



EAST 10TH FREESTANDER

10TH + CLIFF

HARD CORNER COMMERCIAL PROPERTY

1120 East 10th Street | Sioux Falls, SD 57103



SIZE

Building: 1,624 sqft
Land: 17,464 sqft



LAYOUT

This flexible retail / restaurant building is currently built out for a pharmacy and general retail use. It was previously utilized by a national pizza tenant.



CO-TENANCY

McDonald's, Burger King, Subway, Little Caesars, Lewis, Drake Springs Family Aquatic Center, Downtown Sioux Falls, Taco John's, GreatLIFE, Caribou Coffee



PRICE

\$895,000



TRAFFIC

10th St: 20,200 cars per day
Cliff Ave: 14,600 cars per day



LOCATION

Property is located on the northwest corner of East 10th Street and South Cliff Avenue, half mile east of Downtown Sioux Falls.

Information deemed reliable but not guaranteed.



VBCLINK.COM | 605.361.8211

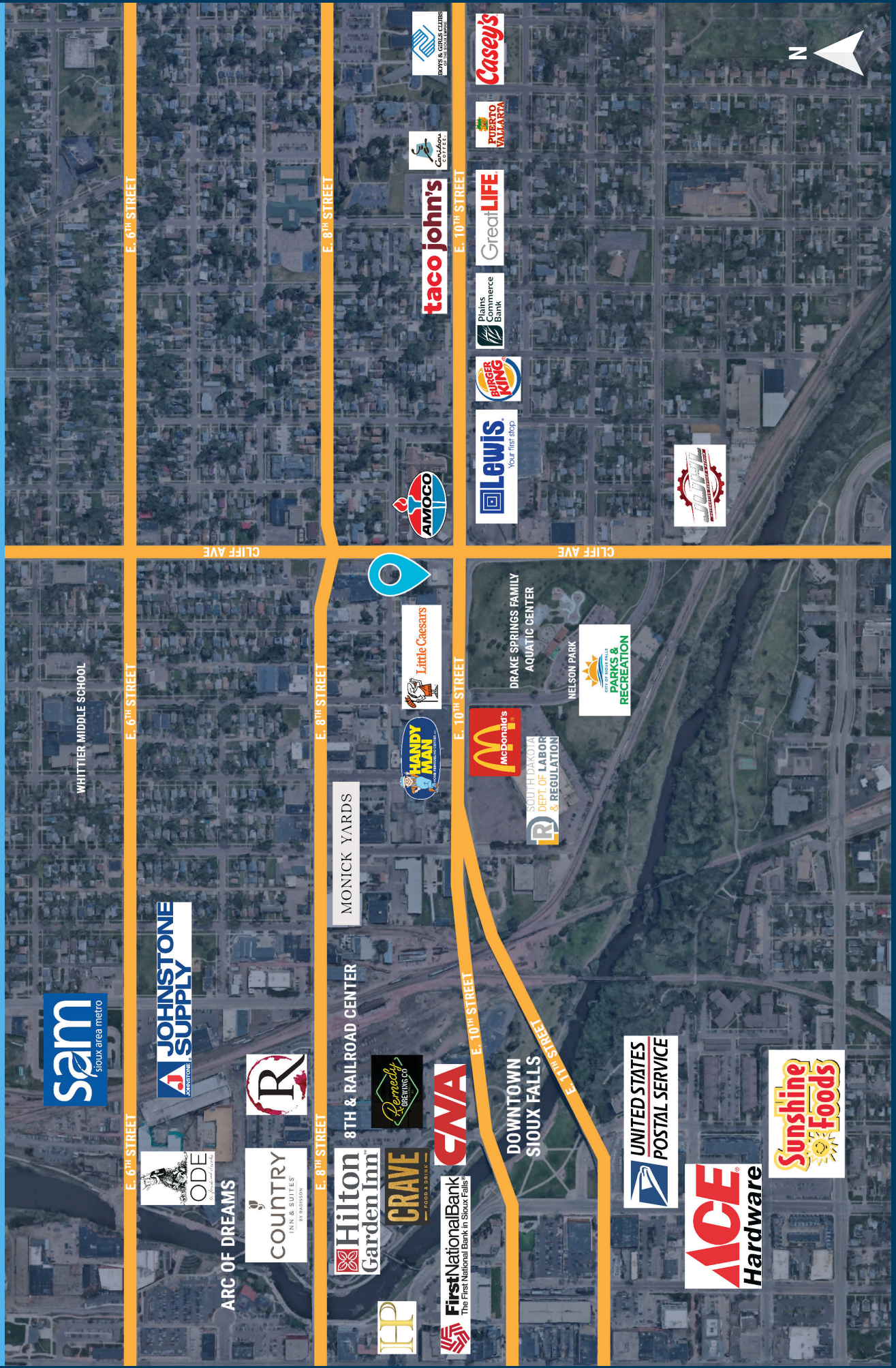
2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106



605.376.0127

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AREA RETAIL MAP



sam
sioux area metro

WHITTIER MIDDLE SCHOOL

E. 6TH STREET

E. 6TH STREET

E. 6TH STREET

JOHNSTONE SUPPLY
CONCRETE

ODE
OUTDOOR EQUIPMENT

ARC OF DREAMS

COUNTRY INN & SUITES
BY PASSION

R

E. 8TH STREET

Hilton Garden Inn

8TH & RAILROAD CENTER

MONICK YARDS

IRP

GRAVE
FOOD & DRINK

Pomech's
CREWERS & CO.

