



N. DAKOTA AVE RETAIL

RETAIL SPACE FOR SALE OR LEASE



912 N. Dakota Avenue
Vermillion, SD 57069

FOR SALE OR LEASE

\$350,000
\$10.00 / SF NNN

SIZE

- 4,055 SF +/-

PRICE

- \$350,000
- \$10.00 / SF NNN

LOCATION

- Unbeatable location! Neighboring tenants include Pizza Ranch, Prairie Inn, The Heights and several residential units, and the University of South Dakota's DakotaDome and Sanford Coyote Sports Center.

DESCRIPTION

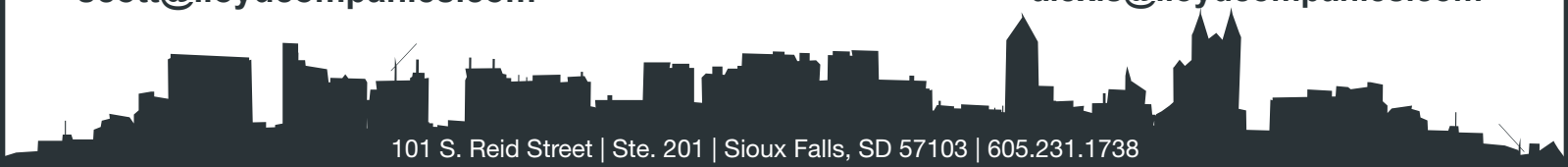
- Former sports bar.
- Opportunity for building signage.
- Mostly shell space.
- Across the street from the Dakota Dome and Sanford Coyote Sports Center.
- Pre football and basketball game crowds.
- Close proximity to campus with potential to cater to all sporting events on the USD campus.

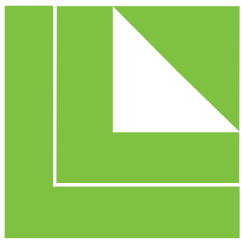
- Excellent visibility
- Growing area with tremendous potential
- Front area has a bar and kitchen area
- Liquor license available; contact broker
- Tons of new student housing in immediate area
- New additions to the rear of the existing building that will attract students as well as community members.
- Contact Broker for additional information

Find out more at lloydcompanies.com

SCOTT BLOUNT
605 231-1882
scott@lloydcompanies.com

ALEXIS KONSTANT
605 321-4861
alexis@lloydcompanies.com

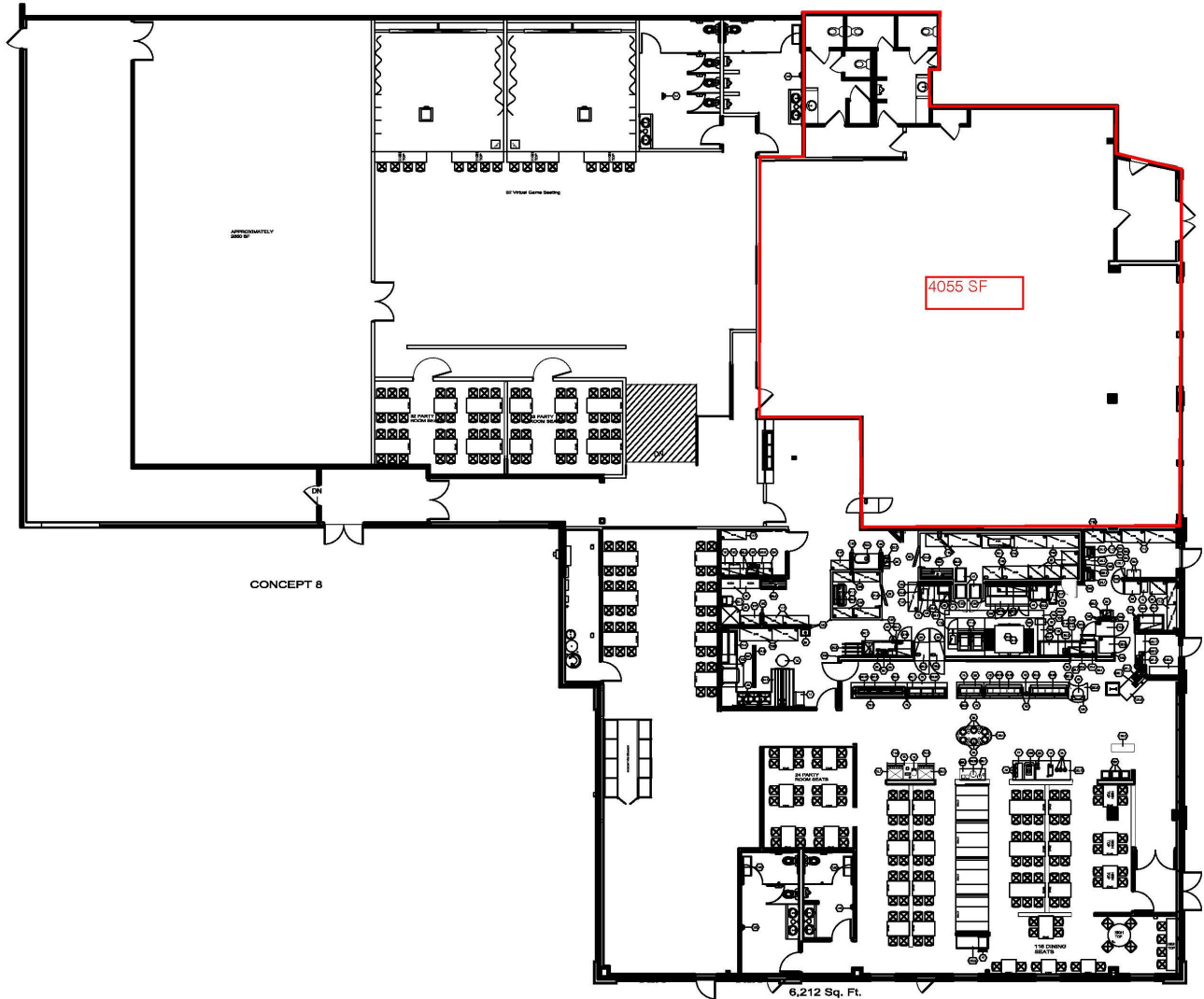




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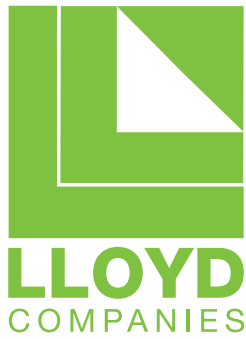


FLOOR PLAN

Concept only; Subject
to change

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AVAILABLE



AREA MAP

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