

1325 East Cherry Street

Vermillion, SD 57069

FOR SALE

Property Summary



Property Description

Introducing a prime investment opportunity in the bustling Vermillion area—in negotiation with 2 possible tenant. This 1,800 square foot building presents an ideal canvas for retail and free-standing building investors. With a strategic location and ample space, the property offers exceptional potential for a wide range of retail ventures. Its favorable zoning and proximity to key amenities further enhance its appeal, making it a promising asset for retail investment and expansion. Explore the prospect of transforming this versatile space into a thriving retail establishment, taking advantage of Vermillion's growing commercial landscape and promising opportunities for retail development. This is an opportunity to secure a valuable asset in a dynamic area ripe for retail investment and long-term success.

Location Description

Discover the vibrant community of Vermillion, an appealing location for office building investors. Convenient access to essential amenities and services creates a conducive environment for successful business operations in the area. Nearby points of interest, such as the University of South Dakota

Property Highlights

- Versatile 1,800 square foot building
- Prime location in bustling Vermillion area
- Investors-currently negotiating 2 possible tenant
- Ample space for diverse retail ventures
- Favorable zoning for retail use
- Proximity to key amenities for retail operations

Offering Summary

Sale Price:	\$298,000
Lot Size:	15,550 SF
Building Size:	1,800 SF

Stacey Sieverding
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[Additional Photos](#)



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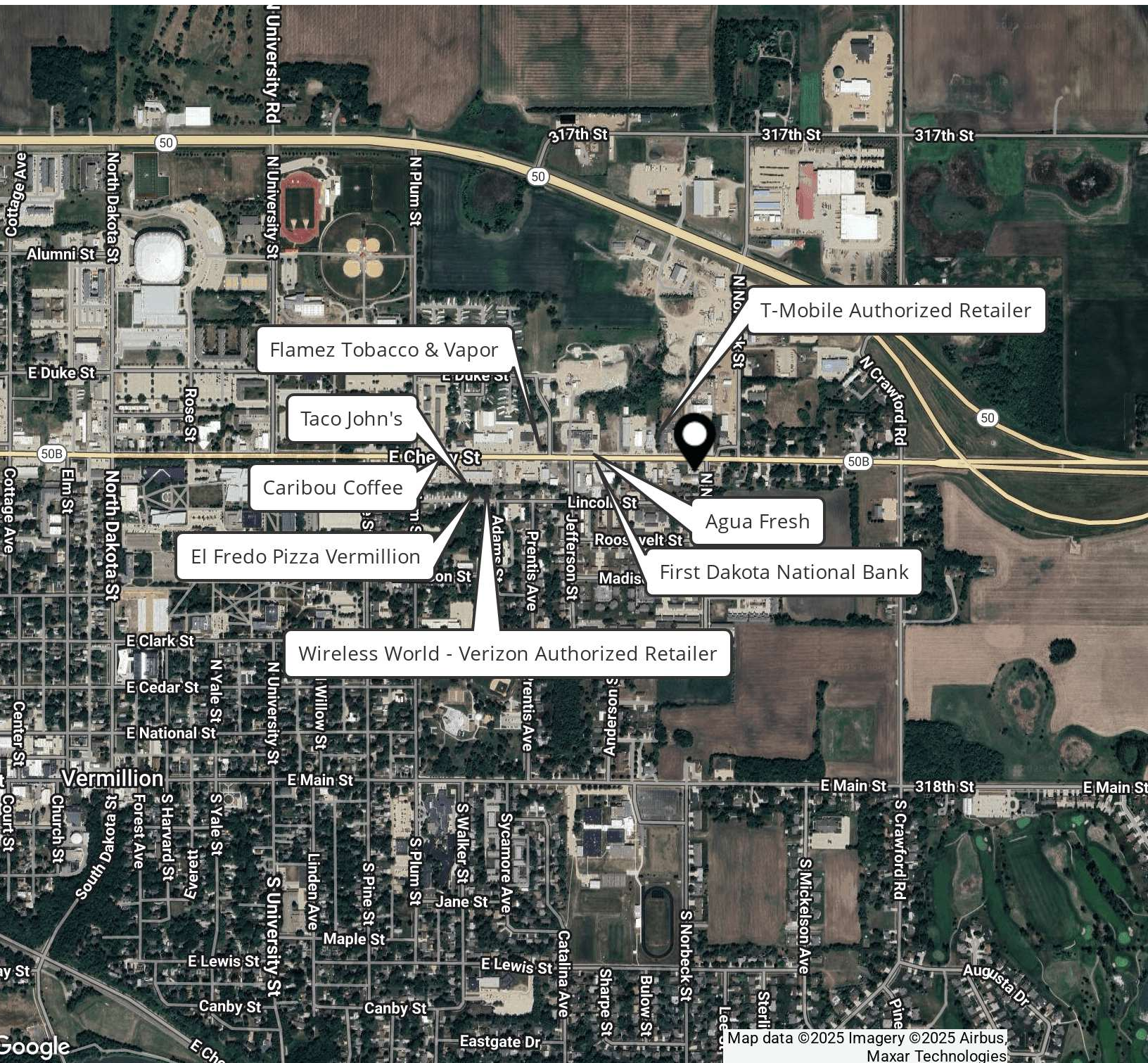
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Retailer Map



