



Brayden Mussman
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FOR LEASE

YANKTON PLAZA
2007 BROADWAY | YANKTON, SD



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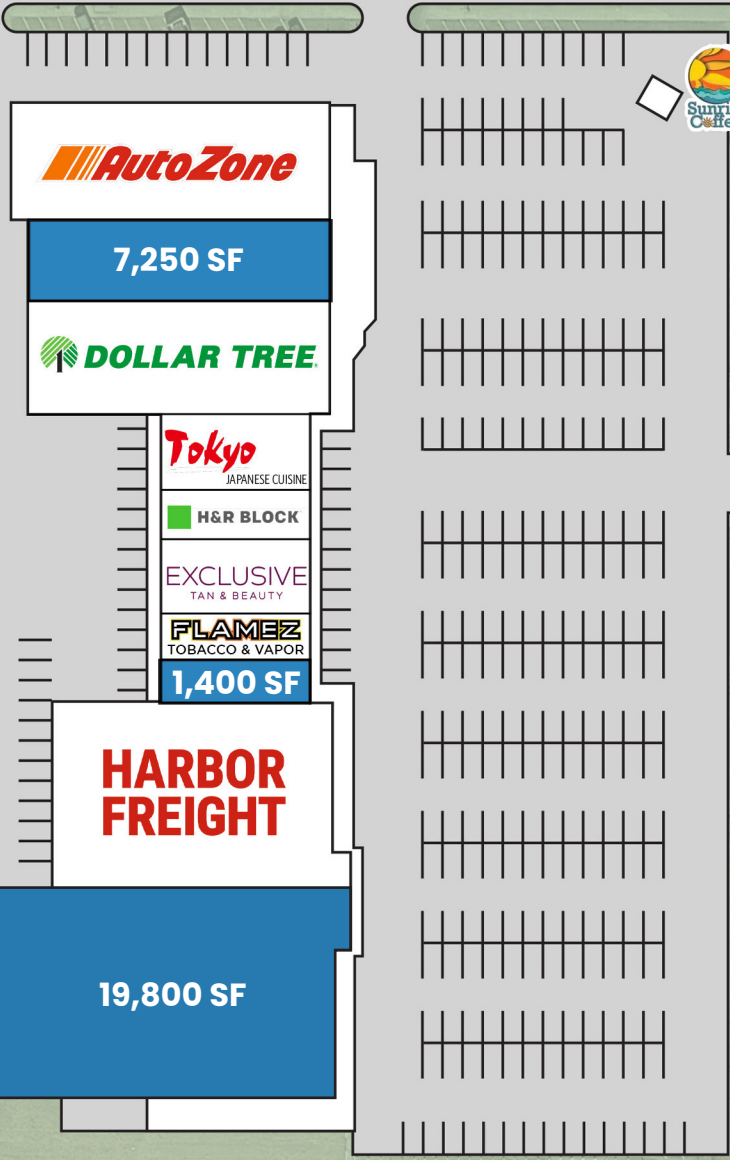
C: (402) 881-2587



