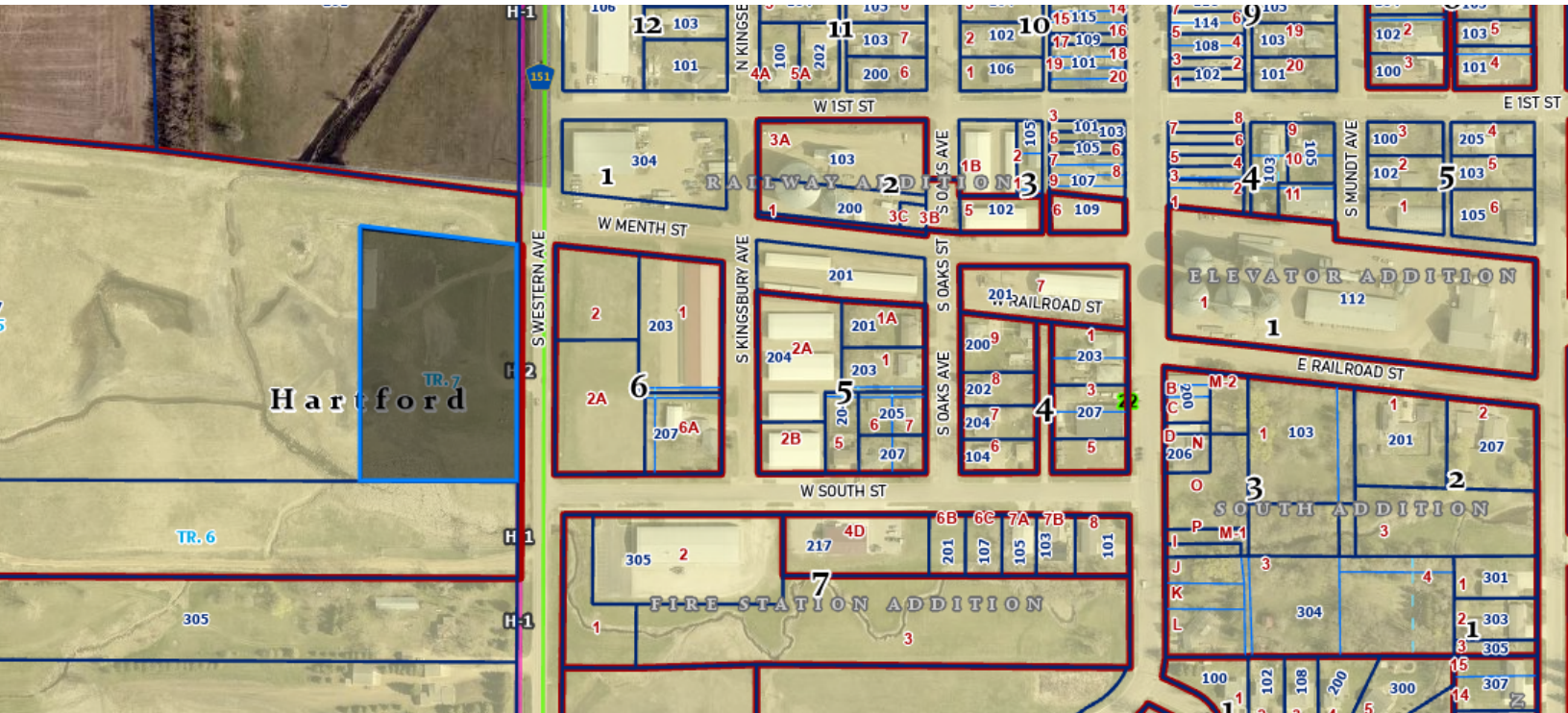


207 S. WESTERN AVENUE

Hartford, SD 57033

FOR SALE

Property Summary



PROPERTY DESCRIPTION

\$3.50 per square foot. Uncover a prime investment opportunity in the bustling Hartford area. This exceptional property offers a strategic location ideal for retail or office development, providing ample space and potential for innovative retail concepts. With rezoning and proximity to key amenities, the property presents a promising canvas for retail investment and expansion. Embrace the potential to transform this land into a vibrant retail asset, capitalizing on the area's growing commercial landscape and promising opportunities for retail development in Hartford. This is a chance to secure a valuable asset situated in a dynamic area ripe for retail investment and long-term success.

