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# FOR LEASE

## YANKTON PLAZA

2007 BROADWAY | YANKTON, SD



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W 21st St

Locust St

Broadway Ave

**AutoZone**

**7,250 SF**

**DOLLAR TREE**

**Tokyo**  
JAPANESE CUISINE

**H&R BLOCK**

**EXCLUSIVE**  
TAN & BEAUTY

**FLAMEZ**  
TOBACCO & VAPOR  
*Cuban Havors Sabar Cubana*

**HARBOR FREIGHT**

**19,800 SF**

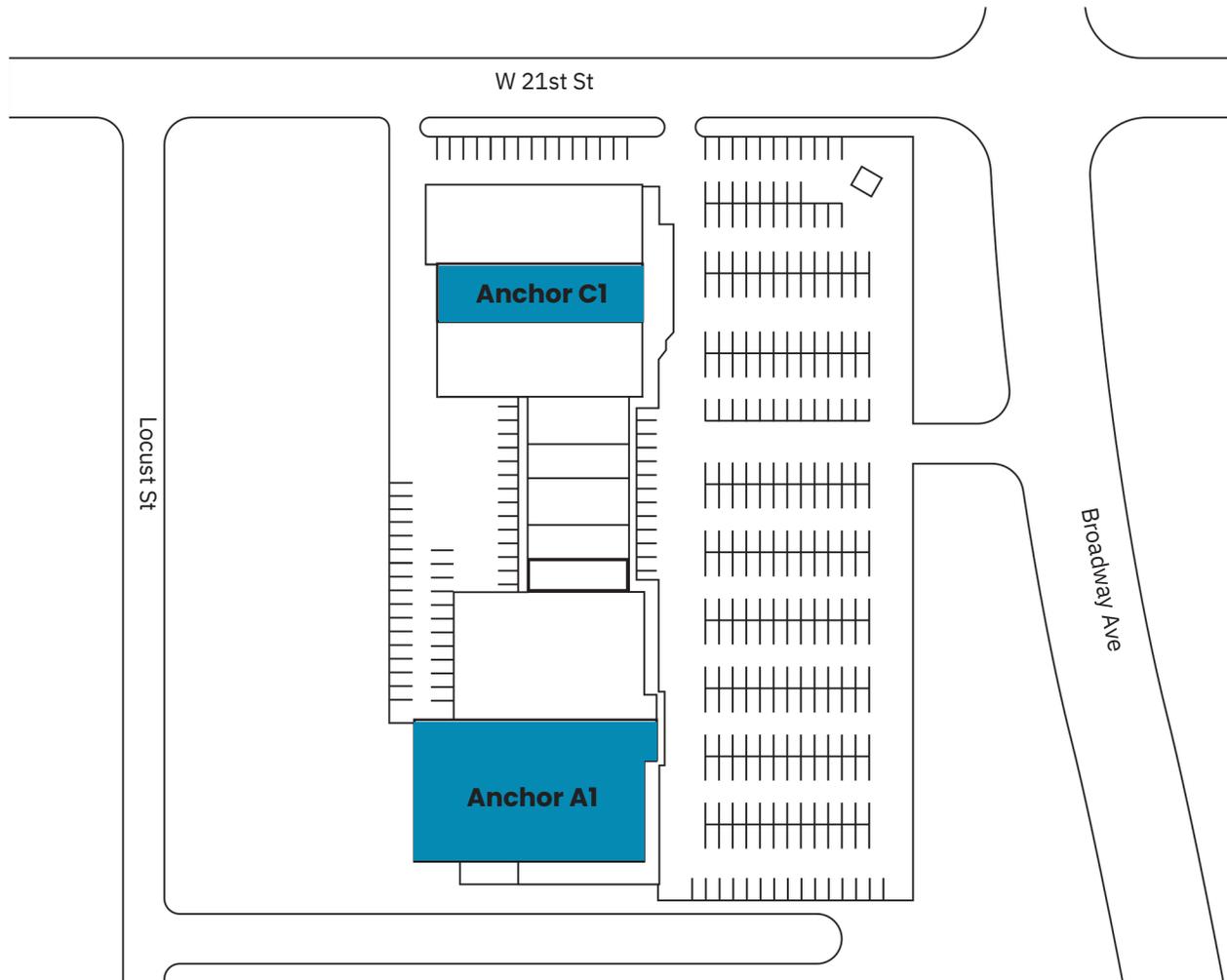


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## 2007 Broadway Ave Yankton, SD 57078

