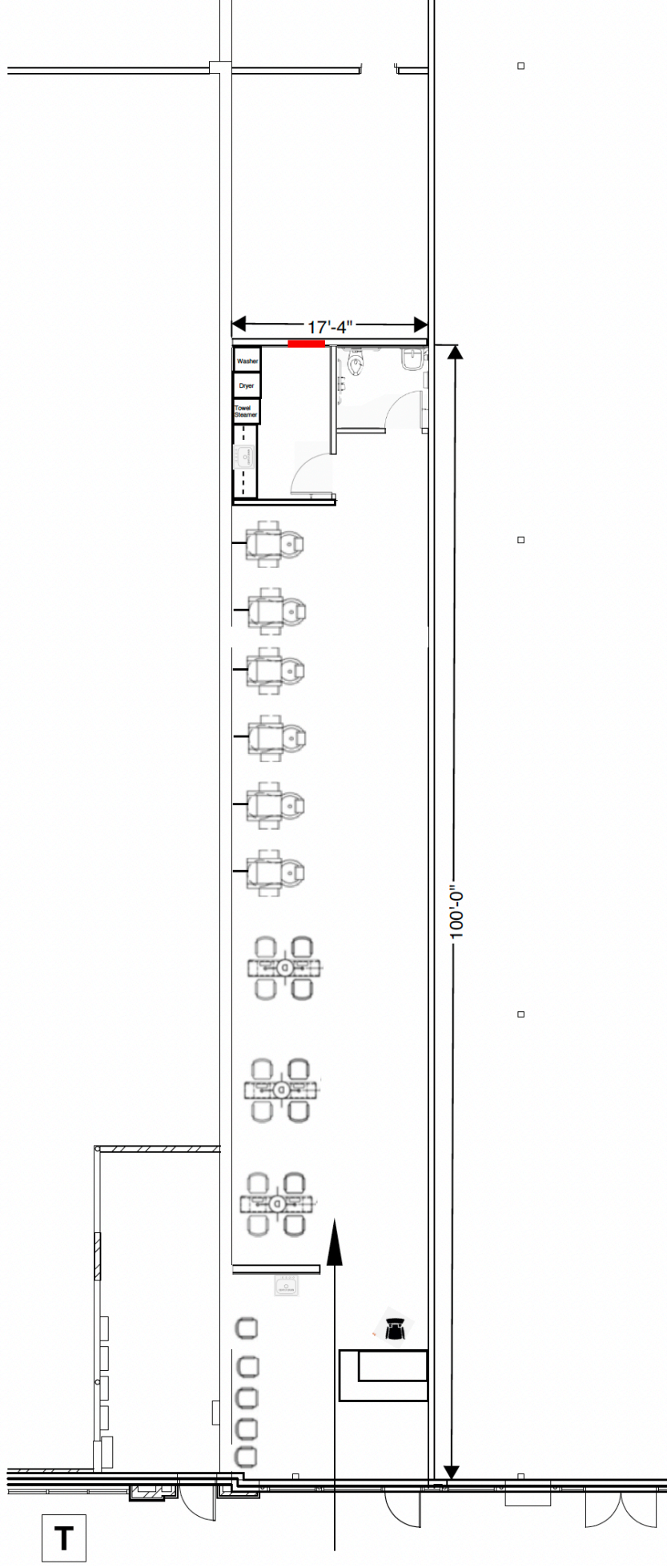
AREA RETAIL MAP



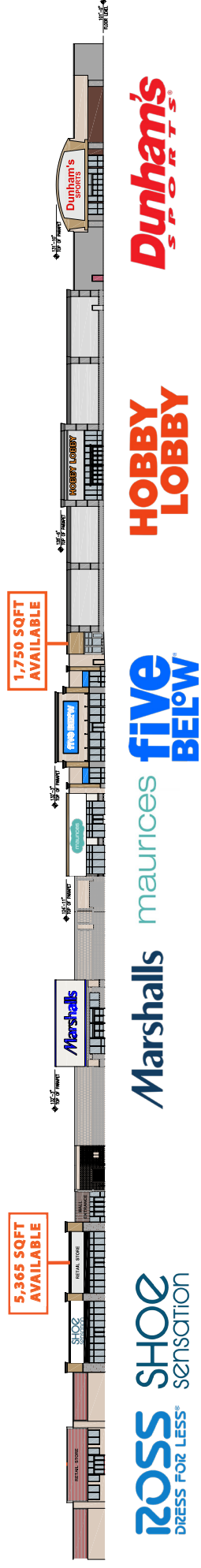
SITE PLAN



CONCEPTUAL FLOOR PLAN



EXTERIOR ELEVATION



PROPOSED FRONT ELEVATION

SC: 1/32" = 1'-0"

10-09-24

EXTERIOR RENDERING