PROPERTY HIGHLIGHTS

- Strategic location for retail development
- Ample space for innovative retail concepts
- Rezoning by buyer necessary for commercial use
- Proximity to key amenities for retail operations
- \$3.50 per square foot

OFFERING SUMMARY

Sale Price:	\$515,315
Lot Size:	3.38 Acres

Exclusively Represented By:

Stacey Sieverding
LICENSED REAL ESTATE BROKER
605 728 1390
stacey@bhhsdmidwestrealty.com

Berkshire Hathaway HomeServices
Midwest Realty
Sioux Falls, SD 57108
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BERKSHIRE HATHAWAY
HOMESERVICES | **Midwest Realty**

COMMERCIAL ADVISORS

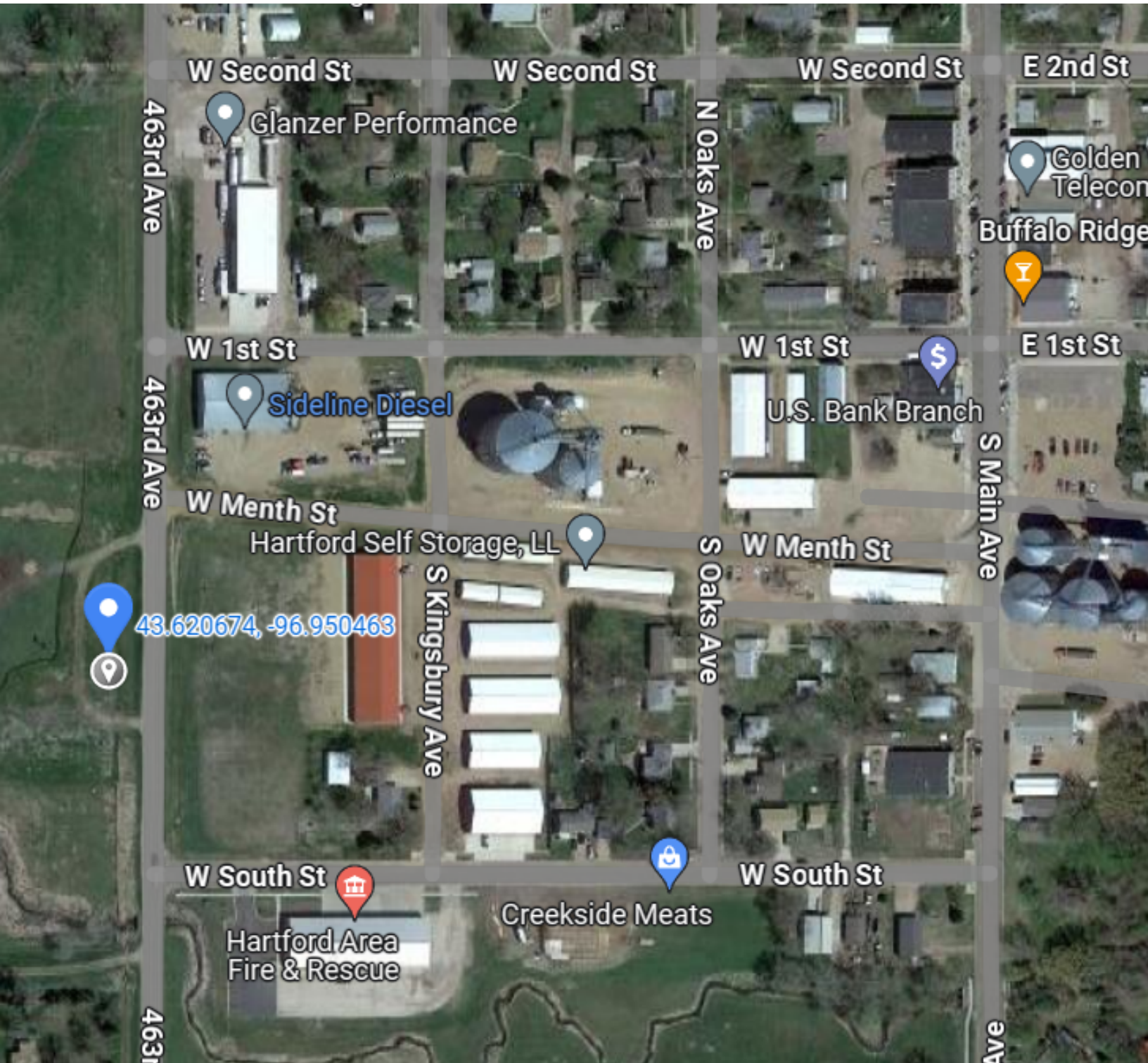
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Additional Photos