HANDY MAN

Little Caesars



E. 8TH STREET

E. 8TH STREET

AMOCO

taco john's

MARK & GORDON CUTRINI

Center

First National Bank
The First National Bank in Sioux Falls

GNA

E. 10TH STREET

E. 10TH STREET

Lewis
Your first stop.

BURGER KING

Plains Commerce Bank

Great LIFE

PIZZERIA VALLARTA

Casey's

DOWNTOWN SIOUX FALLS

McDonald's

SOUTH DAKOTA DEPT. OF LABOR & REGULATION

DRAKE SPRINGS FAMILY AQUATIC CENTER

CLIFF AVE

E. 11TH STREET

UNITED STATES POSTAL SERVICE

ACE Hardware

Sunshine Foods

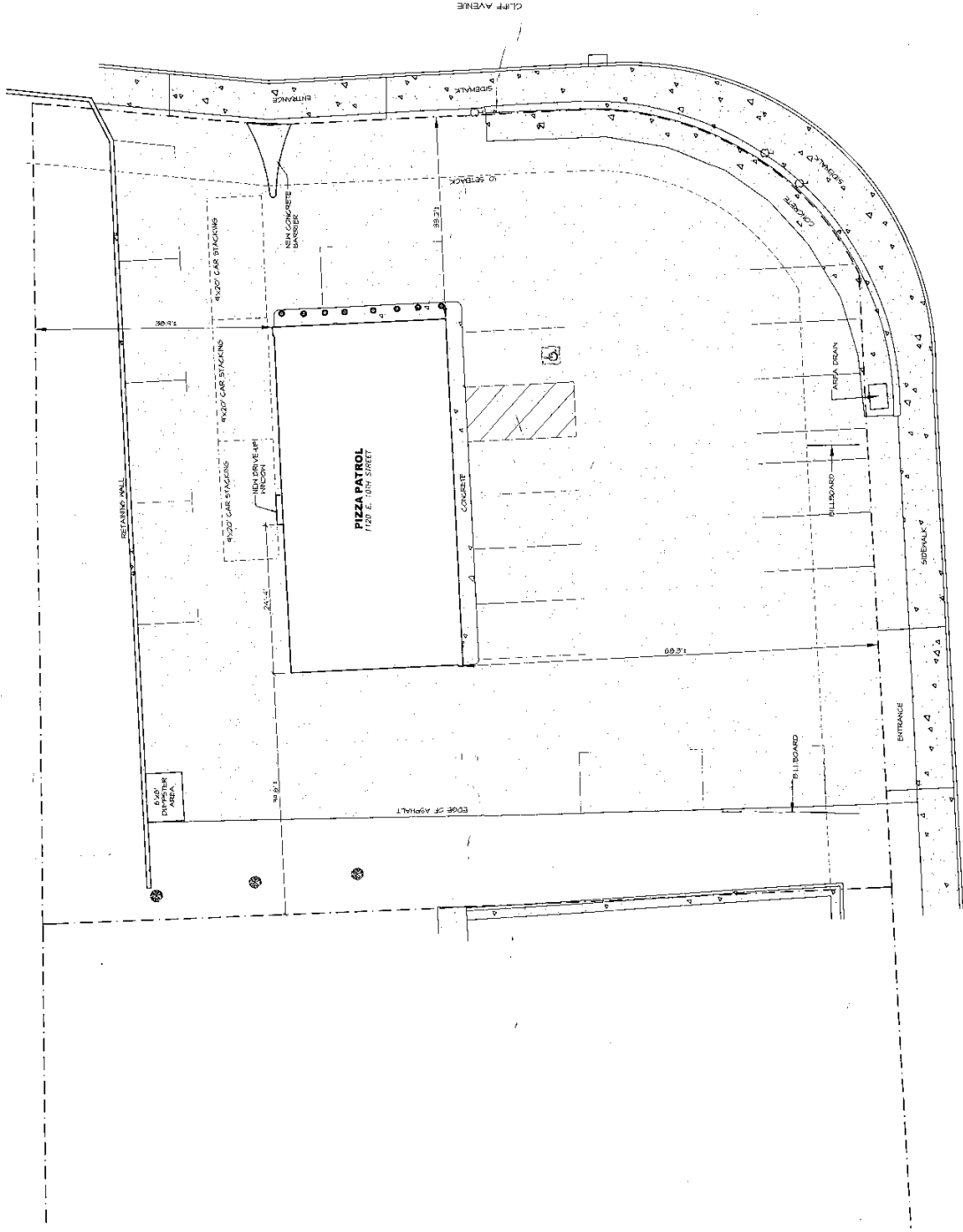
NELSON PARK
SOUTH DAKOTA DEPT. OF RECREATION



PARCEL MAP



SITEPLAN



E. 10TH STREET



PHOTOS

