

SPRUCE STREET COMMONS

2207 S. Mentzer Street, Mitchell, SD 57301
SUITE 120

FOR
LEASE



Retail Development Anchored by Walmart and Menards



SIZE

3,900 SF



PRICE

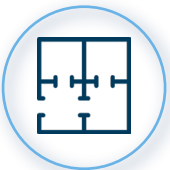
\$15.00 PSF (NNN)

Estimated NNN
\$5.25 PSF



LOCATION

Located at 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

Retail floor with an abundance of natural light from the large display windows, storage room, and two private restrooms.



TRAFFIC

Interstate 90:
13,040 vehicles/day

E. Spruce Street:
6,336 vehicles/day



CO-TENANCY

Walmart, Menards, Cabela's, Dollar Tree, Hibbett Sports, Tokyo Japanese Cuisine, Culver's, Kelly Inn, Tractor Supply Company, Wendy's, Les Schwab Tire Center, Puerto Vallarta Bar & Grill, Maurice's, Sherwin Williams.

Information deemed reliable but not guaranteed.



(605)-361-8211 | vbclink.com

2571 S Westlake Dr #100 Sioux Falls SD 57106



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AREA RETAIL MAP

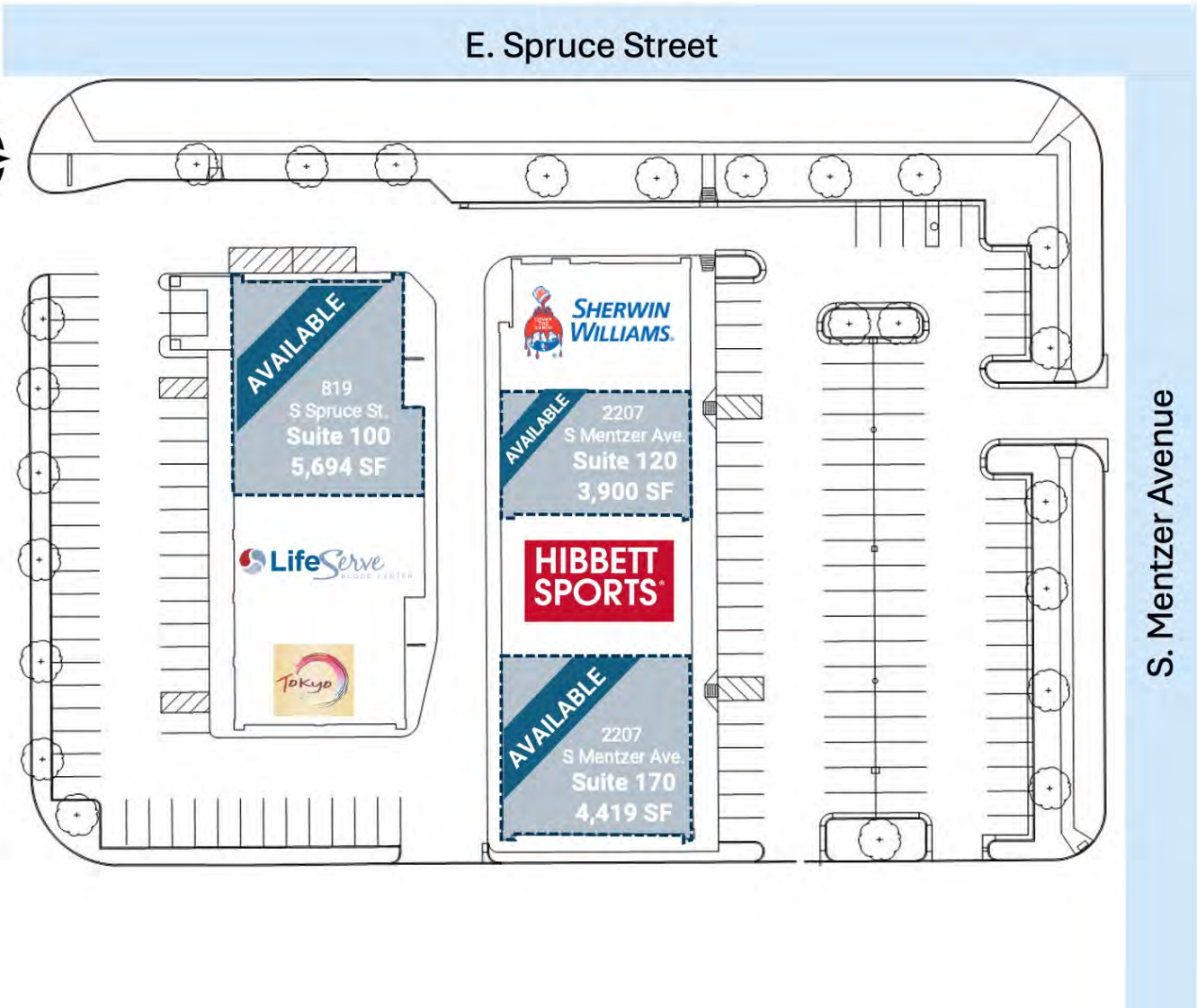


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SITEPLAN

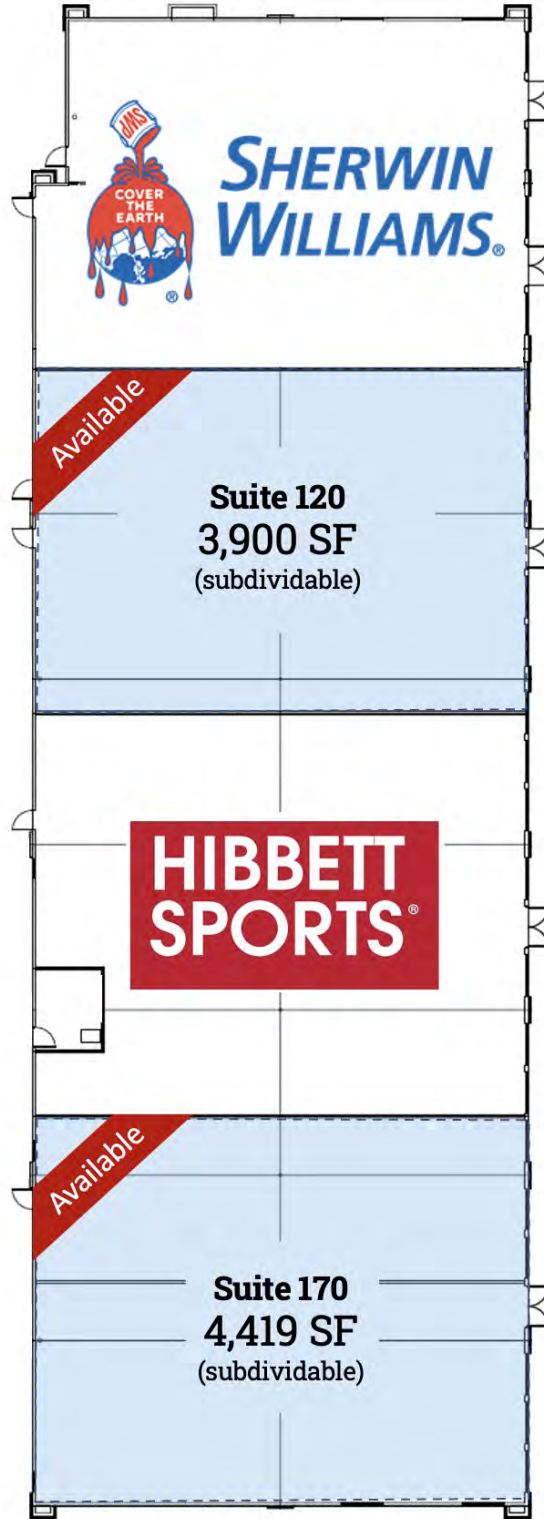


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BUILDING FLOORPLAN



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PHOTO GALLERY



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