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Retailer Map



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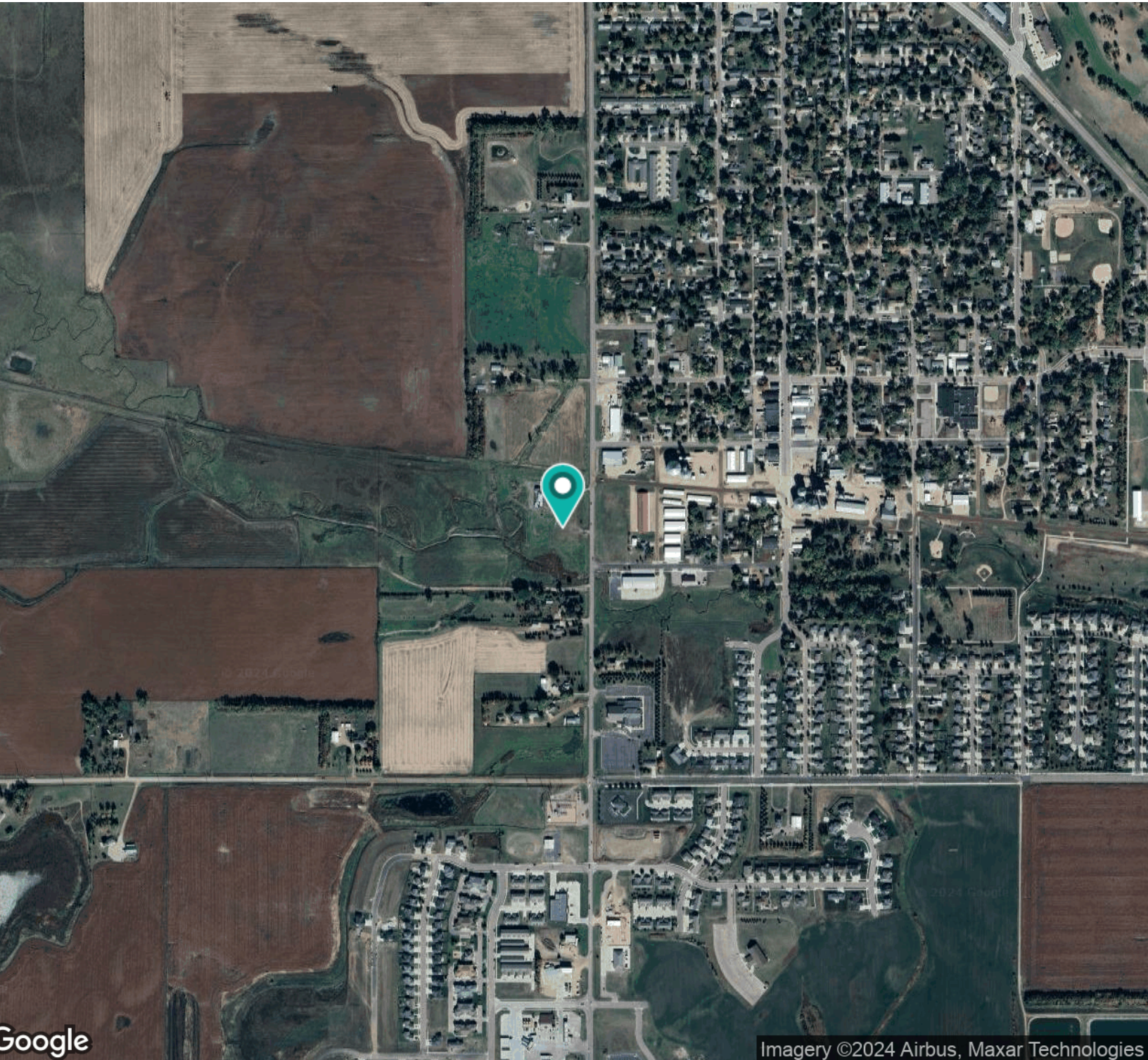
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Aerial Map



