



# HOLLY CROSSING

BRANDON, SD

EXCELLENT VISIBILITY ON THE #1 CORNER IN BRANDON

112 East Holly Boulevard | Brandon, SD 57005



### SIZE

1,506 sqft



### TIA

Landlord offering \$15 / sqft tenant improvement allowance with acceptable lease terms.



### CO-TENANCY

Scooter's Coffee, Domino's, Dollar General, B & G Milky Way Ice Cream, ChiroSport, Casey's General Store, Edward Jones, Brandon Elementary School



### PRICE

\$23.50 / foot (NNN)  
Est. NNN = \$6.04



### TRAFFIC

Holly Boulevard: 8,500 cars per day  
Sioux Boulevard: 5,000 cars per day



### LOCATION

Site is located on the northeast corner of Holly & Sioux Boulevards, the highest trafficked corner in Brandon. Holly Boulevard is the main commuter route to Sioux Falls.

Information deemed reliable but not guaranteed.



[VBCLINK.COM](http://VBCLINK.COM) | 605.361.8211

2571 South Westlake Drive #100 | Sioux Falls, South Dakota 57106

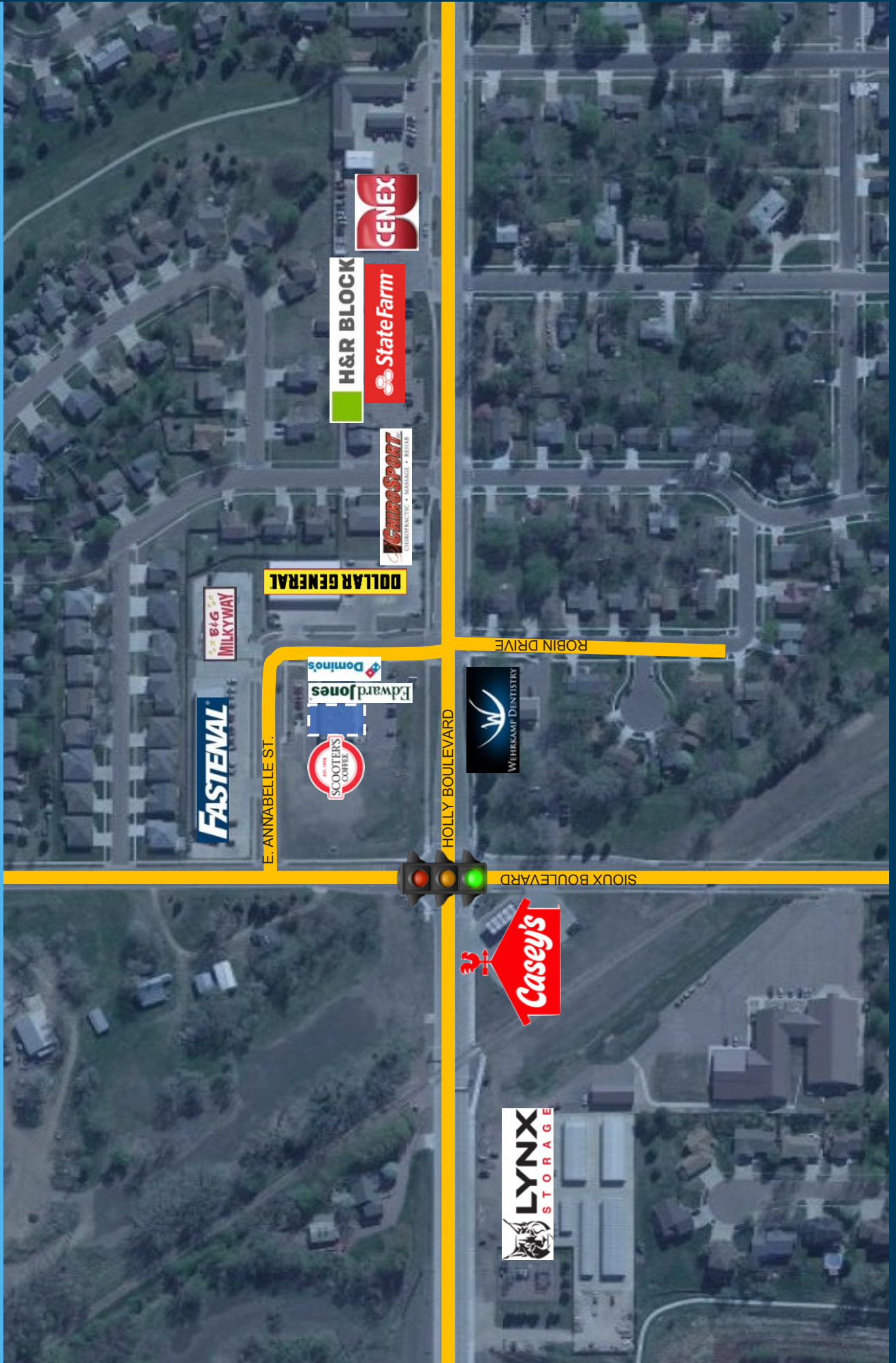


605.376.0127

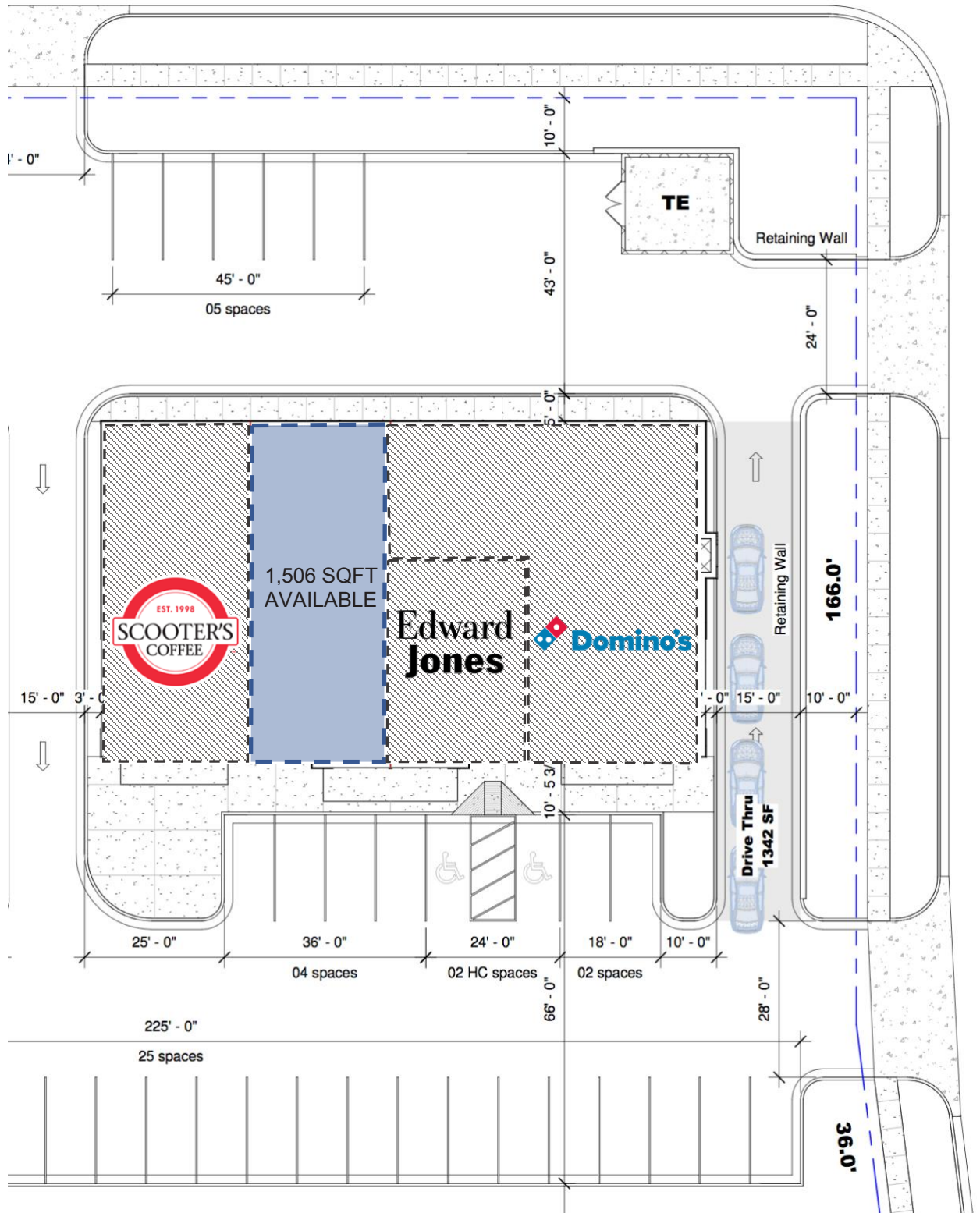
[Ryan@VBCLink.com](mailto:Ryan@VBCLink.com)