Located in the heart of Yankton's retail corridor.

|                              |   |
|------------------------------|---|
| <b>Available:</b>            | Anchor A1: 19,800 SF<br>Anchor C1: 7,250 SF |
| <b>Type Of Listing:</b>      | Retail                                      |
| <b>Minimum Base Rent:</b>    | Contact Broker                              |
| <b>Est. NNN Expenses:</b>    | \$3.41/SF (2025)                            |
| <b>Available:</b>            | Immediately                                 |
| <b>Delivery:</b>             | White Box                                   |
| <b>Shopping Center Size:</b> | 73,050 SF                                   |
| <b>Ceiling Height:</b>       | 18' - 22'                                   |
| <b>Parking:</b>              | Abundant                                    |

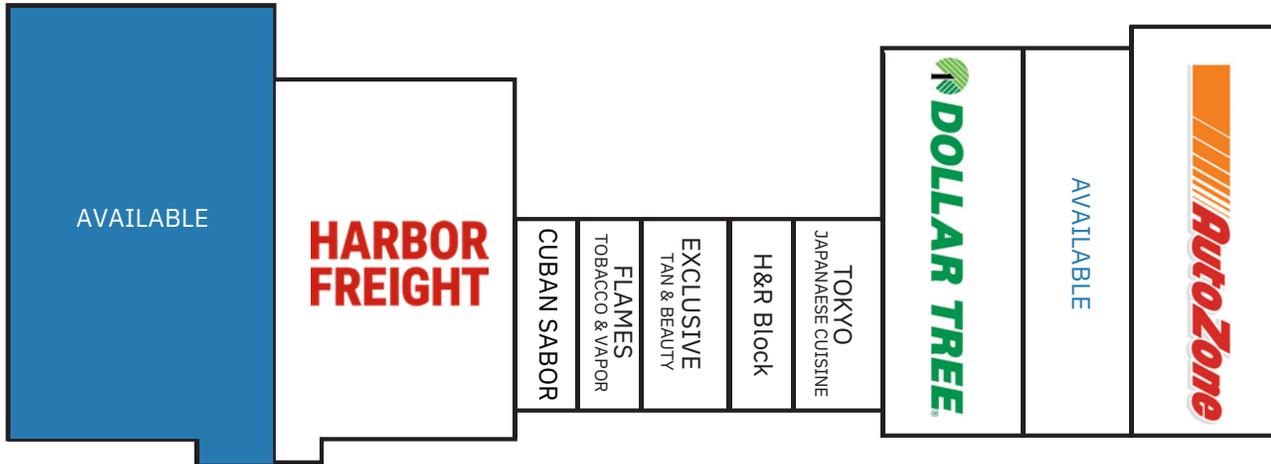
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**ANCHOR A1** 19,800 RSF

