

For Lease  
Office/ Retail Space  
Lease Price: \$1,500/month g+u

**NAI** Sioux Falls



## Morgen Square

1101 S. Broadway Street, Yankton, SD

### Property Features

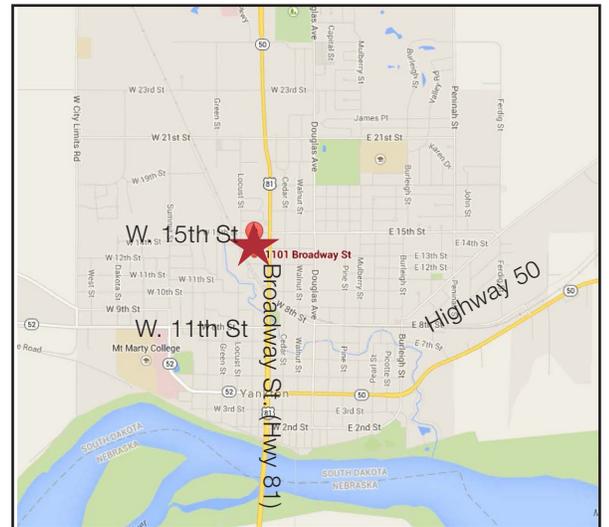
- Building 2 Suite 101B: 1,345 sq. ft.
- Newly built out as office space
- Available May 1, 2020
- Separate access
- 208 paved parking spaces
- Monument & building signage

### Pricing

- Lease rate: \$1,500/ month gross plus utilities

### Location

- Located on S. Broadway Street (Hwy 81) in Yankton, SD
- Traffic Count on Broadway: 17,335 vpd
- High traffic location with excellent exposure and access
- Co-tenants include: Domino's, Jimmy John's, Fastenal
- Area neighbors include: Taco Johns, Karl's TV & Appliance, Floor to Ceiling Store, Broadway Inn

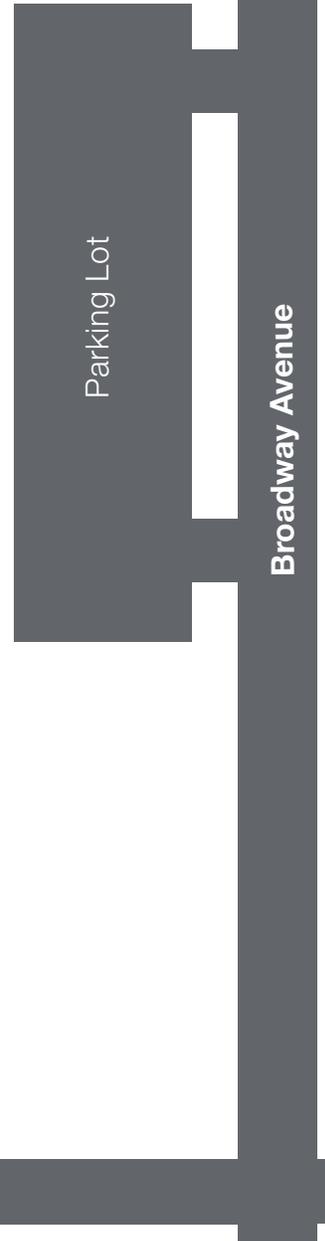
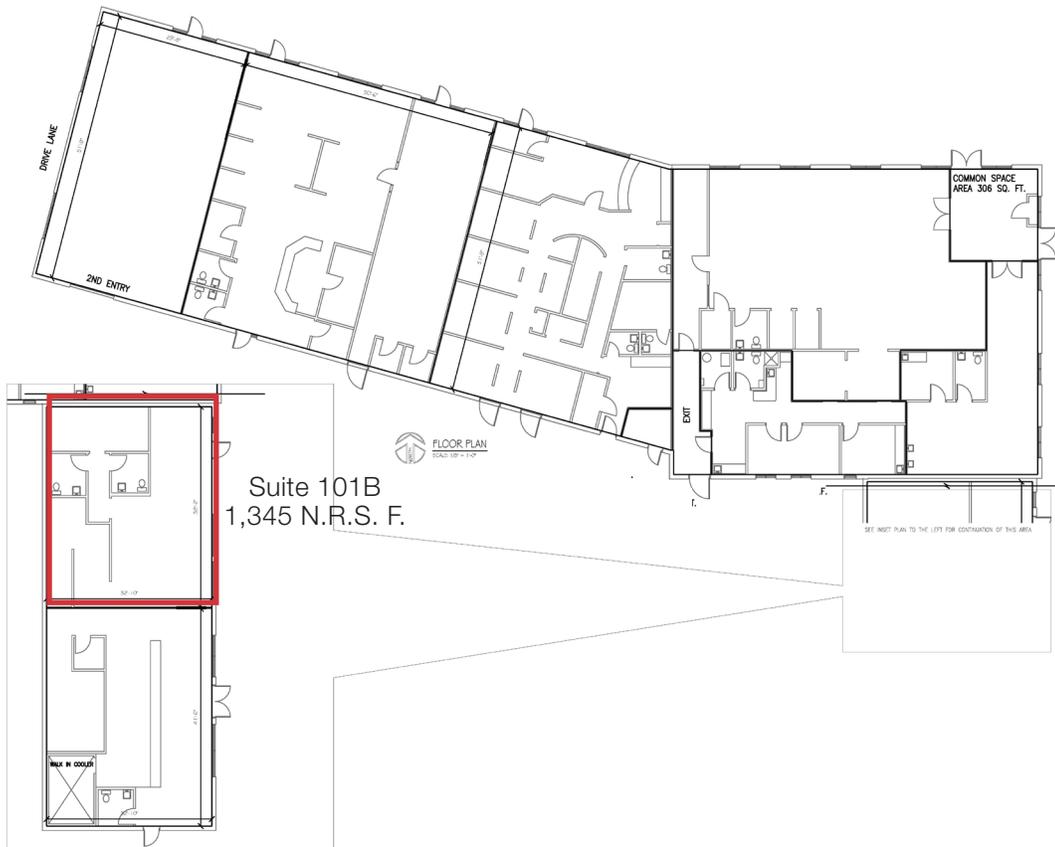


**Marcus Mahlen, CCIM**  
+1 605 228 9744 Cell  
mmahlen@naisiouxfalls.com

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2500 W. 49th Street, Suite 100  
Sioux Falls SD 57105  
+1 605 357 7100  
[naisiouxfalls.com](http://naisiouxfalls.com)

For Lease  
Morgen Square



11th Street



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