

**FOR  
LEASE**

# Mitchell Towne Centre

905 E Spruce Street, Mitchell, SD 57301



## Walmart-Anchored Restaurant Endcap



**SIZE**  
4,920 SF

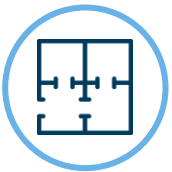


**PRICE**  
\$22 PSF (NNN)  
  
Estimated NNN  
\$5.00 PSF



### LOCATION

Site is located at a signalized intersection, directly in front of Walmart and Menards in Mitchell (SD). The property has close proximity to Interstate 90 with excellent national retail co-tenancy.



### LAYOUT

Existing restaurant space with dining/bar layout. Kitchen includes multiple hood systems, dishwashing and food prep stations, storage and walk-in freezer and cooler.



### Traffic

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



### CO-TENANCY

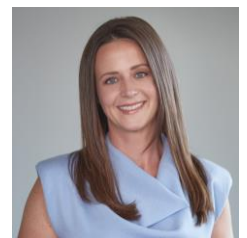
Walmart, Menards, Cabela's, Dollar Tree, Cato Fashions, Hibbett Sports, Tokyo Japanese Cuisine, DaVita, Culver's, Hardee's, Kelly Inn, Corona Village Mexican Restaurant, Tractor Supply Company

Information deemed reliable but not guaranteed.



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

2571 S Westlake Dr #100 Sioux Falls SD 57106



**605.351.5512**

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# AREA RETAIL MAP



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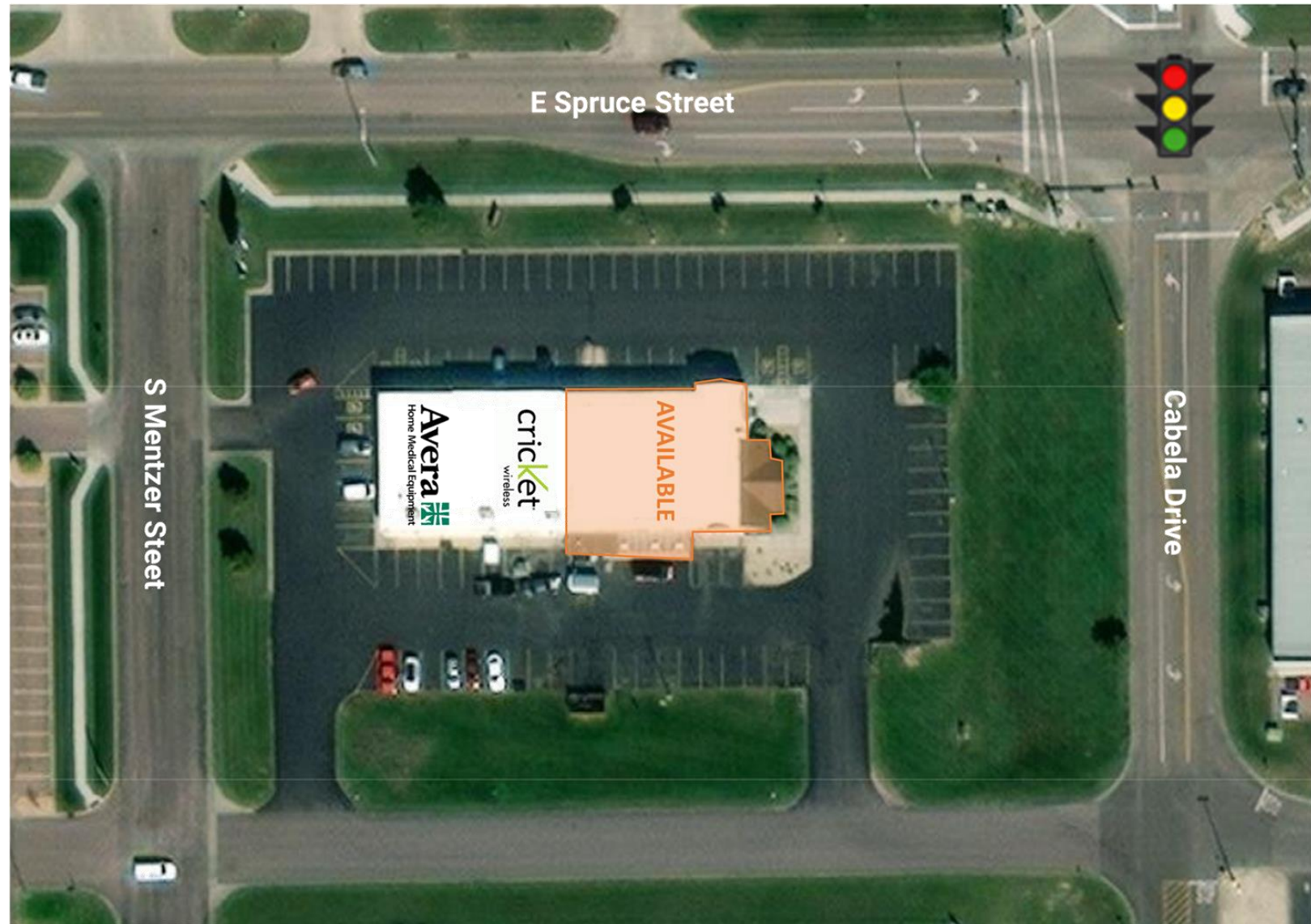