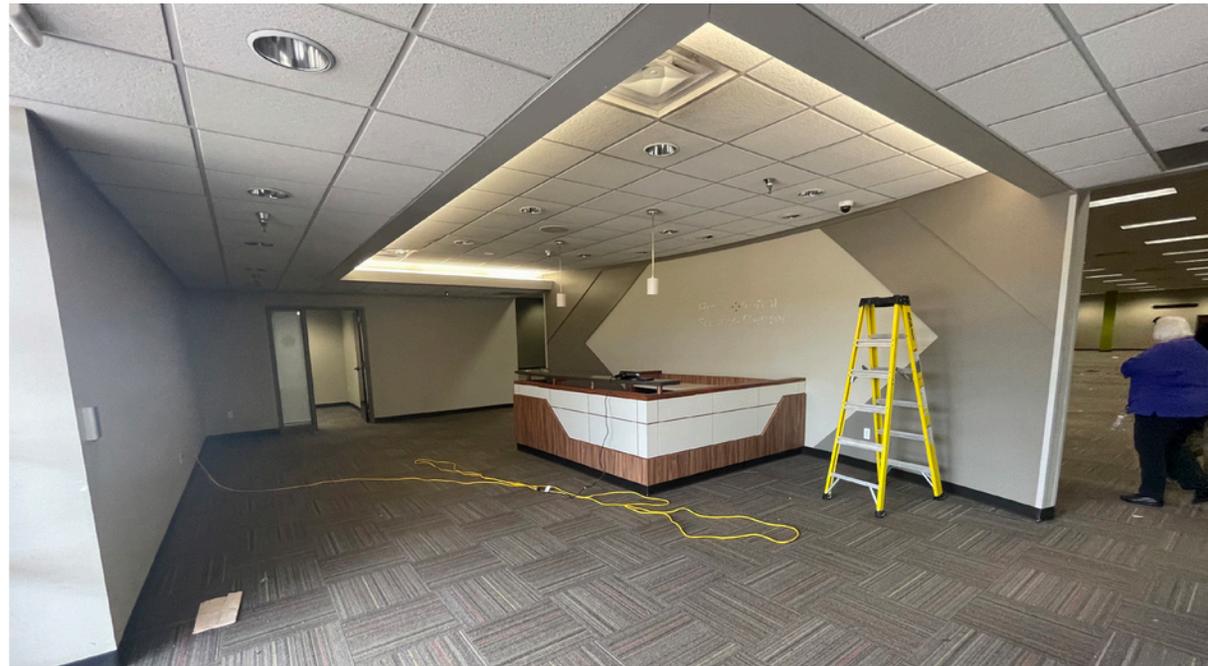
**TypeOfListing:** Retail

**Minimum Base Rent:** Contact Broker

**Est. NNN Expenses:** \$3.41

**Available:** Immediately

Previous Tenant

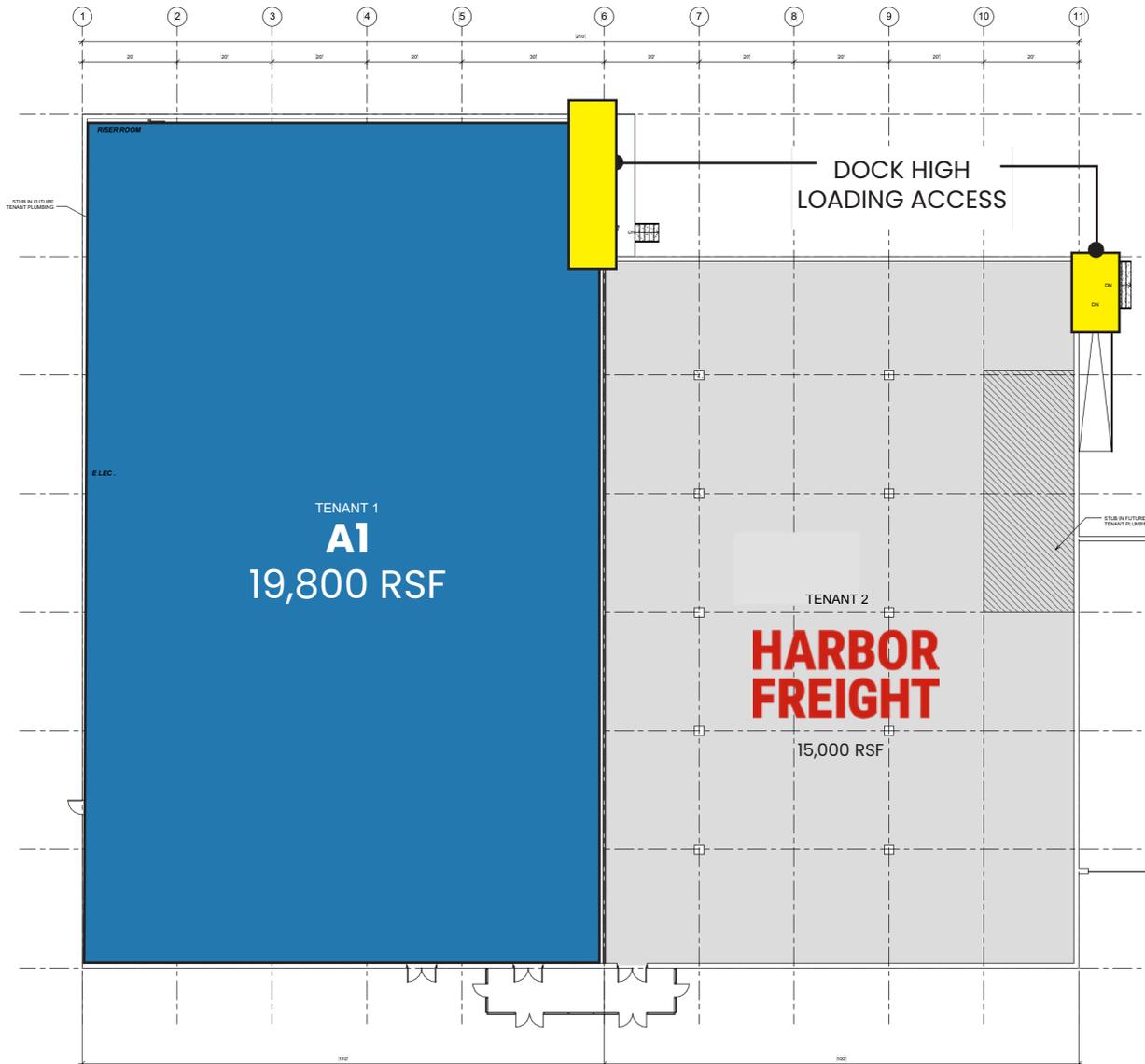


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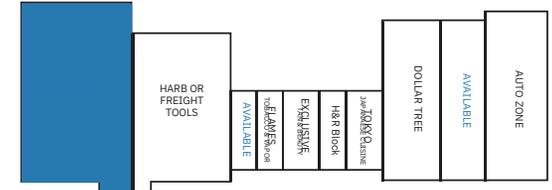
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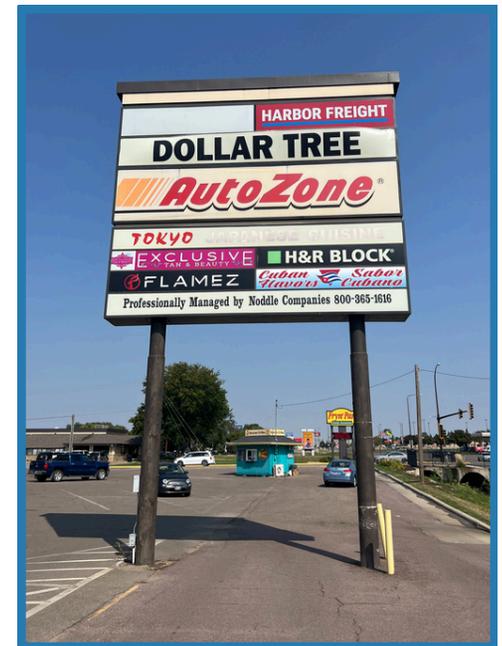