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

1,400 SF

HARBOR FREIGHT

19,800 SF



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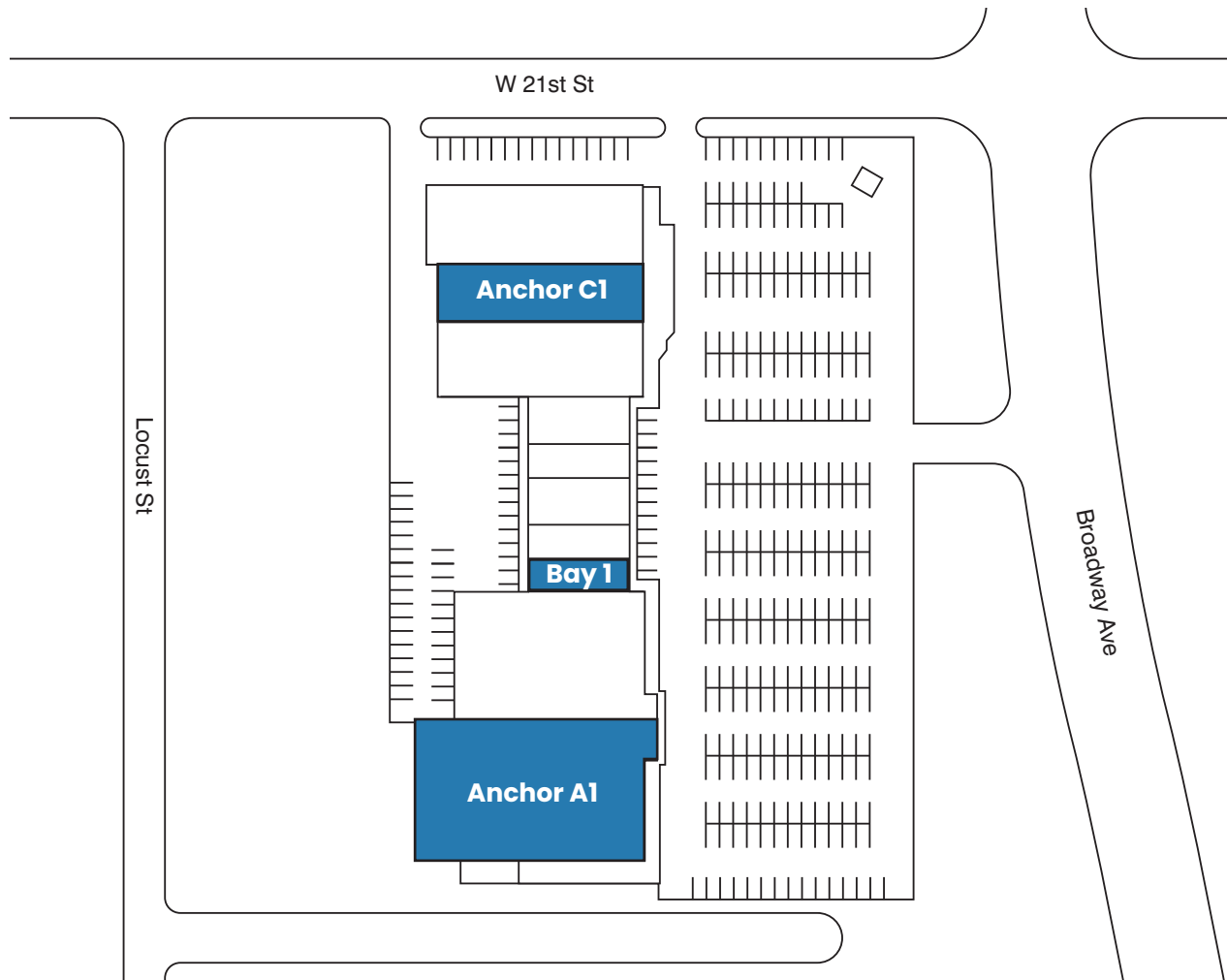
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2007 Broadway Ave Yankton, SD 57078

Located in the heart of Yankton's retail corridor.

Available:	Anchor A1: 19,800 SF Anchor C1: 7,250 SF Bay 1: 1,400 SF
Type Of Listing:	Retail
Minimum Base Rent:	Contact Broker
Est. NNN Expenses:	\$2.68/SF
Available:	Immediately
Delivery:	White Box
Shopping Center Size:	73,050 SF
Ceiling Height:	18' - 22'
Parking:	Abundant