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## SITE PLAN



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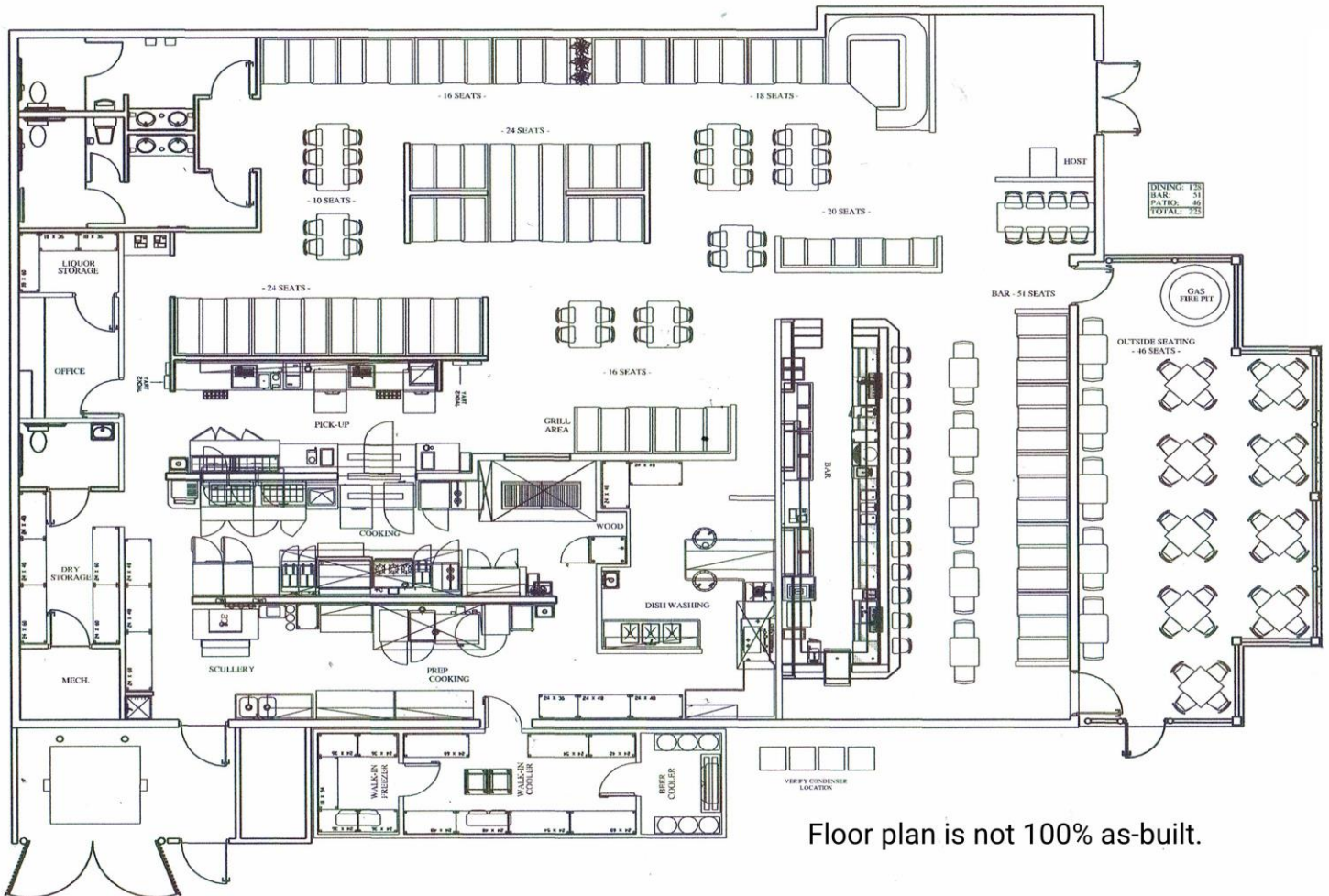
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# FLOOR PLAN



Floor plan is not 100% as-built.



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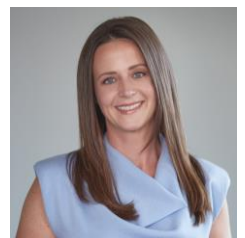


## PHOTO GALLERY



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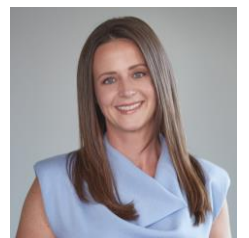


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# MITCHELL, SD

## MARKET PROFILE & DEMOGRAPHICS

### ABOUT

Mitchell is the sixth largest city in South Dakota, with a population of 15,659. This city is home to the World's Only Corn Palace. The Corn Palace welcomes over 300,000 visitors to the city each year.

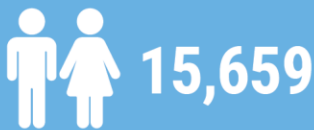
Mitchell is also home to both Mitchell Technical Institute, and Dakota Wesleyan University. Mitchell Tech and Dakota Wesleyan help support and enhance Mitchell's workforce.

And in K-12, students in Mitchell consistently beat state and national averages for student success.

Mitchell serves as the retail and service hub for a population base of more than 500,000 people. Mitchell has convenient Interstate access along with having both rail service and an airport.



### POPULATION



### AVERAGE HOUSEHOLD INCOME



### UNEMPLOYMENT



### STUDENTS



### BUSINESS

"Your business isn't alone in Mitchell. Our diverse economy supports both local and global companies. Join the ranks of Toshiba, Trail King, Innovative Systems, Vantage Point Solutions and more."

### AVAILABLE SITE INFORMATION

Site is located at a signalized intersection, directly in front of Walmart and Menards in Mitchell (SD). The property has close proximity to Interstate 90 with excellent national retail co-tenancy.



OF VISITORS TRAVEL  
MORE THAN 50+  
MILES



MINUTES OF  
AVERAGE STAY TIME



AVERAGE DAILY  
VISITS ON A  
SATURDAY



MILLION  
VISITS IN 2022

Information deemed reliable but not guaranteed.