# FOR LEASE | YANKTON PLAZA



## ANCHOR A1 19,800 RSF AVAILABLE



**TOTAL SF:** 34,800 RSF  
**A1: A2:** 19,800 RSF  
 12,000 RSF



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ANCHOR A1: 19,800 RSF | PHOTOS

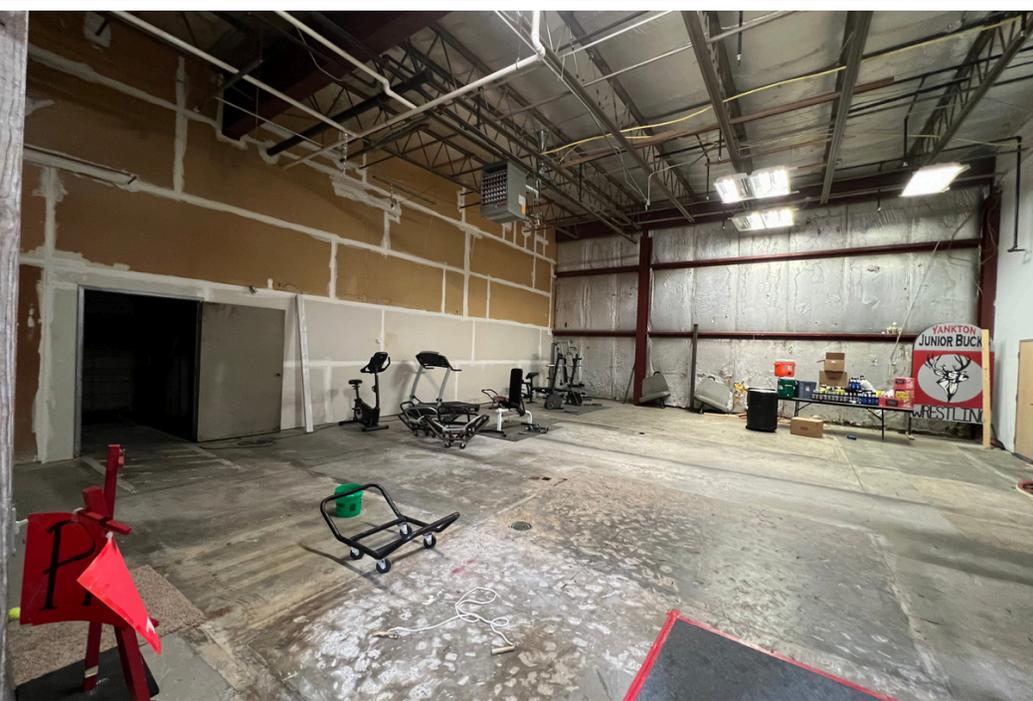


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ANCHOR CI: 7,250 RSF | PHOTOS



