

SPACE FOR LEASE: DOUBLE DOWN STRIP MALL

2207 S Mentzer, Suite 170
Mitchell, SD 57301

AVAILABLE: 4,500 SF
(sub-dividable)
OCCUPANCY: Negotiable
PRICE: \$15.00 PSF
TERMS: NNN
Estimated NNN: \$3.66 PSF



For more information,
please contact:

Marshall Selberg

p: 605.361.8211

c: 605.360.1660

e: Marshall@VBCLink.com

Mike Van Buskirk

p: 605.361.8211

c: 605.366.0936

e: Mike@VBCLink.com

PROPERTY INFORMATION

- Excellent opportunity in bustling retail area just off I-90 in Mitchell, SD.
- Co-Tenants include On-Site 24/7 Video Surveillance, Dakota Scents, Cato and Hibbett Sports.
- Neighbors include Cabela's, Menards, Wal-Mart, Tokyo Japanese Cuisine, Davita and many other thriving businesses.
- Suite can subdivided.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | **o:** 605.361.8211 | **f:** 605.361.8052 | **w:** VBCLink.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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Mitchell is the 6th largest city in South Dakota, based on 2017 US Census Bureau. Mitchell SD's estimated population is 15,603, according to the most recent United States census estimates. Based on data from the American Community Survey in 2017, there were 7,489 households in Mitchell. The homeowner vacancy rate was 1.6%, with a median rent of \$716/month. The median house has 5.5 rooms and has a value of \$133,900. The median income for households in Mitchell SD is \$45,264.



Mitchell Average Educational Attainment

Some College	13.08%
Less Than High School	12.97%
High School	8.13%
Bachelors or Greater	4.67%

Mitchell Average Income based on Education

High School Grad	\$30,155
Less Than High School	\$30,609
Some College	\$35,440
Overall	\$35,979
Bachelors Degree	\$42,284
Graduate Degree	\$46,417

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VanBuskirk
COMPANIES

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