

# 635 HWY 385 ( AKA JENSEN HWY)

635 HWY 385 ( AKA JENSEN HWY), HOT SPRINGS, SD 57747



## OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.53 Acres
Zoning:	General Commercial

## PROPERTY OVERVIEW

Great two-sided frontage commercial lot with high traffic, and high visibility exposure along Jensen Highway (Hwy 385) which runs through the heart of Hot Springs. This lot is just South of Lynn's Dakota Mart in Hot Springs and the two-street access gives you great ingress/egress opportunities. City utilities are in place and the lot is ready for your ideas.

## PROPERTY HIGHLIGHTS

- City utilities are in place
- Great corner lot
- Two street access



RE/MAX ADVANTAGE

Each office independently owned and operated

**RANDY OLIVIER, CCIM**

Commercial Broker

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randyolivier@remax.net

SD #15377

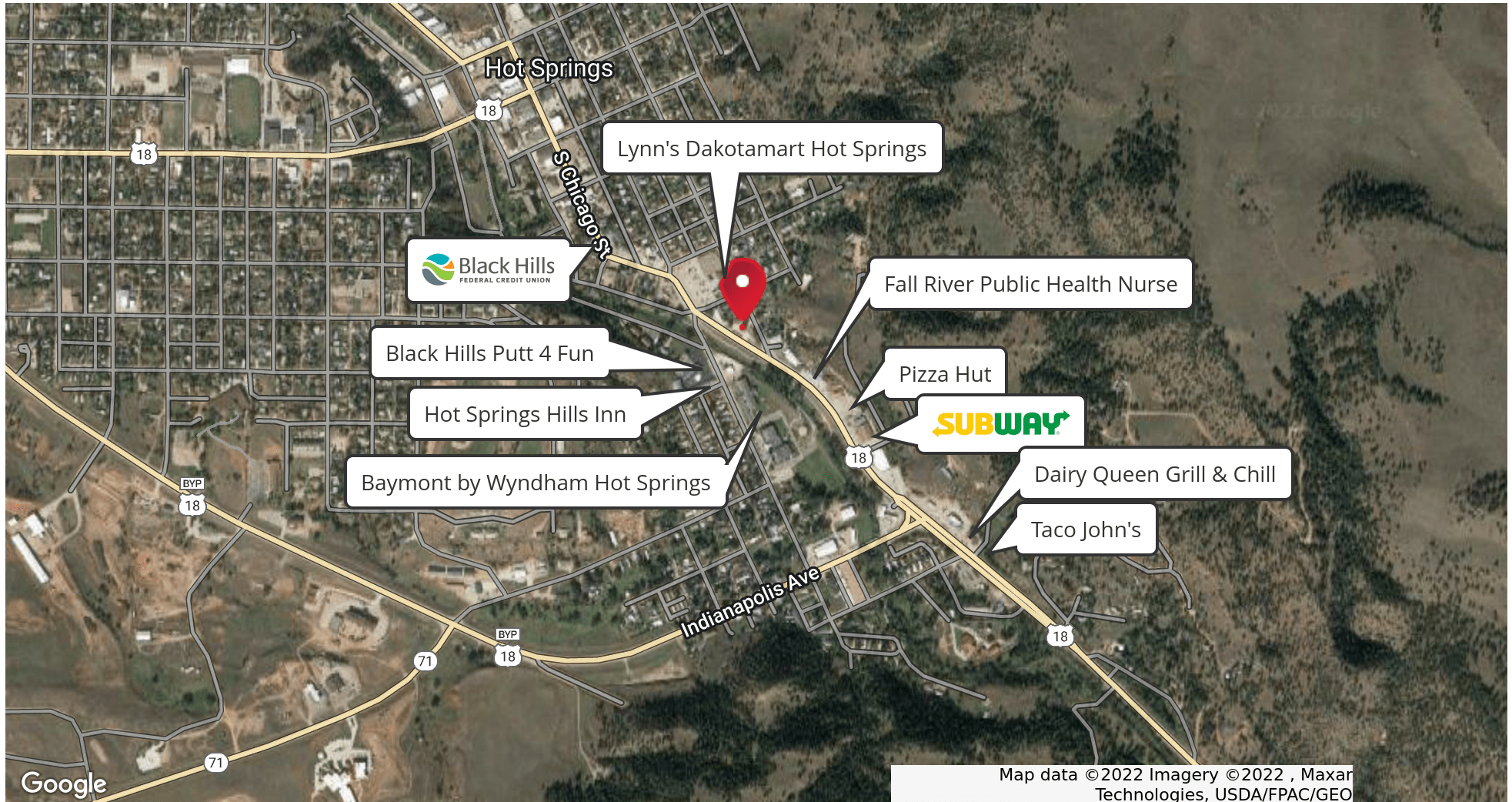
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FOR SALE | LAND

