

Spruce Street Commons - Building B

1005 East Spruce Street, Mitchell SD
SUITE 103

**FOR
LEASE**



RETAIL DEVELOPMENT ACHORED BY WALMART & MENARDS



SIZE

Total Available:
1,200 SF



PRICE

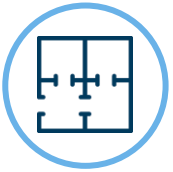
\$17 PSF (NNN)

Estimated NNN: \$3.66



LOCATION

Close proximity to Interstate 90. This is the epicenter of national retail in Mitchell. Building B is located in the out lot of Walmart.



LAYOUT

This space offers large windows, an open retail floorplan, and a private restroom for tenant use.



Traffic

Exit 332 Interstate 90:
13,466 cars per day

E. Spruce Street:
6,336 cars per day



CO-TENANCY

Walmart, Menards, Cabela's, Dollar Tree, Game Stop, AT&T Authorized Retailer, Maurices, American Mattress, Appliance & Furniture Rent-All, Orchid Nails & Spa, Hardee's, Culver's, Kelly Inn, Tractor Supply Company

Information deemed reliable but not guaranteed.



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2571 S Westlake Dr #100 Sioux Falls SD 57106



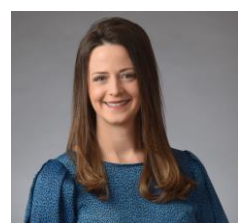
605.351.5512

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Area Retail Map



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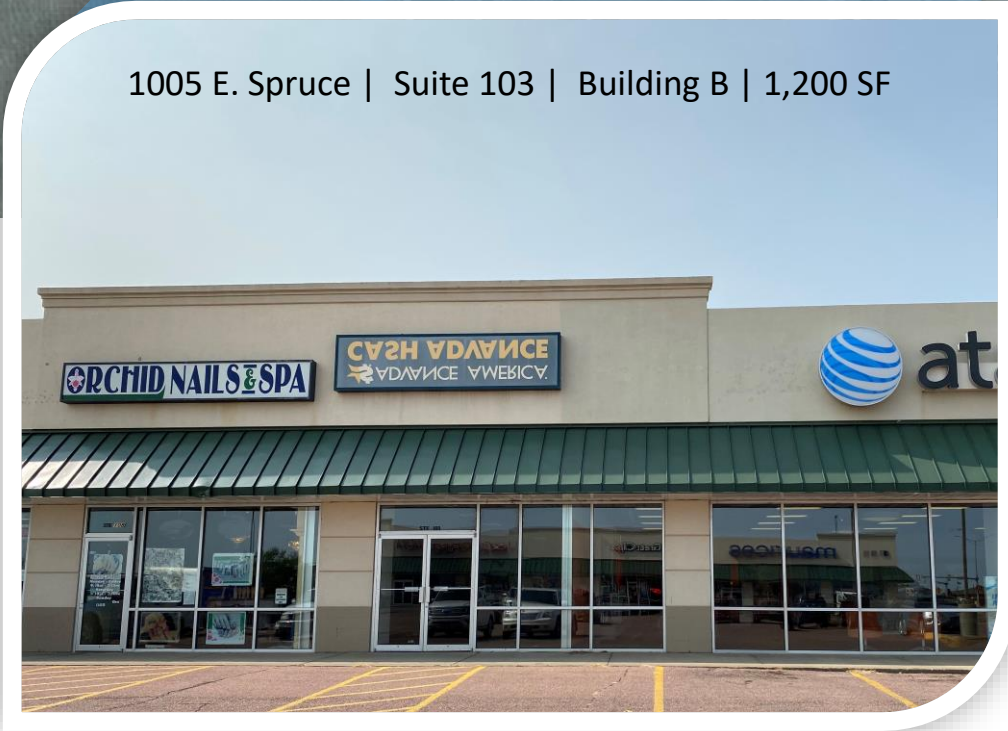


