



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**FOR SALE \$1,080,000**

**Fully Occupied Investment Opportunity**  
**10th St. & Kiwanis Shopping Center**

**2501 & 2511 W 10<sup>TH</sup> STREET**

**6,887 SQFT**



**Jim Dunham**

Jim@JimDunhamAssociates.com

(605) 360-0061



**Linda Dunham**

Linda@JimDunhamAssociates.com

(605) 940-8528



# WHAT YOU NEED TO KNOW

2501 & 2511 W 10<sup>th</sup> Street, Sioux Falls, SD

Located off the high-traffic West 12th Street corridor and Kiwanis Avenue in Sioux Falls, this versatile retail building presents an exceptional Investment Opportunity. Built in 2006, the building benefits from modern construction and infrastructure, while its strategic placement on a key westside thoroughfare ensures easy access for both drive-by and destination traffic. This property sits amidst a vibrant mix of established businesses and residential communities, providing a built-in customer base and strong brand presence in one of Sioux Falls' active commercial nodes.

## QUICK SNAPSHOT

- CAP rate: 6.36%
- Building size: 6,887 SF / Lot size: 21,396 SF
- Property type: Retail
- Year built: 2006
- Parking: Abundant parking

## LOCATION / TRAFFIC COUNT:

Located off the corner of W 10th Street & Kiwanis Avenue with 10,600 daily traffic count.

## FEATURES

- Located on Kiwanis Avenue & West 10<sup>th</sup> Street
- 1,887 square foot Mocktail Bar
- 5,000 square foot Rent-A-Center - Contact Listing Broker for lease terms & conditions.
- Parcel ID: 76535
- Real Estate Taxes: \$10,913.80