ADDITIONAL PHOTOS

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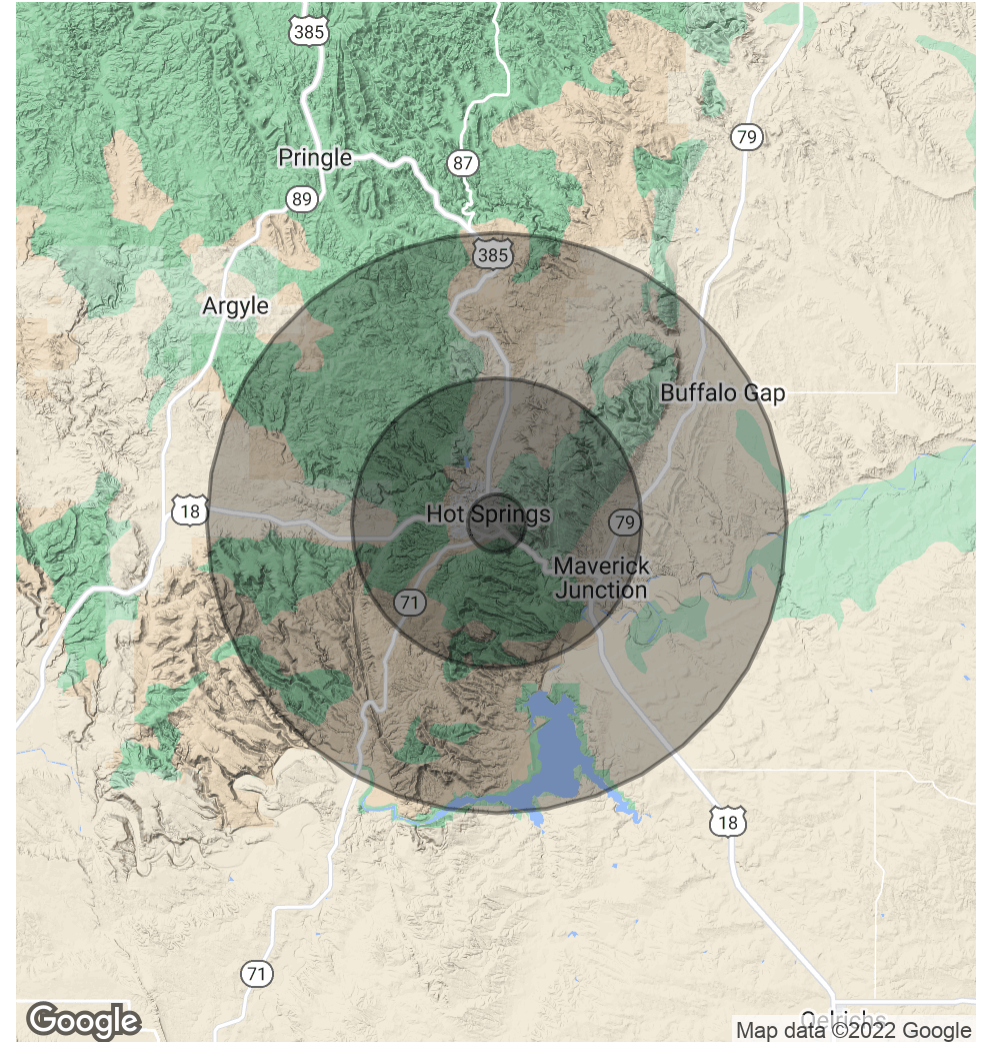
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	232	4,090	5,285
Average Age	57.3	57.5	56.9
Average Age (Male)	49.9	49.0	50.0
Average Age (Female)	59.4	59.1	58.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	135	2,359	3,254
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$57,231	\$51,670	\$48,431
Average House Value	\$145,396	\$155,445	\$169,115

\* Demographic data derived from 2020 ACS - US Census



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