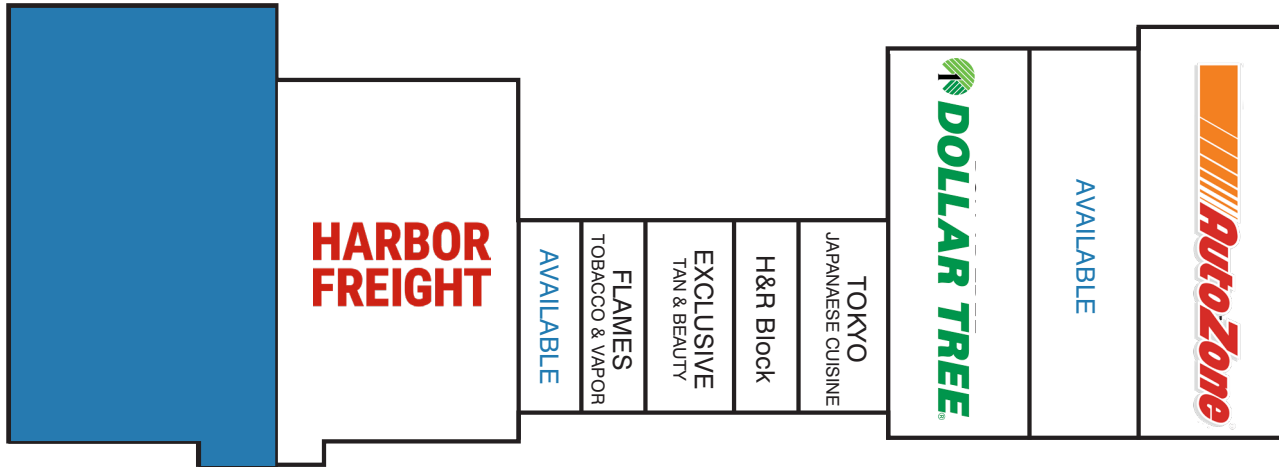
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ANCHOR A1 19,800 RSF

