

# SPRUCE STREET COMMONS

2207 S. Mentzer Street, Mitchell, SD 57301  
SUITE 170

FOR  
LEASE



## Retail Development Anchored by Walmart and Menards



### SIZE

4,419 SF



### PRICE

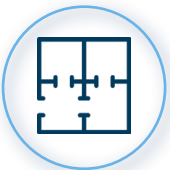
\$15.00 PSF (NNN)

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

Open retail space with exposed ceilings, large display windows, private restrooms, a large storage room & dressing rooms.

\*This space can be subdivided.



### 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.



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# AREA RETAIL MAP

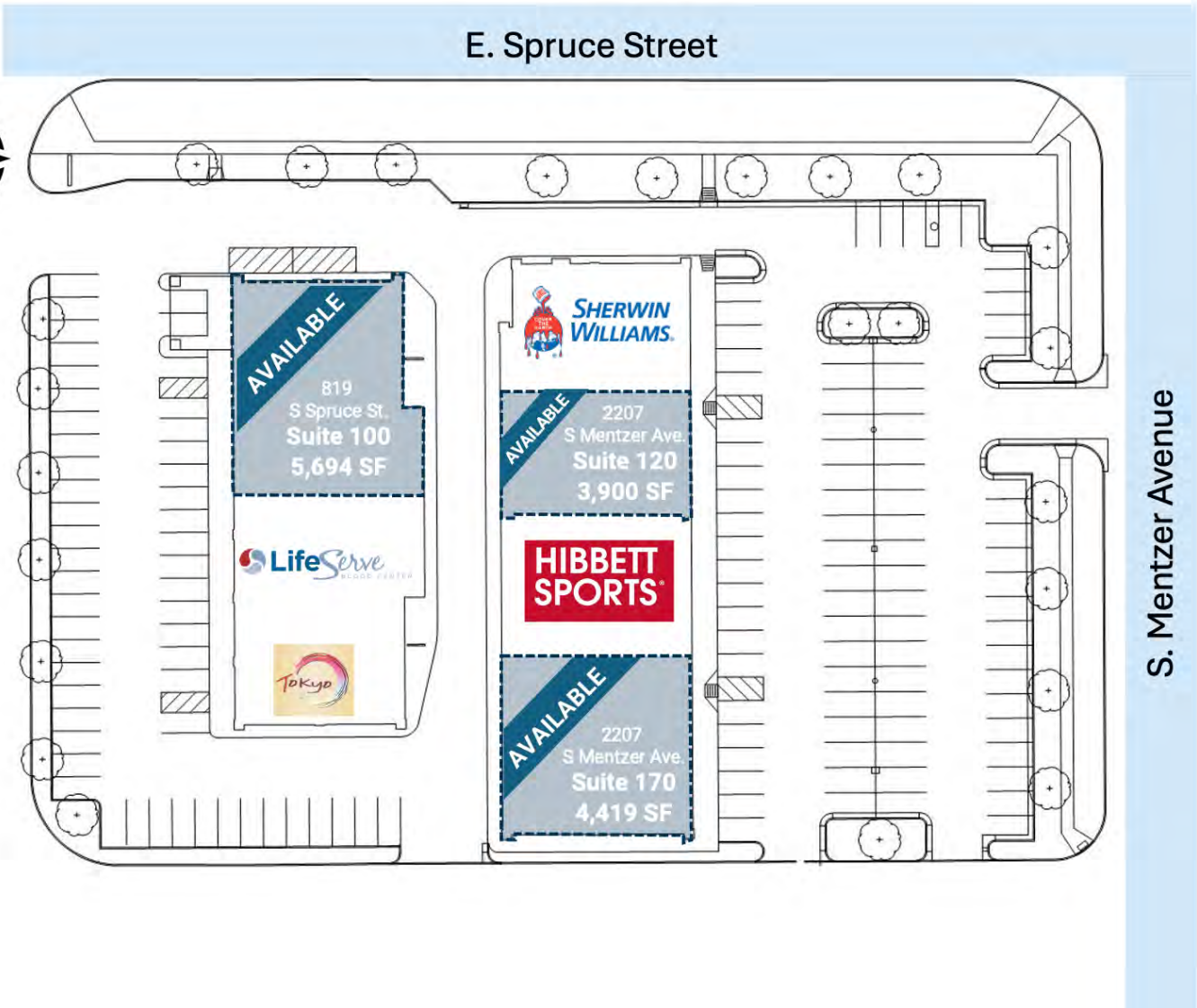


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# SITEPLAN



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# BUILDING FLOORPLAN

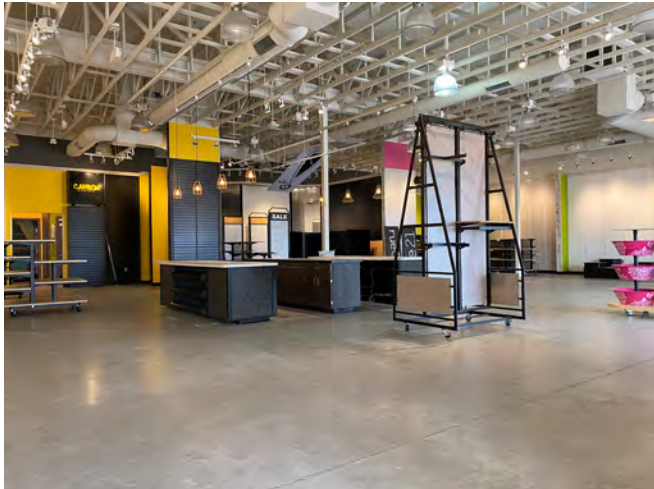


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# PHOTO GALLERY



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