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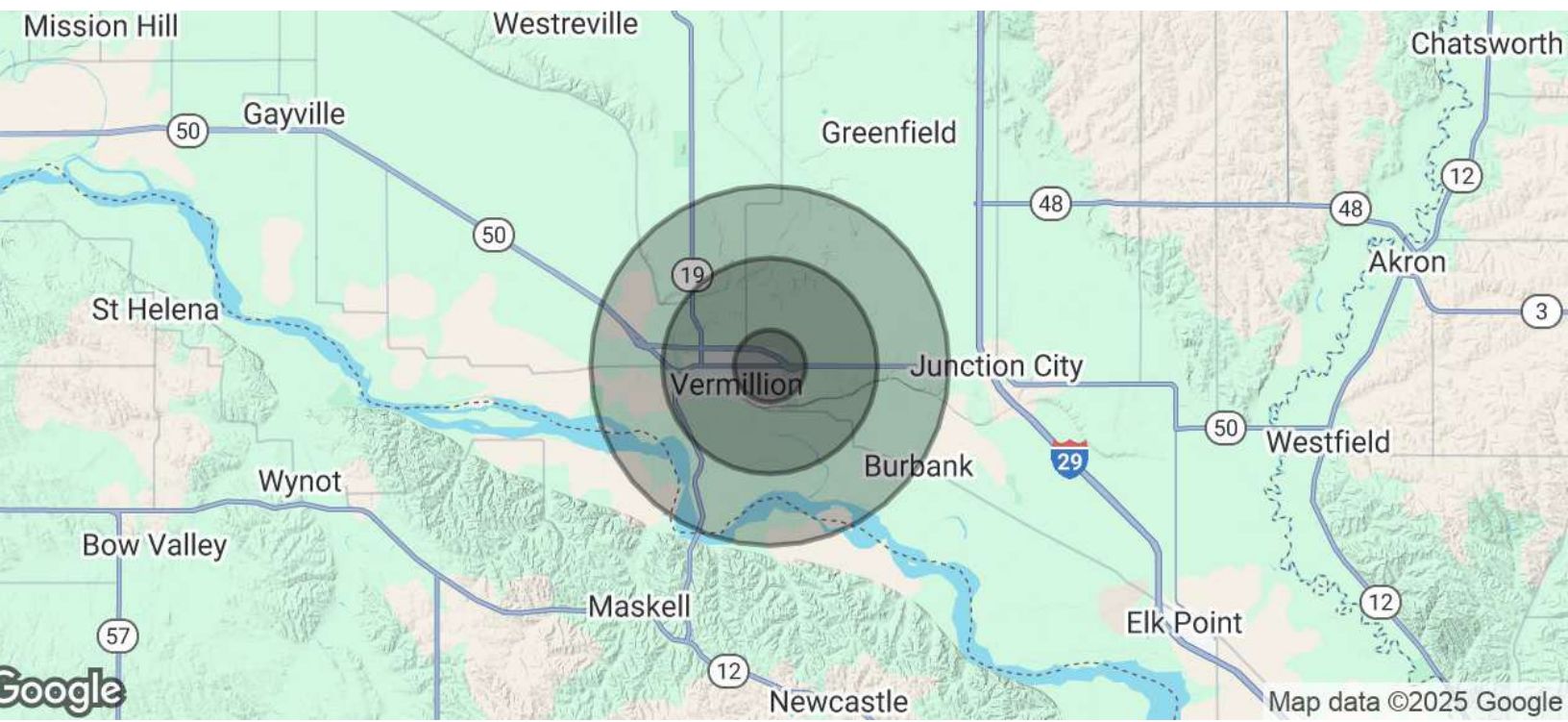
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	4,480	10,456	11,443
Average Age	24.1	27.0	27.3
Average Age (Male)	23.9	27.4	28.1
Average Age (Female)	24.7	27.7	27.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,244	4,327	4,871
# of Persons per HH	3.6	2.4	2.3
Average HH Income	\$52,731	\$61,819	\$67,234
Average House Value	\$107,827	\$130,264	\$139,374

2020 American Community Survey (ACS)

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