Type Of Listing: Retail

Minimum Base Rent: Contact Broker

Est. NNN Expenses: \$2.68

Available: Immediately



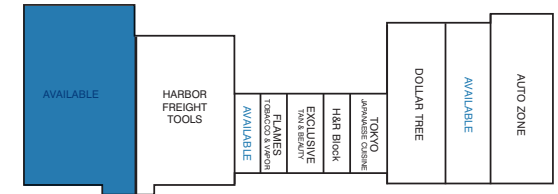
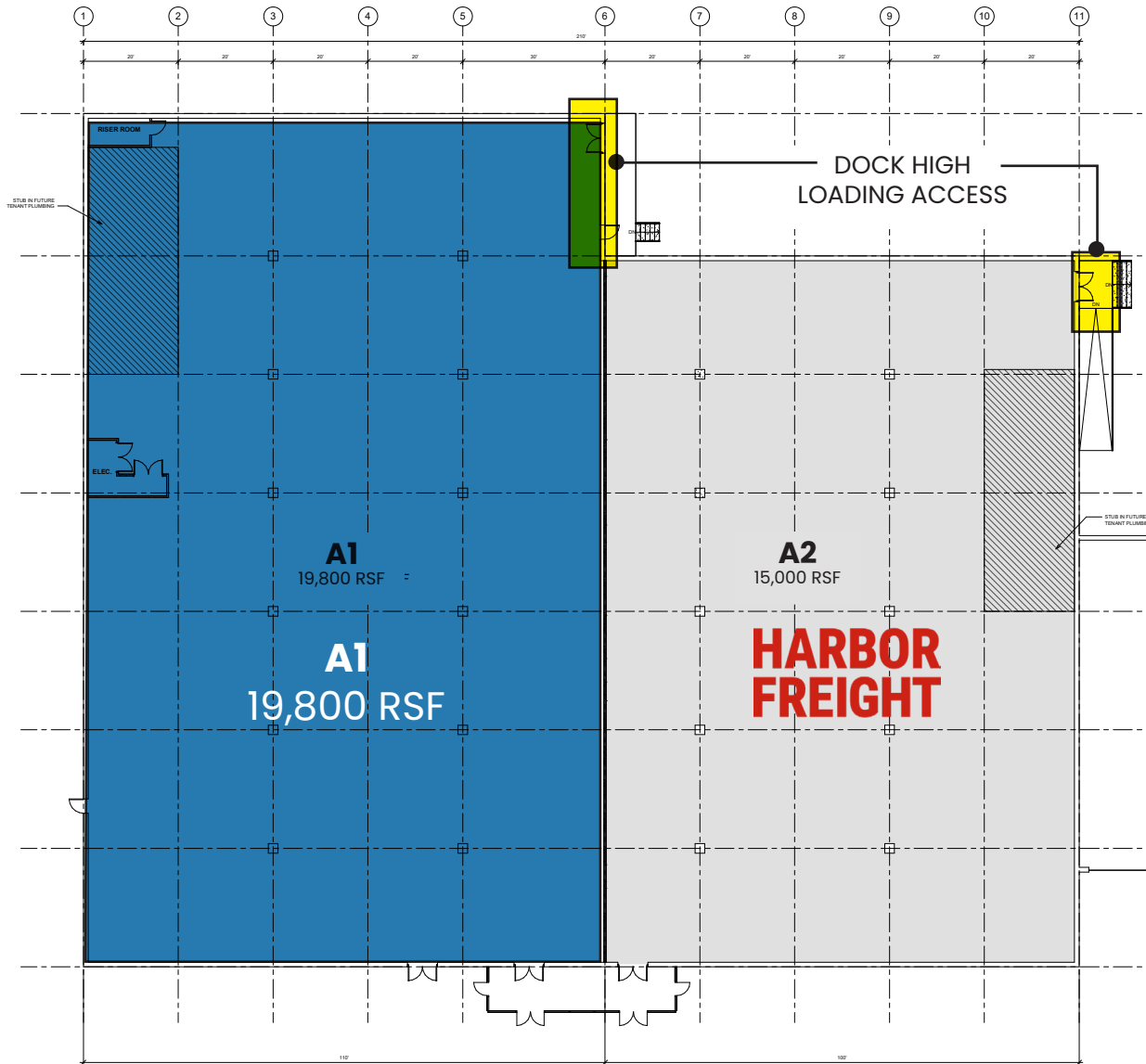
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ANCHOR A1 19,800 RSF AVAILABLE



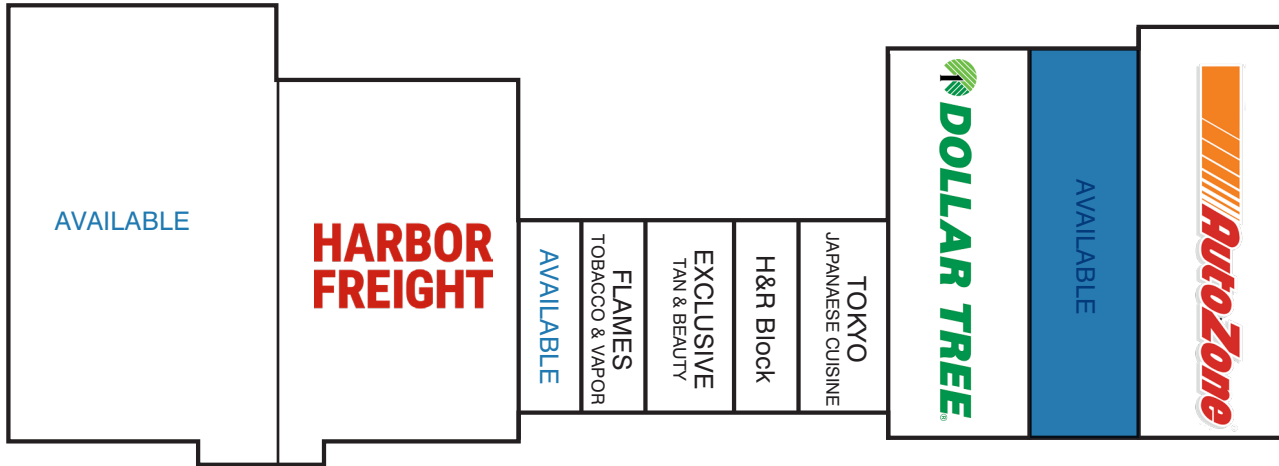
TOTAL SF: 34,800 RSF
A1: 19,800 RSF
A2: 12,000 RSF