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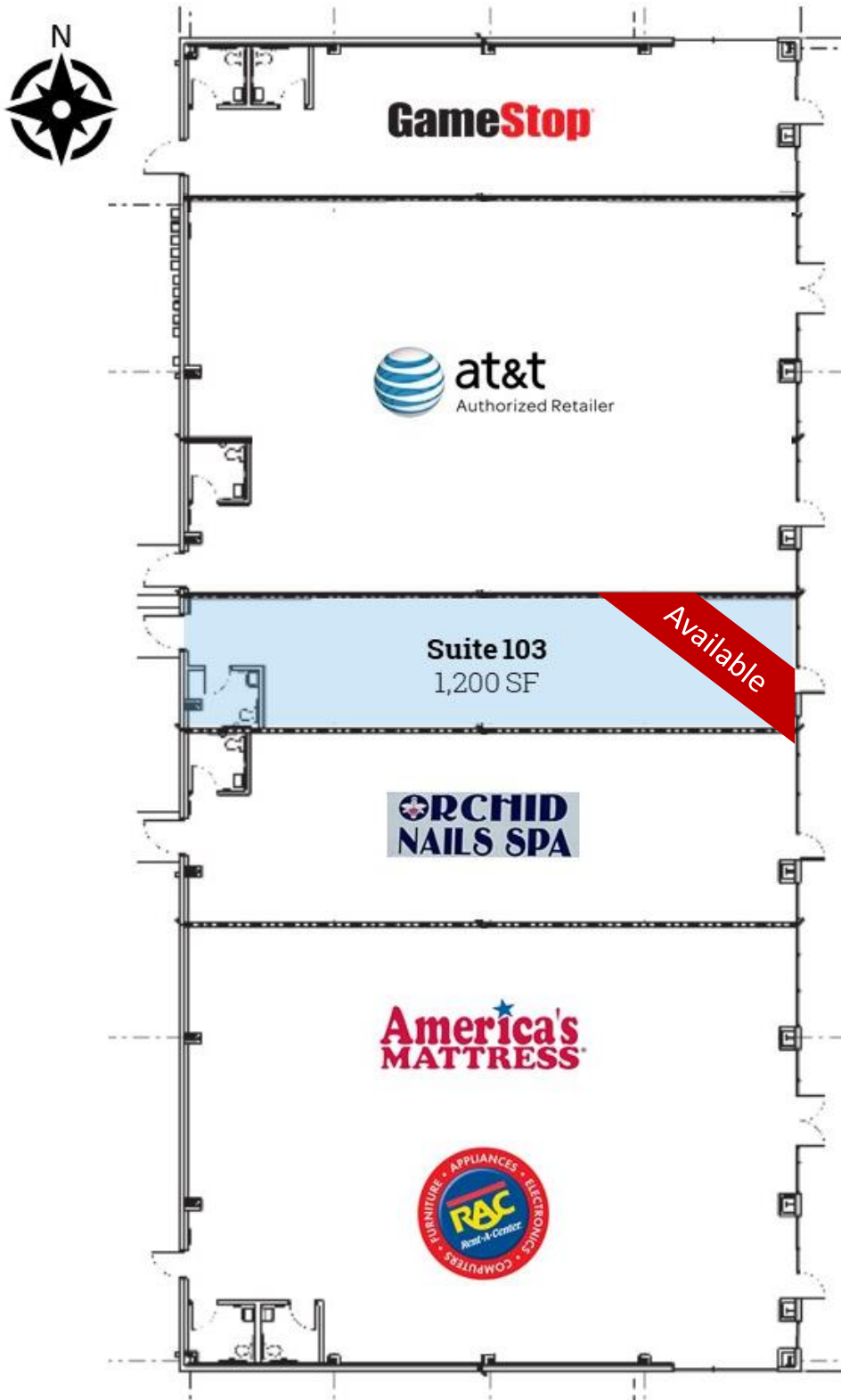
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Proposed Floor Plan



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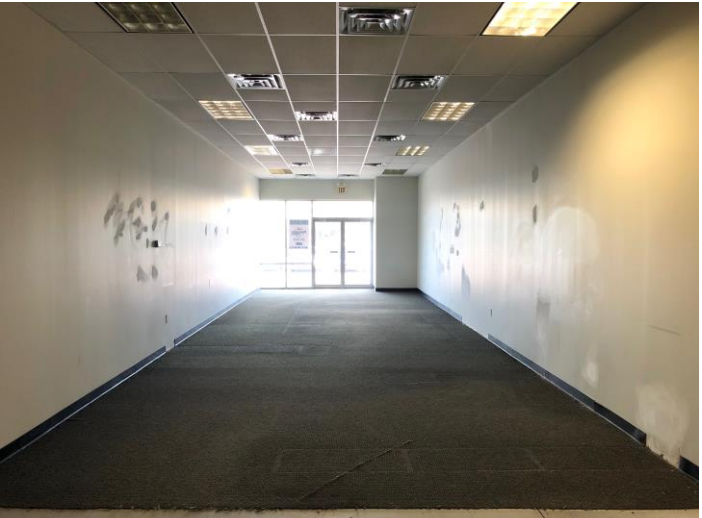
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Photo Gallery



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