

# Spruce Street Commons - Building C

2207 S. Mentzer Street, Mitchell SD  
SUITE 170

**FOR  
LEASE**



## RETAIL DEVELOPMENT ACHORED BY WALMART & MENARDS



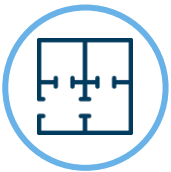
**SIZE**  
4,419 SF



**PRICE**  
\$15 PSF (NNN)  
  
Estimated NNN  
\$3.66 PSF



**LOCATION**  
Close proximity to Interstate 90. This is the epicenter of national retail in Mitchell. Building C is located in the out lot of Menards.



**LAYOUT**  
Bright, open retail space with private restrooms, a large storage room & dressing rooms. This space can be subdivided.



**Traffic**  
Exit 332 Interstate 90:  
13,466 cars per day  
  
E. Spruce Street:  
6,336 cars per day



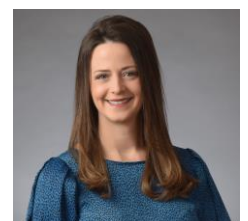
**CO-TENANCY**  
Walmart, Menards, Cabela's, Dollar Tree, Cato Fashions, Hibbett Sports, Tokyo Japanese Cuisine, DaVita, Culver's, Hardee's, Kelly Inn, Whiskey Creek, Tractor Supply Company

Information deemed reliable but not guaranteed.



605.361.8211 | [VBclick.com](http://VBclick.com)

2571 S Westlake Dr #100 Sioux Falls SD 57106



605.351.5512

[autumn.kaufhold@vbclick.com](mailto:autumn.kaufhold@vbclick.com)

# Area Retail Map



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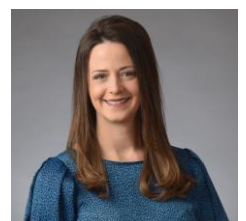
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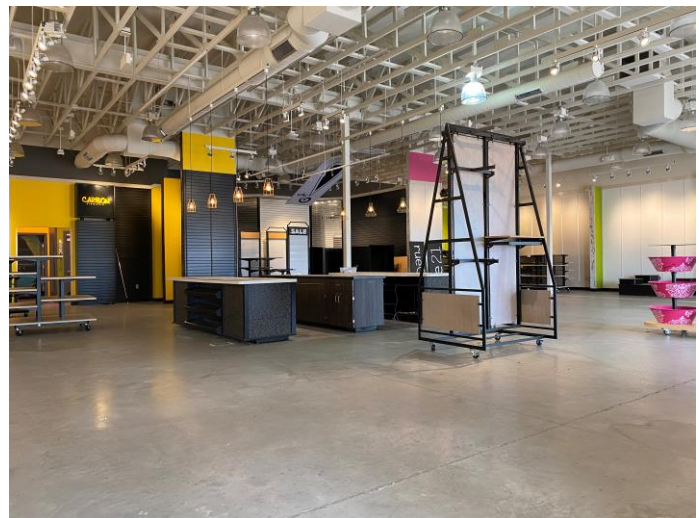
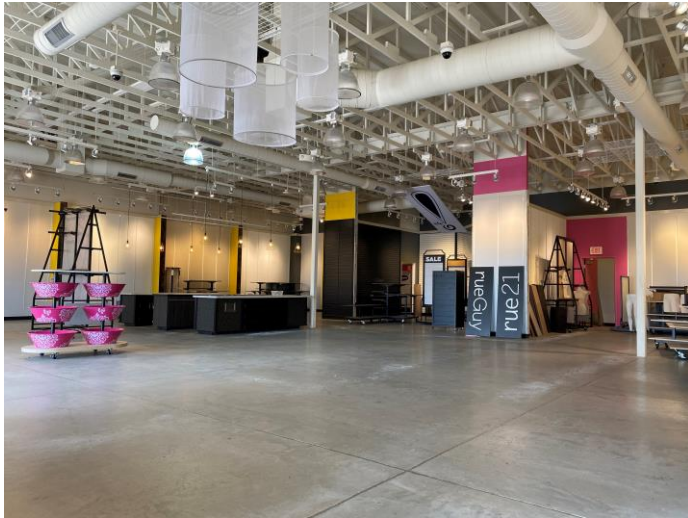


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# Photo Gallery



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