

FOR SALE

DACOTAH TOWN CENTRE 3208 East 10th Street

Fully Leased Investment Property for Sale!



Property Information



size

Building: 20,146 sqft
Land: 2.16 acres
Property also includes
6 storage units on
north end of site.



price

\$1.95 million
(9.1% cap rate)



co-tenancy

HyVee, Applebee's,
Campbell's, Dacotah Bank,
George Boom, Caribou
Coffee, Taco Bell, KFC,
Scooter's Coffee, and more!



taxes

2016 taxes: \$35,288



traffic

24,600 cars per day



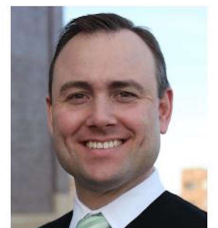
location

Site is located 1/2 mile
east of Interstate 229 on
East 10th Street, adjacent
to HyVee.

Information deemed reliable but not guaranteed.



5800 South Remington Place #100
Sioux Falls, South Dakota 57108
VBClick.com | 605.361.8211



605 376 0127

Ryan.Tysdal@VBClick.com



East 10th Street Retail Map



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| REVISION | DATE | BY |
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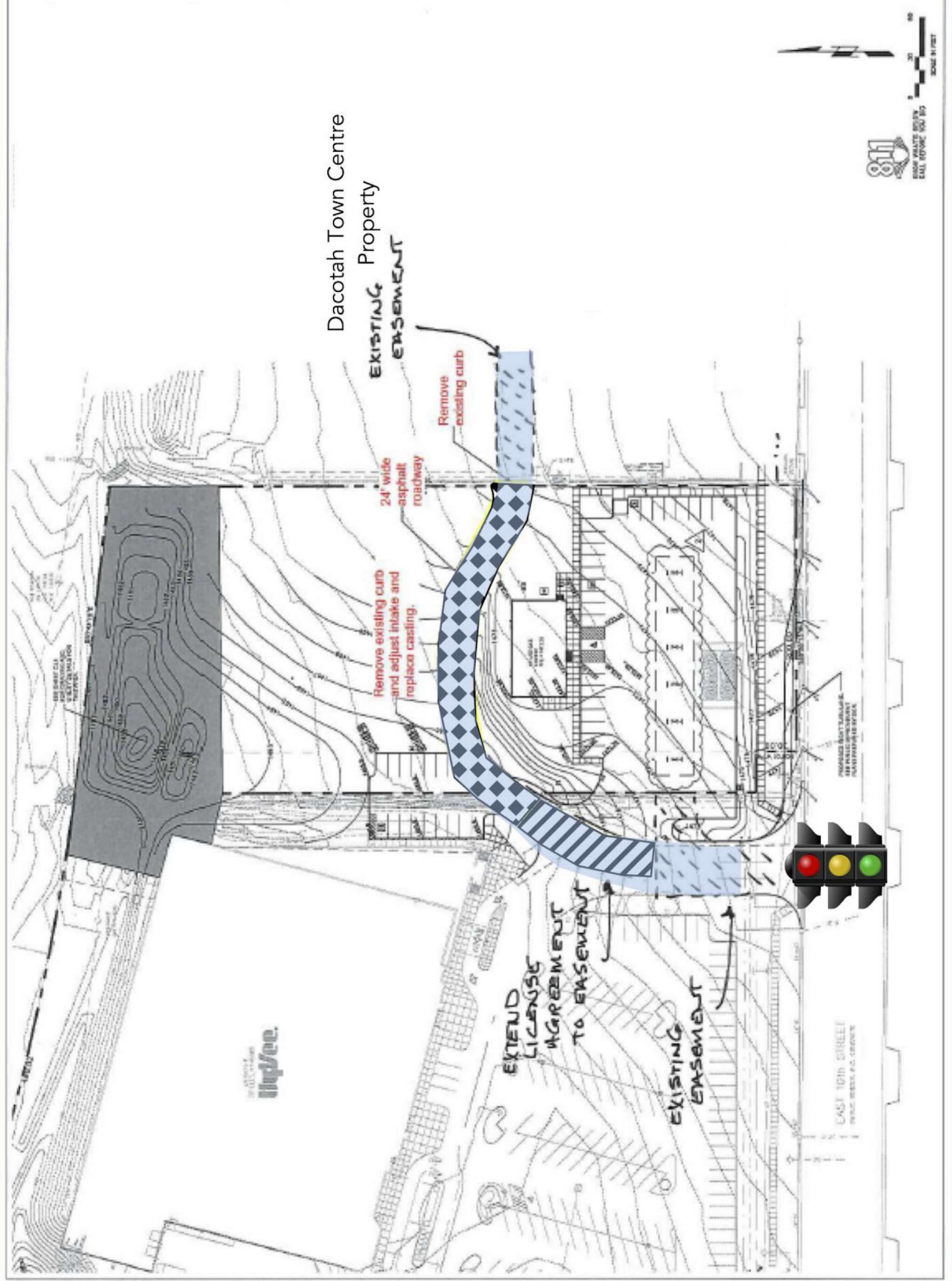
HyVee
 12472TH
 3100 EAST 10TH STREET
 SIOUX FALLS 5 GAS
 SIOUX FALLS, SD 57108
 605.933.8888
 HYVVE.COM

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GRADING
 PLAN

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| DATE | SCALE |
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C4.0



New Access to HyVee stoplight (being constructed June 2017)