



EAST 10TH FREESTANDER

10TH + CLIFF

HARD CORNER COMMERCIAL PROPERTY

1120 East 10th Street | Sioux Falls, SD 57103



PRICE REDUCTION



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.



AREA TENANTS

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~~
\$600,000



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.



605.361.8211

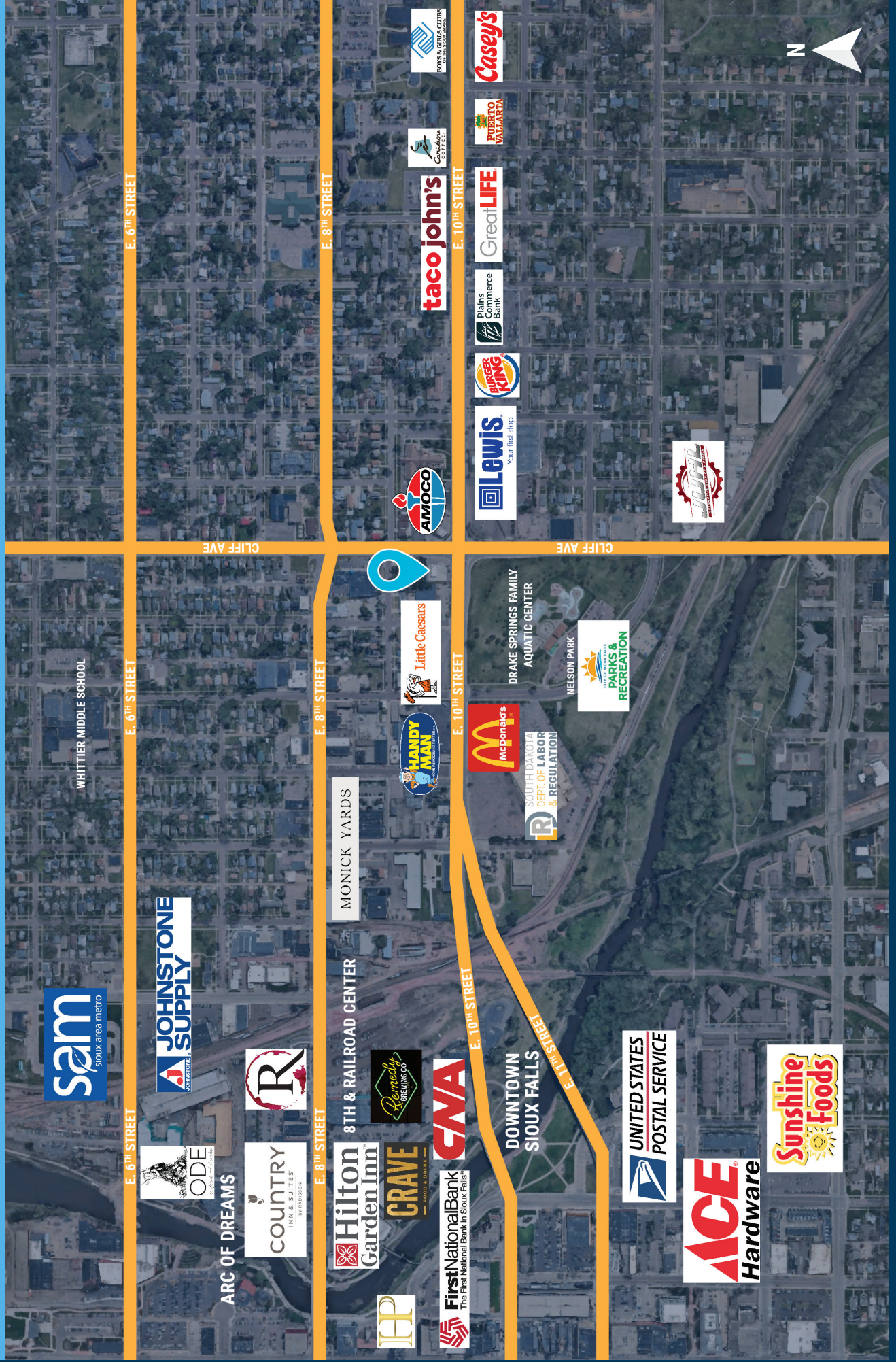
2571 Westlake Drive #100
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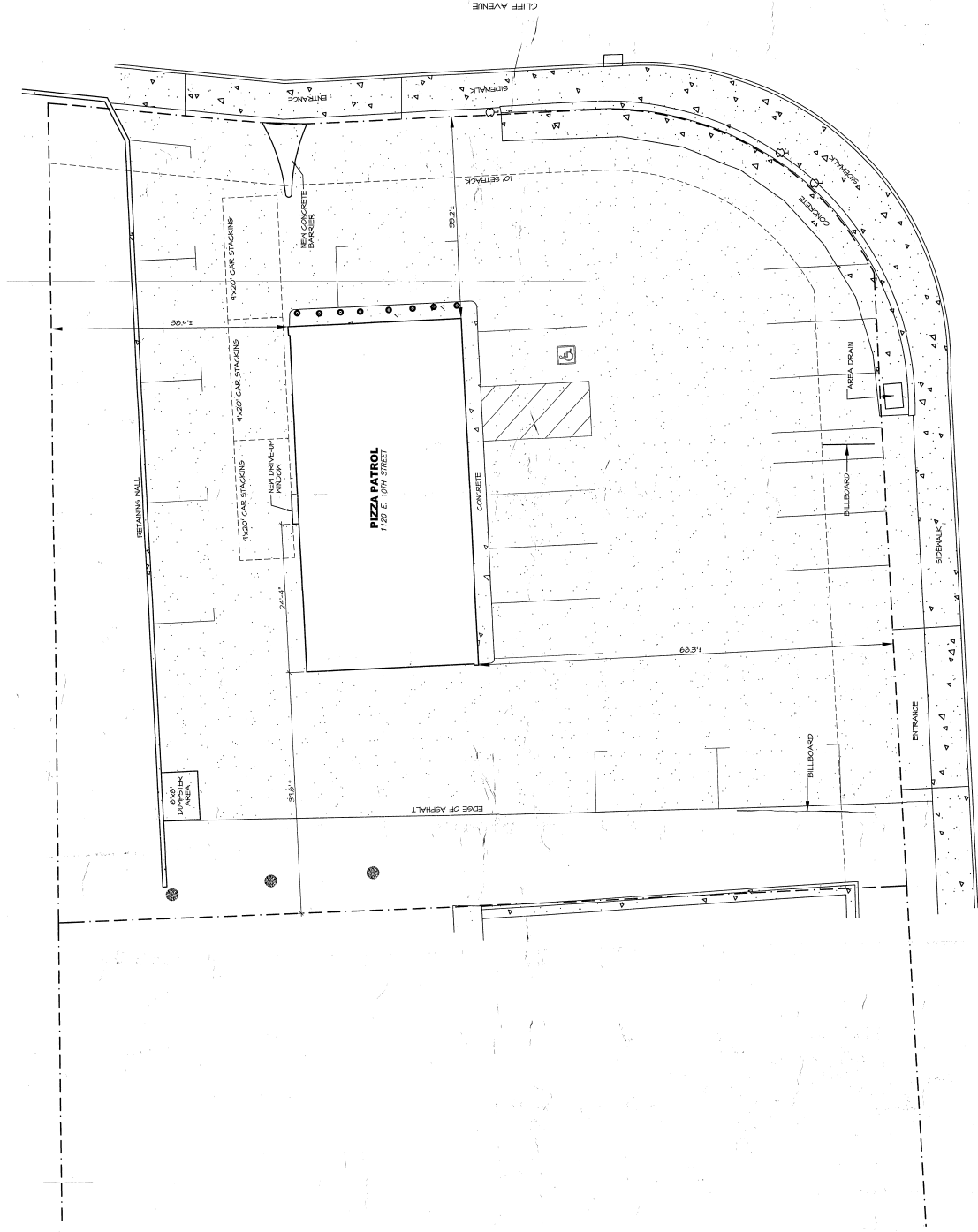
AREA RETAIL MAP



PARCEL MAP



SITEP LAN



E. 10TH STREET

SITE PLAN
SCALE: 1/8" = 1'-0"



PHOTOS