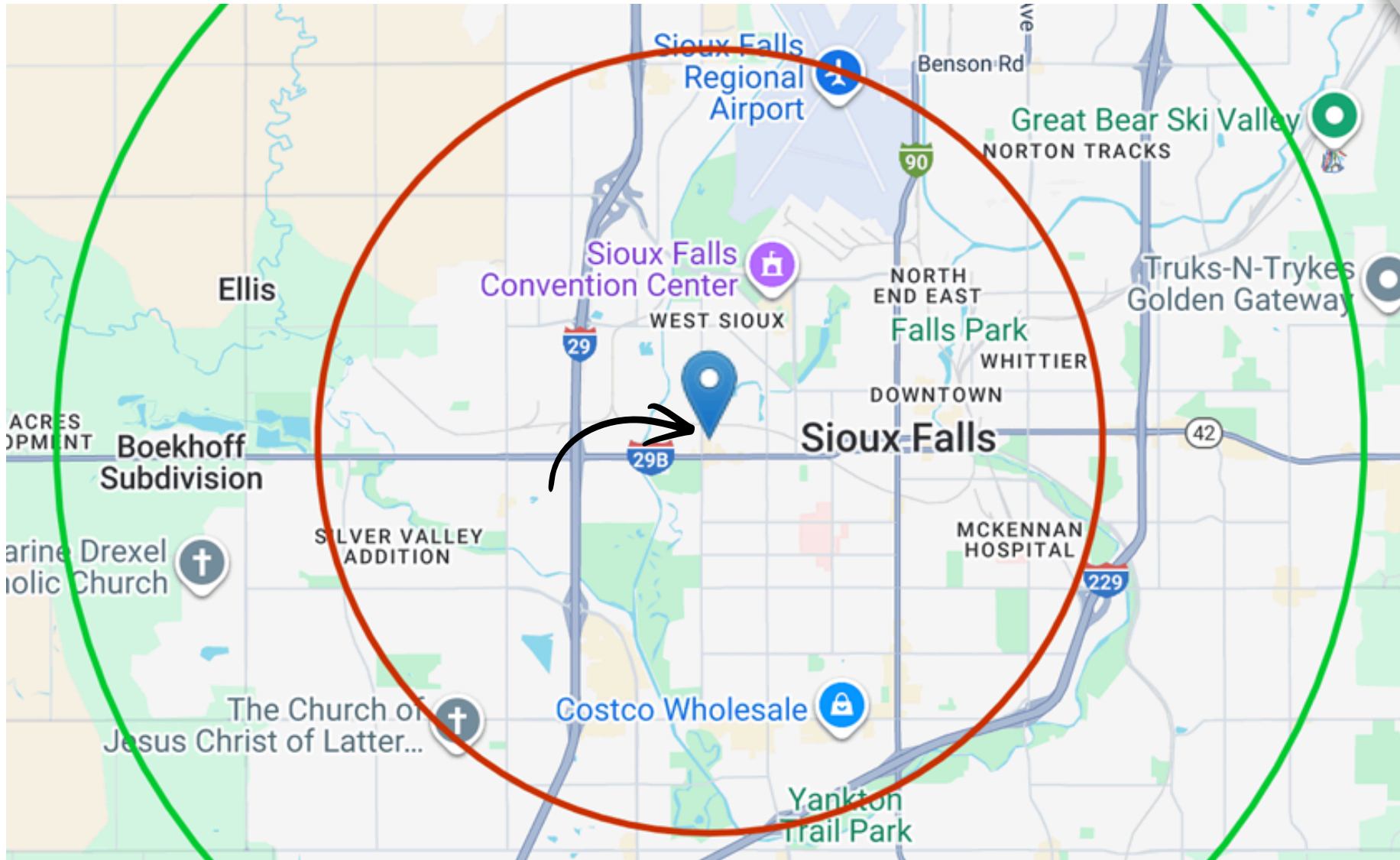
# PROPERTY PHOTOS

2501 & 2511 W 10<sup>th</sup> Street, Sioux Falls, SD



# LOCATION MAP

2501 & 2511 W 10<sup>th</sup> Street, Sioux Falls, SD



# WHAT'S AROUND THE CORNER

2501 & 2511 W 10<sup>th</sup> Street, Sioux Falls, SD

## Retail / Services

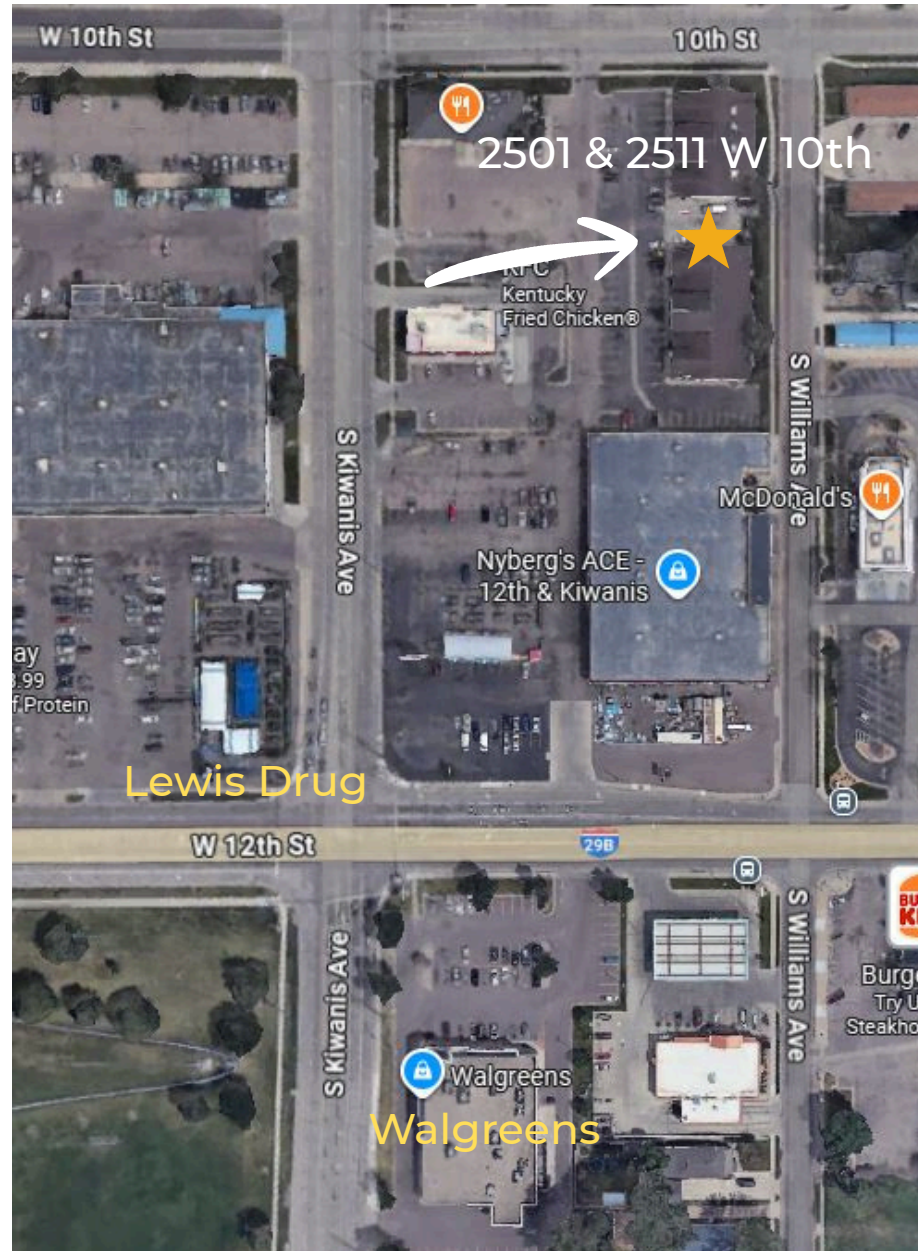
- Nyberg's ACE - 12th & Kiwanis (hardware)
- First National Pawn (pawn shop)
- Rent-A-Center (furniture store)
- Walgreens (general store/pharmacy)
- Lewis Drug Store (general store/pharmacy)

## Restaurants/Fast Food

- Burger King
- McDonalds
- Subway
- Crooked Pint
- Jackie's Restaurant Express

## Other (nearby but relevant)

- Great Plains Zoo & Museum
- Sherman Park
- Battleship South Dakota Memorial



information deemed reliable, but not guaranteed