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# YANKTON PLAZA | YANKTON, SOUTH DAKOTA

1 MILE      3 MILE      5 MILE

|  | 1 MILE  | 3 MILE                                  | 5 MILE    |          |
|--|---|---|-----------|----------|
| POPULATION                             | 2023 Estimated Population                             | 6,973                                   | 16,352    | 18,952   |
|  | 2028 Projected Population                             | 6,853                                   | 16,148    | 18,826   |
|  | 2020 Census Population                                | 7,071                                   | 16,673    | 19,046   |
|  | 2010 Census Population                                | 6,977                                   | 15,896    | 18,196   |
|  | Projected Annual Growth 2023 to 2028                  | -0.3%                                   | -0.3%     | -0.1%    |
|  | Historical Annual Growth 2010 to 2023                 | -                                       | 0.2%      | 0.3%     |
|  | 2023 Median Age                                       | 38.9                                    | 39.2      | 39.4     |
| HOUSEHOLDS                             | 2023 Estimated Households                             | 2,808                                   | 6,760     | 7,793    |
|  | 2028 Projected Households                             | 2,662                                   | 6,455     | 7,485    |
|  | 2020 Census Households                                | 2,816                                   | 6,806     | 7,738    |
|  | 2010 Census Households                                | 2,692                                   | 6,368     | 7,208    |
|  | Projected Annual Growth 2023 to 2028                  | -1.0%                                   | -0.9%     | -0.8%    |
|  | Historical Annual Growth 2010 to 2023                 | 0.3%                                    | 0.5%      | 0.6%     |
|  | 2023 Estimated White                                  | 80.2%                                   | 82.7%     | 83.4%    |
| ETHNICITY                              | 2023 Estimated Black or African American              | 9.3%                                    | 6.1%      | 5.8%     |
|  | 2023 Estimated Asian or Pacific Islander              | 2.4%                                    | 2.4%      | 2.1%     |
|  | 2023 Estimated American Indian or Native Alaskan      | 1.6%                                    | 2.0%      | 1.9%     |
|  | 2023 Estimated Other Races                            | 6.5%                                    | 6.9%      | 6.9%     |
|  | 2023 Estimated Hispanic                               | 6.2%                                    | 6.8%      | 6.6%     |
|  | INCOME  | 2023 Estimated Average Household Income | \$104,274 | \$96,563 |
| 2023 Estimated Median Household Income |   | \$69,376                                | \$66,993  | \$68,404 |
| 2023 Estimated Per Capita Income       |   | \$43,653                                | \$41,150  | \$40,564 |
| EDUCATION                              | 2023 Estimated Elementary (Grade Level 0 to 8)        | 2.0%                                    | 2.4%      | 2.5%     |
|  | 2023 Estimated Some High School (Grade Level 9 to 11) | 4.4%                                    | 4.8%      | 4.6%     |
|  | 2023 Estimated High School Graduate                   | 31.0%                                   | 31.6%     | 32.5%    |
|  | 2023 Estimated Some College 2023                      | 21.6%                                   | 19.8%     | 19.4%    |
|  | Estimated Associates Degree Only 2023                 | 11.4%                                   | 11.1%     | 11.0%    |
|  | Estimated Bachelors Degree Only 2023                  | 18.5%                                   | 18.5%     | 18.1%    |
|  | Estimated Graduate Degree 2023                        | 11.3%                                   | 11.9%     | 11.9%    |
|  | Estimated Total Businesses 2023                       | 387                                     | 1,022     | 1,103    |
| BUSINESS                               | Estimated Total Employees                             | 5,067                                   | 12,509    | 13,239   |
|  | 2023 Estimated Employee Population per Business       | 13.1                                    | 12.2      | 12.0     |
|  | 2023 Estimated Residential Population per Business    | 18.0                                    | 16.0      | 17.2     |



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