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ANCHOR C1 7,250 RSF

Type Of Listing: Retail

Minimum Base Rent: Contact Broker

Est. NNN Expenses: \$2.68

Available: Immediately

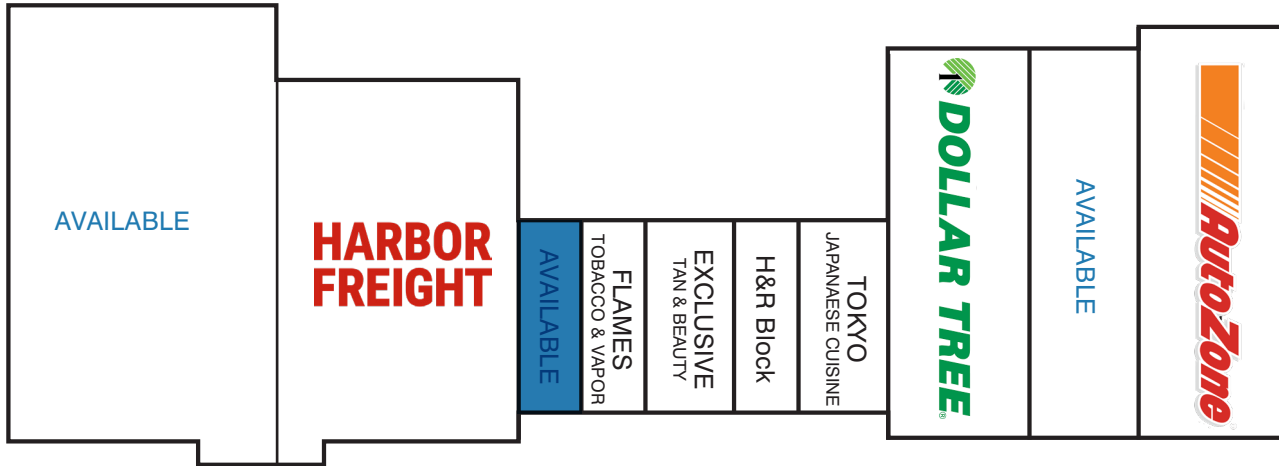


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BAY 1

1,400 RSF

Type Of Listing: Retail

Minimum Base Rent: Contact Broker

Est. NNN Expenses: \$2.68

Available: Immediately



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YANKTON PLAZA | YANKTON, SOUTH DAKOTA

	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%
HOUSEHOLDS	2023 Median Age	38.9	39.2	39.4
	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%
ETHNICITY	Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.6%
	2023 Estimated White	80.2%	82.7%	83.4%
	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%
INCOME	2023 Estimated Hispanic	6.2%	6.8%	6.6%
	2023 Estimated Average Household Income	\$104,274	\$96,563	\$95,842
	2023 Estimated Median Household Income	\$69,376	\$66,993	\$68,404
EDUCATION	2023 Estimated Per Capita Income	\$43,653	\$41,150	\$40,564
	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	21.6%	19.8%	19.4%
	2023 Estimated Associates Degree Only	11.4%	11.1%	11.0%
BUSINESS	2023 Estimated Bachelors Degree Only	18.5%	18.5%	18.1%
	2023 Estimated Graduate Degree	11.3%	11.9%	11.9%
	2023 Estimated Total Businesses	387	1,022	1,103
	2023 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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