



# LINCOLN BUILDING

West 12th + Lincoln Avenue

## Freestanding Building



2210 West 12th Street  
Sioux Falls, SD 57104



### size

Building: 1,260 sqft  
Land: 0.66 acre



### price

\$2,800/month + NNN



### location

Highly-visible freestanding building on West 12th Street, the busiest street in South Dakota!



### traffic

24,700 cars per day



### zoning

C-2 Commercial



### co-tenancy

McDonald's, Burger King, ACE Hardware, Walgreens, Taco John's, Lewis Drug, Subway, Pizza Hut, Dollar General.

Information deemed reliable but not guaranteed.

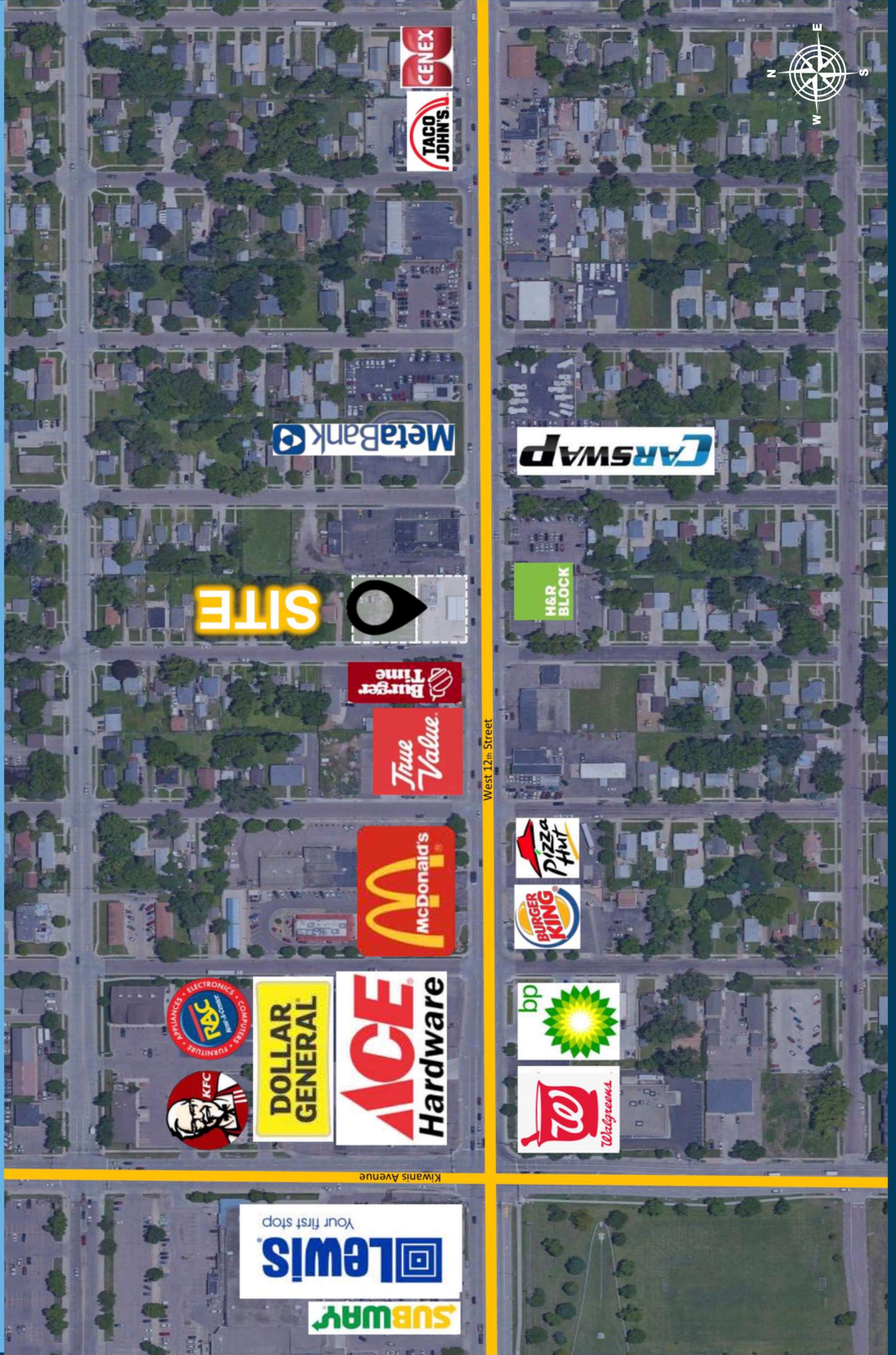


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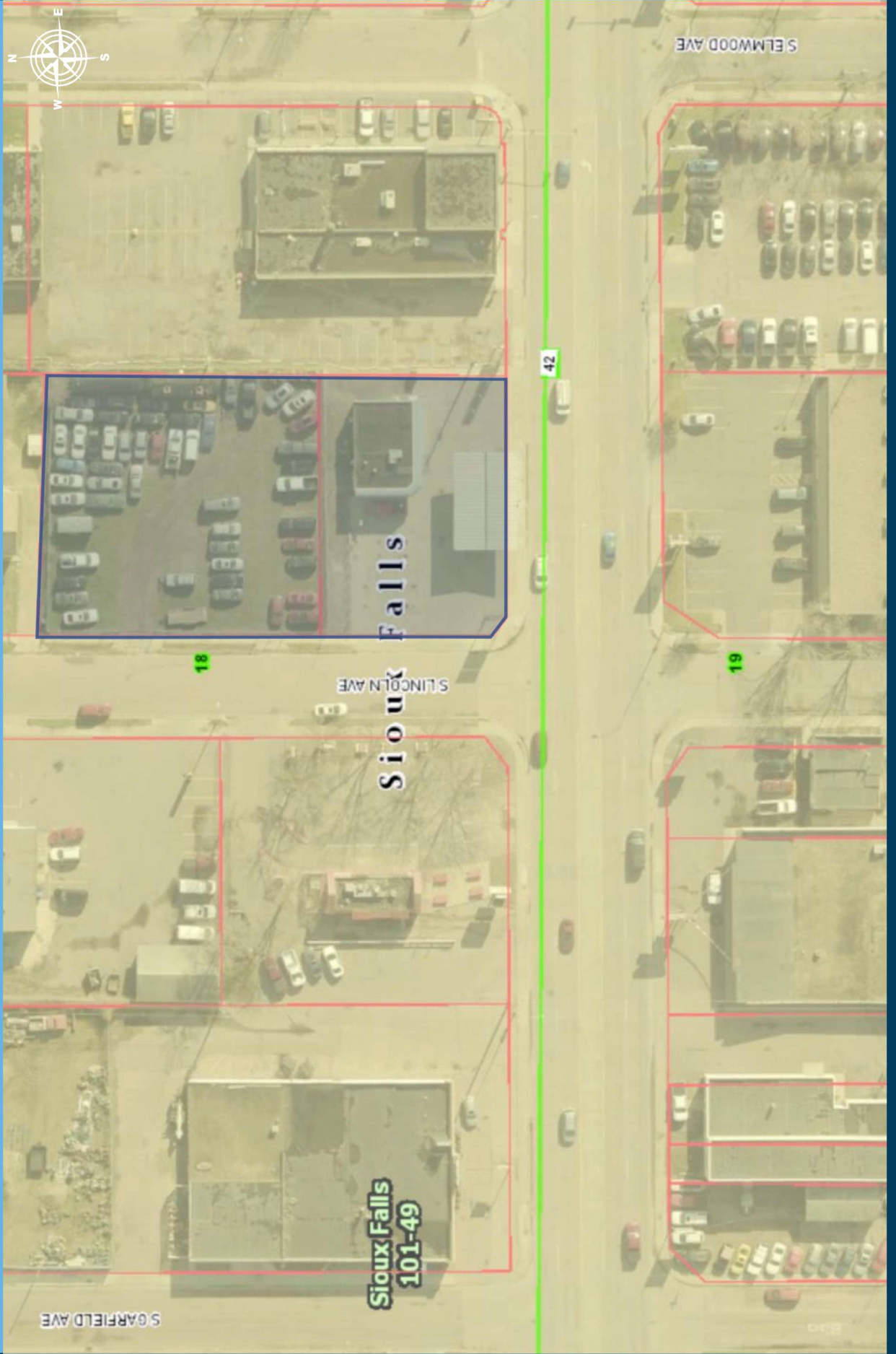


