

**FOR
LEASE**

Spruce Street Commons

819 E Spruce Street, Mitchell, SD
SUITE 100



RETAIL DEVELOPMENT ACHORED BY WALMART & MENARDS



SIZE
5,694 SF

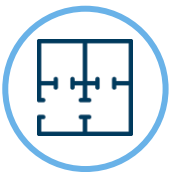


PRICE
\$19 PSF (NNN)

Estimated NNN: \$5.50



LOCATION
Located in the epicenter of national retail in Mitchell, South Dakota, this retail center is in close proximity to Interstate 90 and in the bustling out lot of Menards.



LAYOUT
Currently built-out for medical use. Includes reception/waiting area, open treatment area, 3 private offices, conference room, employee breakroom, and storage.



TRAFFIC
Interstate 90:
13,040 vehicles/day

E. Spruce Street:
6,336 vehicles/day



CO-TENANCY
Walmart, Menards, Cabela's, Dollar Tree, LifeServe Blood Center, Tokyo Japanese Cuisine, Cato Fashions, Hibbett Sports, Sherwin Williams, Culver's, Les Schwab Tire Center, Kelly Inn, Tractor Supply Company

Information deemed reliable but not guaranteed.



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AREA RETAIL MAP



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E. Spruce Street



S. Mentzer Avenue



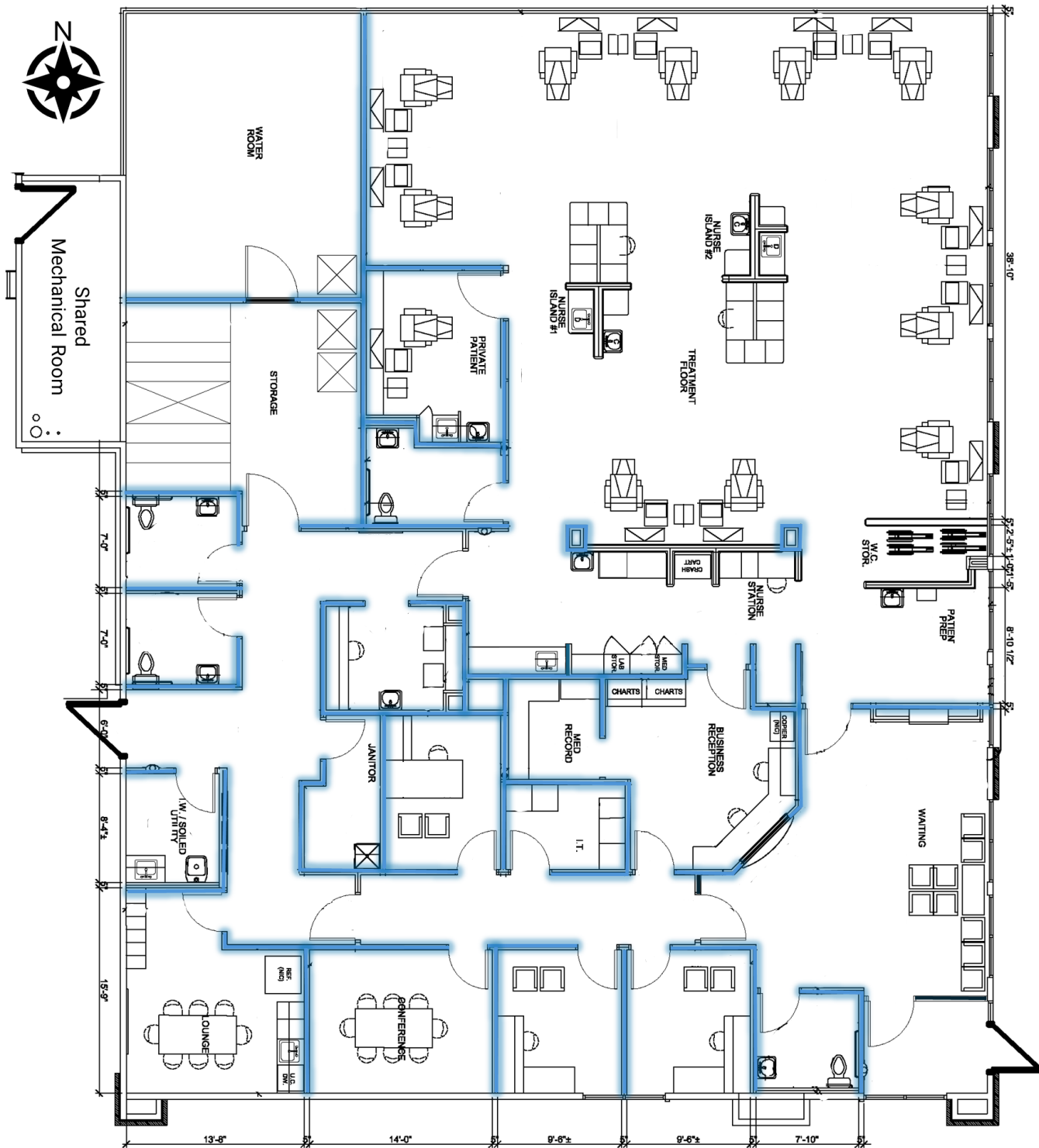
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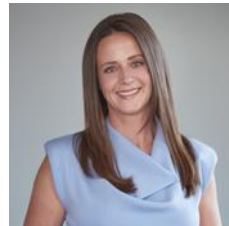
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FLOORPLAN



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PHOTO GALLERY



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