

Spruce Street Commons - Building D

819 E Spruce Street, Mitchell SD
SUITE 130 - 150

**FOR
LEASE**



RETAIL DEVELOPMENT ACHORED BY WALMART & MENARDS



SIZE

Total Available:
4,631 SF



PRICE

\$15 PSF (NNN)

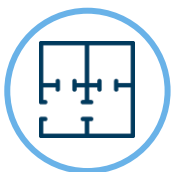
Estimated NNN: \$3.66

Tenant Improvement
Allowance : \$25 PSF



LOCATION

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



LAYOUT

This space is delivered
as a dark shell and can
be subdivided into 3
suites.

Proposed layout:

Suite 130 : 1,406 SF

Suite 140 : 1,875 SF

Suite 150 : 1,350 SF



Traffic

Exit 332 Interstate 90:
13,466 cars per day

E. Spruce Street:
6,336 cars per day



CO-TENANCY

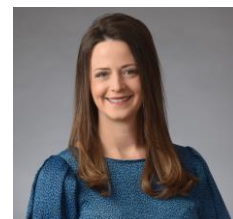
Walmart, Menards, Cabela's,
Dollar Tree, Cato Fashions,
Hibbett Sports, Tokyo
Japanese Cuisine, DaVita,
Culver's, Hardee's, Kelly Inn,
Whiskey Creek, Tractor
Supply Company

Information deemed reliable but not guaranteed.



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Area Retail Map



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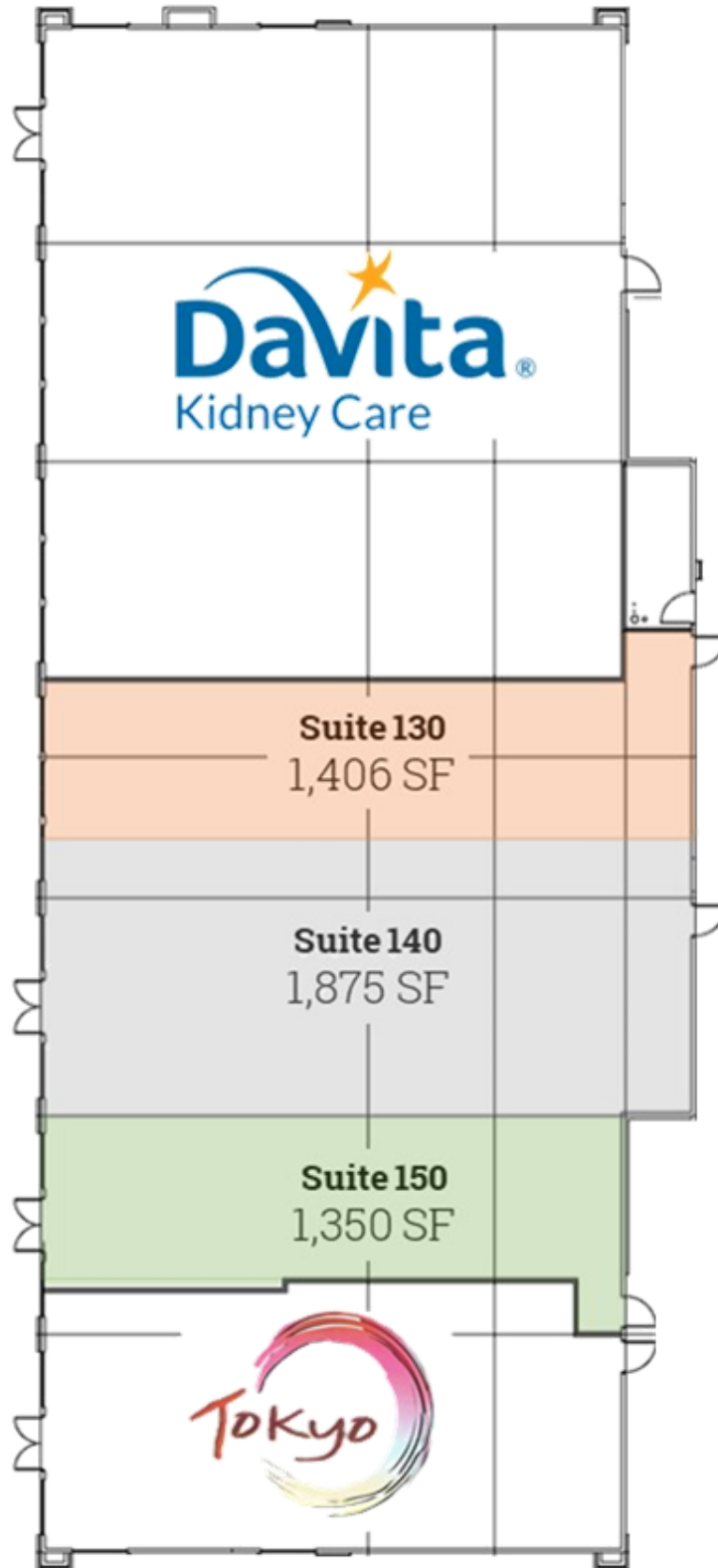
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Proposed Floor Plan



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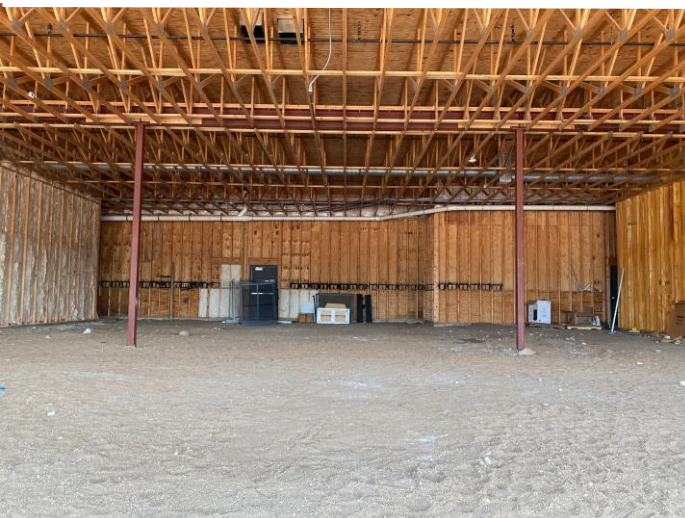
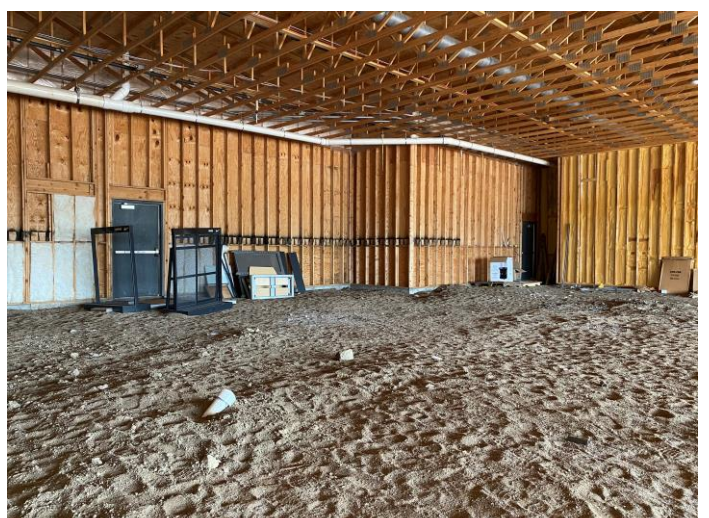
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Photo Gallery



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