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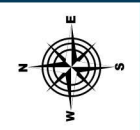
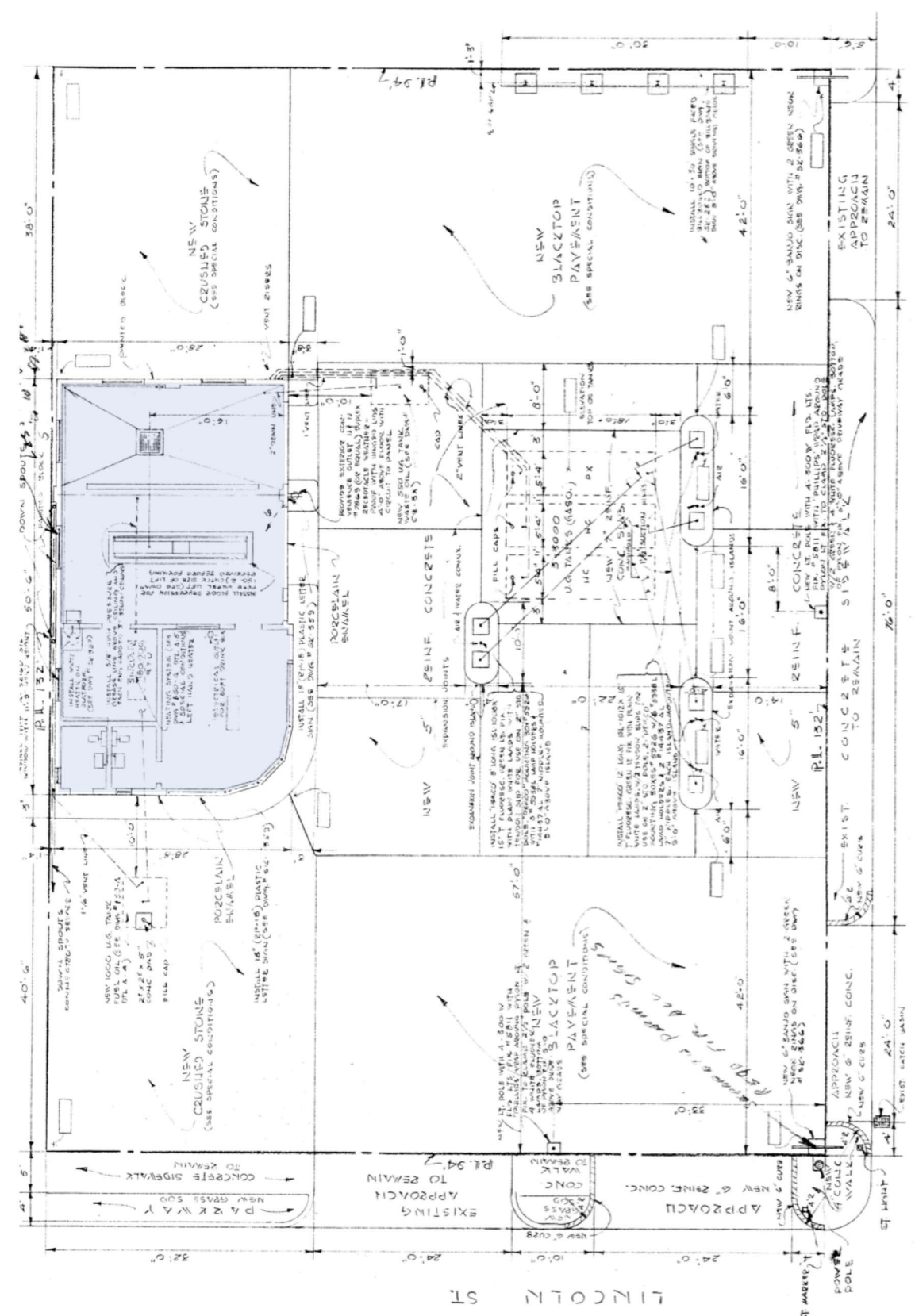
# AERIAL MAP



# PARCEL MAP



# ORIGINAL CONSTRUCTION SITEPLAN



12TH STREET

LINCOLN ST

PROPERTY PHOTOS

