

**FOR  
SALE**

# L&L RIVERSIDE PROPERTY

## 3900 West 12th Street

Excellent frontage on high traffic stretch of 12th Street



3900 West 12th Street  
Sioux Falls, SD 57107



### size

Land: 1.81 acres  
11,340 sqft Total  
Main Level: 6,790 sqft  
Lower Level: 4,550 sqft



### price

\$799,000



### traffic

34,300 cars per day

This site has one of the highest traffic counts in the state!



### layout

Open floor plan on main level. Lower level includes finished office space. Built in 1981.



### location

Building is located on a high volume stretch of West 12th Street, just 1/2 mile from Interstate 29 access.



### co-tenancy

W. H. Lyon Fairgrounds, Billion Auto, Big City Motors, Wendy's, Taco Bell, Lewis Drug, Subway, Ace Hardware, Walgreens.

Information deemed reliable but not guaranteed.



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# 12th Street Retail Map



# Parcel Map