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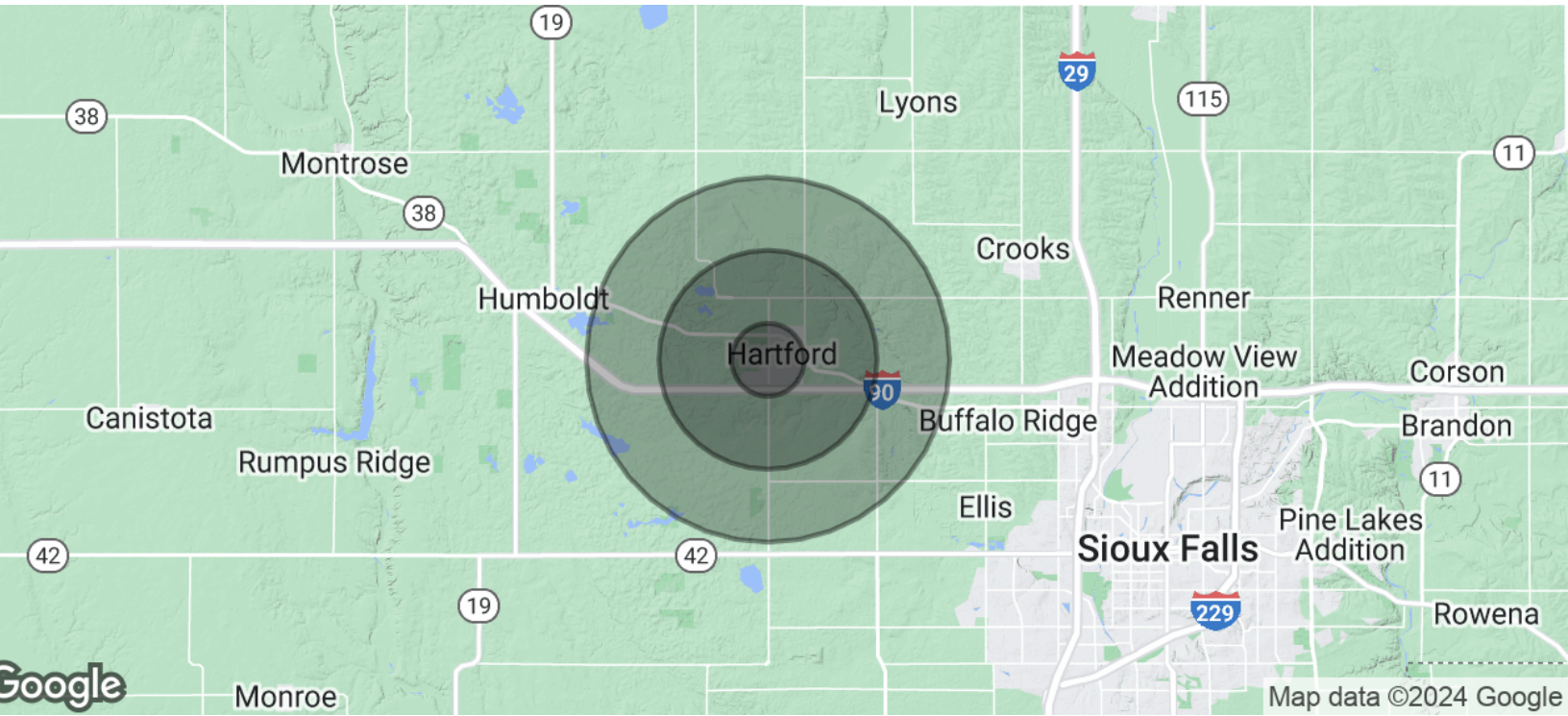
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,019	4,173	5,880
Average Age	37	36	37
Average Age (Male)	36	36	37
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	734	1,491	2,087
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$108,850	\$126,023	\$131,296
Average House Value	\$309,451	\$384,428	\$412,084

Demographics data derived from AlphaMap

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