

SPRUCE STREET COMMONS

2207 S. Mentzer Street, Mitchell SD
SUITE 170

FOR
LEASE



Retail Development Anchored by Walmart and Menards



SIZE

4,419 SF



PRICE

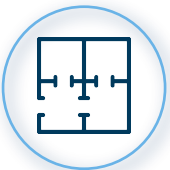
\$15.00 PSF (NNN)

Estimated NNN
\$5.25 PSF



LOCATION

Located at the epicenter of national retail in Mitchell, South Dakota, this retail center is in close proximity to Interstate 90 and in the bustling out lot of Menards.



LAYOUT

Open retail space with exposed ceilings, large display windows, private restrooms, a large storage room & dressing rooms.

*This space can be subdivided.



TRAFFIC

Interstate 90:
13,040 vehicles/day

E. Spruce Street:
6,336 vehicles/day



CO-TENANCY

Walmart, Menards, Cabela's, Dollar Tree, Hibbett Sports, Tokyo Japanese Cuisine, Culver's, Kelly Inn, Tractor Supply Company, The Center, Wendy's, Les Schwab Tires, Puerto Vallarta Bar & Grill, Wendy's, Maurice's, Sherwin William's.

Information deemed reliable but not guaranteed.



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2571 S Westlake Dr #100 Sioux Falls SD 57106



