

**FOR
LEASE**

Flats On Haven

1525 W Havens Avenue, Mitchell, SD 57301



Turn-Key Restaurant Space Inside Newly Developed Luxury Apartments



SIZE
+/- 5,000 SF



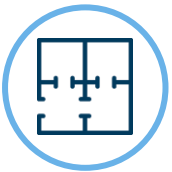
PRICE
\$8,000/mo.
(GROSS) + Utilities

All FF&E and use of
liquor license is included.



LOCATION

Located on the west side of Mitchell, near the signalized corner of W Havens Avenue and HWY 37, this location offers excellent accessibility, abundance of parking and is visible to drive by traffic.



LAYOUT

Turn-key restaurant space boasting modern finishes, comfortable dining room with a circular bar as it's centerpiece, a large commercial kitchen, and more!



Traffic

W. Havens Avenue
7,752 vehicles/day

Hwy 37
9,728 vehicles/day



CO-TENANCY

Flats on Haven Luxury Apartments, County Fair Food Store, Lewis Pharmacy, Montgomery's Furniture, Dakota Wesleyan University, Sinclair Gas Station, Dairy Queen Grill & Chill, Cubby's Convenience Store, Los 3 Amigos

Information deemed reliable but not guaranteed.



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AREA RETAIL MAP



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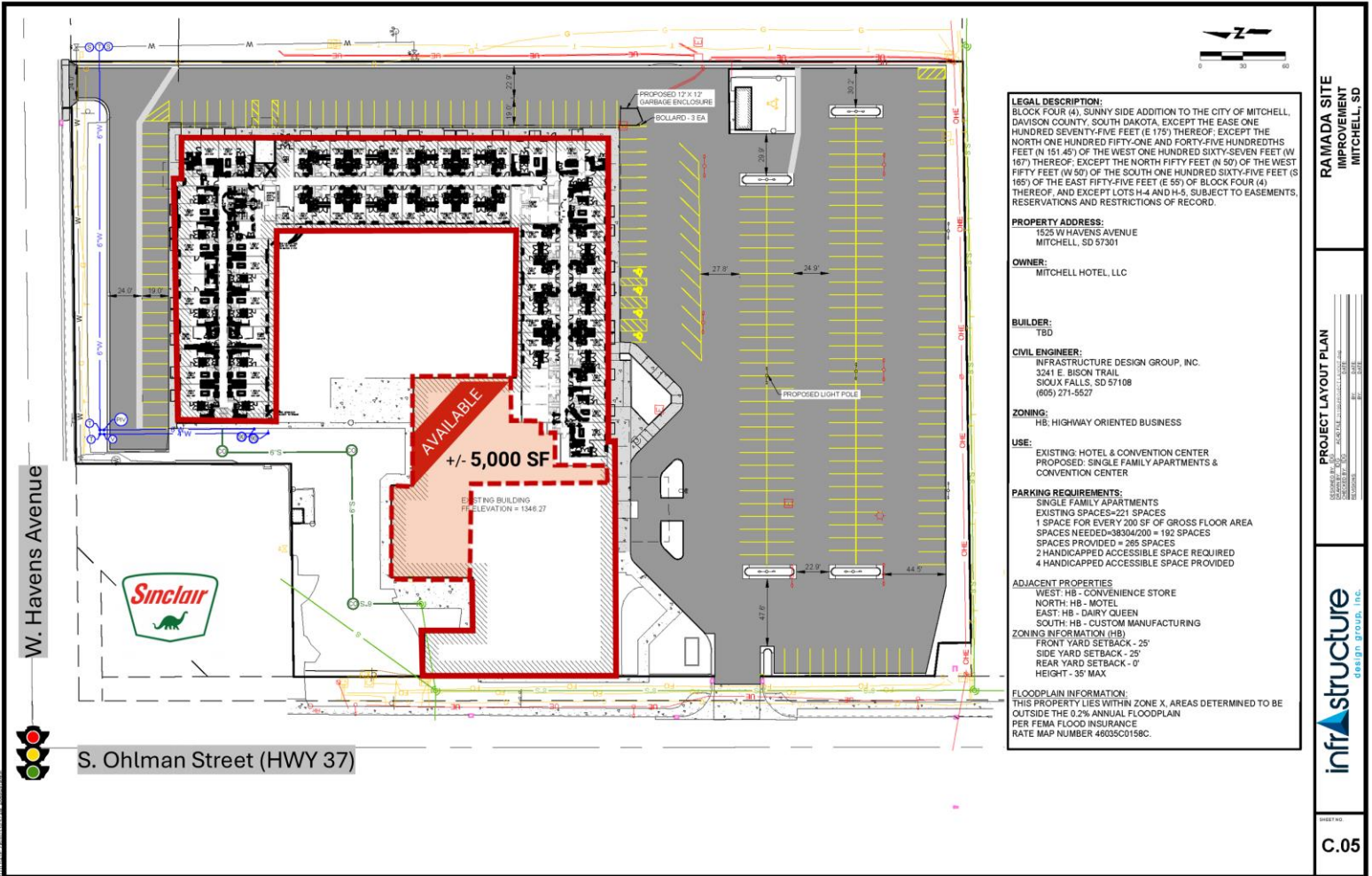
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SITE PLAN



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PHOTO GALLERY



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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.