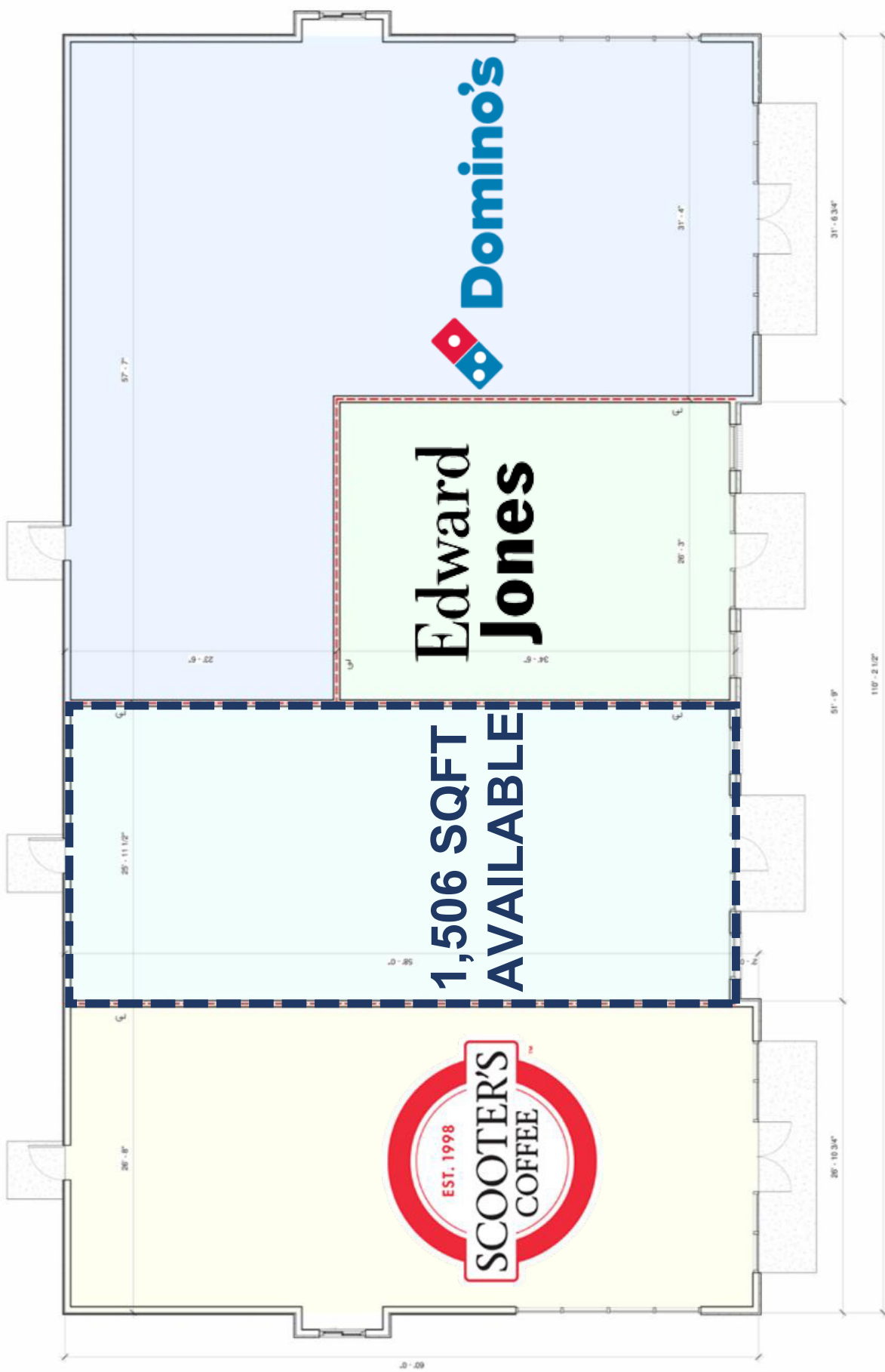
# AREA MAP



# SITEPLAN



# FLOORPLAN





# PHOTOS



# BRANDON, SOUTH DAKOTA

## BY THE NUMBERS

POPULATION:

**10,000** 

TRADE AREA POPULATION:

**17,643**

MEDIAN HOME VALUE:

**\$202,481**



**44%** HIGHER THAN  
15 YEARS AGO!

MEDIAN HOUSEHOLD INCOME:

**\$81,900** 

OVER **75%** OF  
BRANDON RESIDENTS  
OWN THEIR OWN HOME



INTERSTATE

**90**

I-90 TRAFFIC COUNTS AT BRANDON

**25,000 CARS**  
PER DAY



ABOUT **HALF** OF  
BRANDON HOUSEHOLDS ARE  
FAMILIES WITH CHILDREN

## BRANDON VALLEY HIGH SCHOOL

CONSISTENTLY RANKS #1 OR #2 IN EVERY  
SCHOLASTIC TESTING CATEGORY FOR SD  
SCHOOLS IN THEIR CLASS.



HAS EARNED NUMEROUS TITLES AND STATEWIDE  
RECOGNITION FOR THEIR ATHLETIC AND  
FINE ARTS PROGRAMS.

## MOST COMMON INDUSTRIES