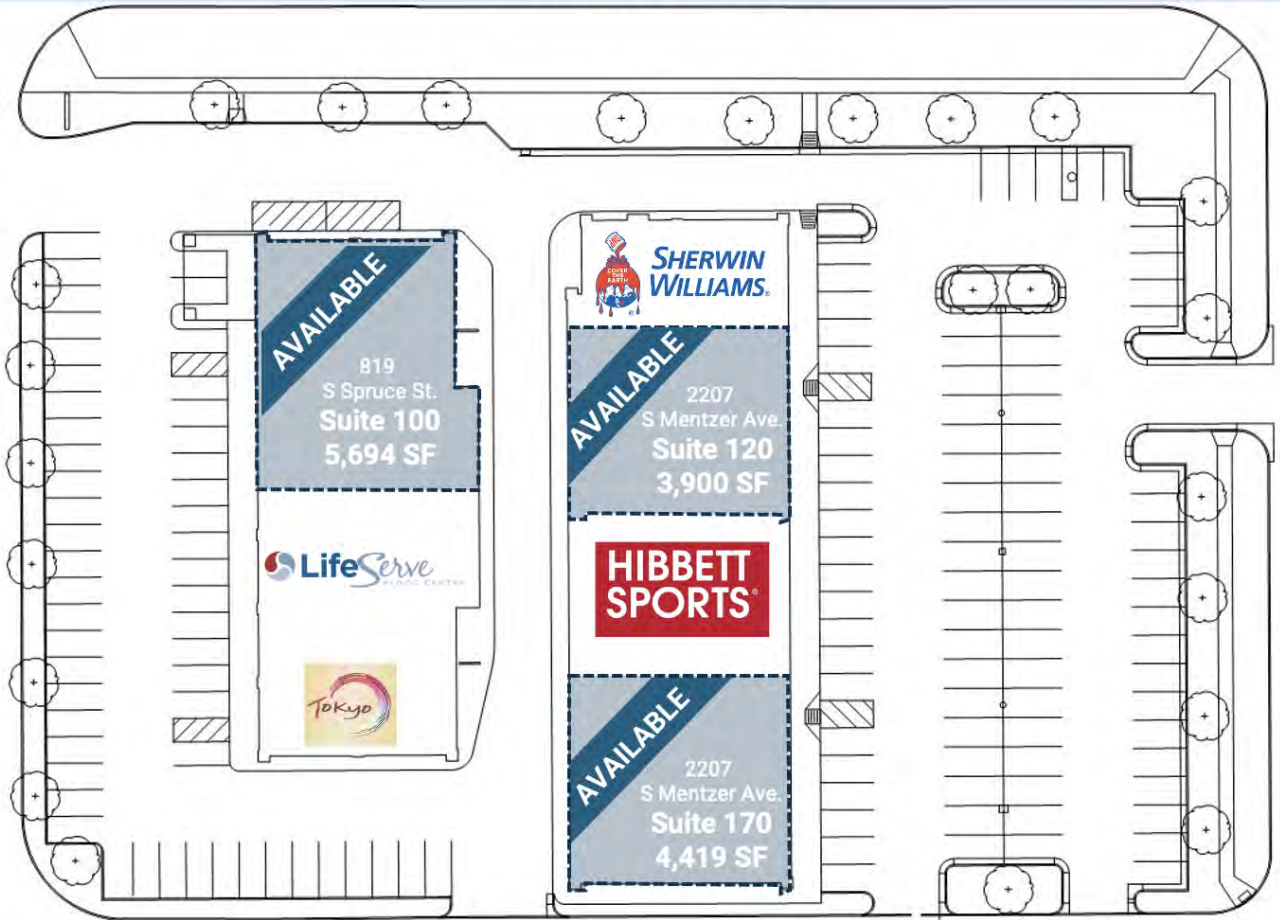
(605)-351-5512

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SITEPLAN



E. Spruce Street



S. Mentzer Avenue

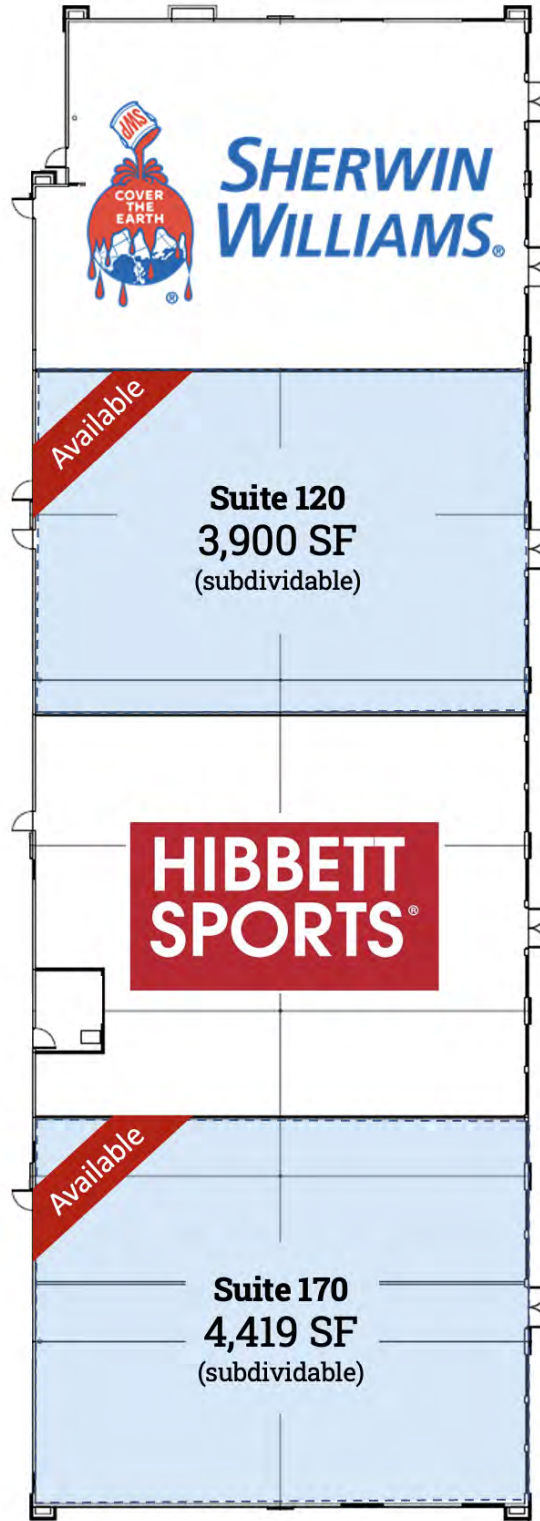


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FLOORPLAN

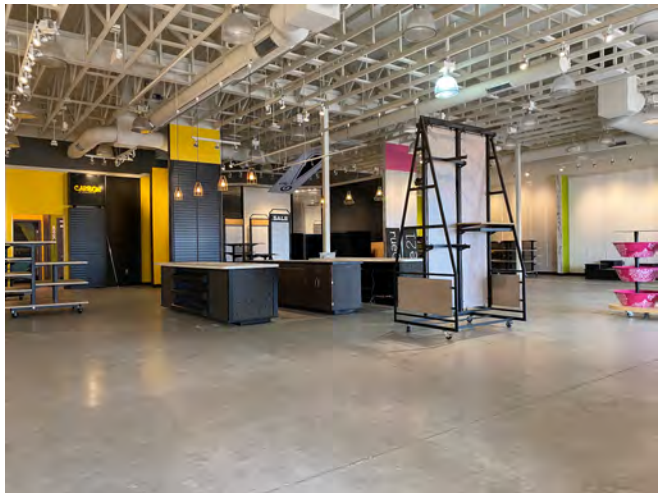
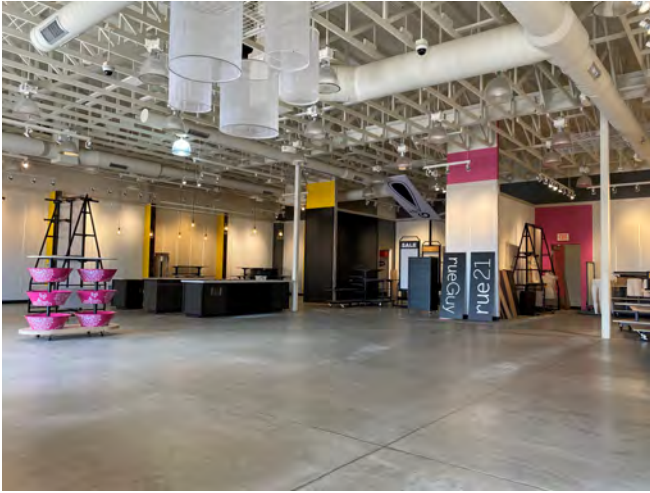


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PHOTO GALLERY



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