



# MITCHELL COMMERCIAL PAD

Interstate 90 Exit 332

COMMERCIAL LAND ANCHORED BY WALMART AND CABELA'S

TBD East Spruce St | Mitchell, SD 57301



## SIZE

0.48 Acre



## PRICE

\$12.00/sqft



## CO-TENANCY

Walmart, Cabela's, Menards, Culver's, Wendy's, Verizon, Dollar Tree, Tractor Supply Company, Hibbett Sports, Les Schwab Tires, Avera Health and more!



## ZONING

Commercial



## TRAFFIC

Interstate 90: 13,040 vpd  
Spruce Street: 6,336 vpd



## LOCATION

High-profile retail location next to Wendy's and Culver's, located on Interstate 90 Exit 332. Site is anchored by Walmart, Cabela's and Menards.

Information deemed reliable but not guaranteed.

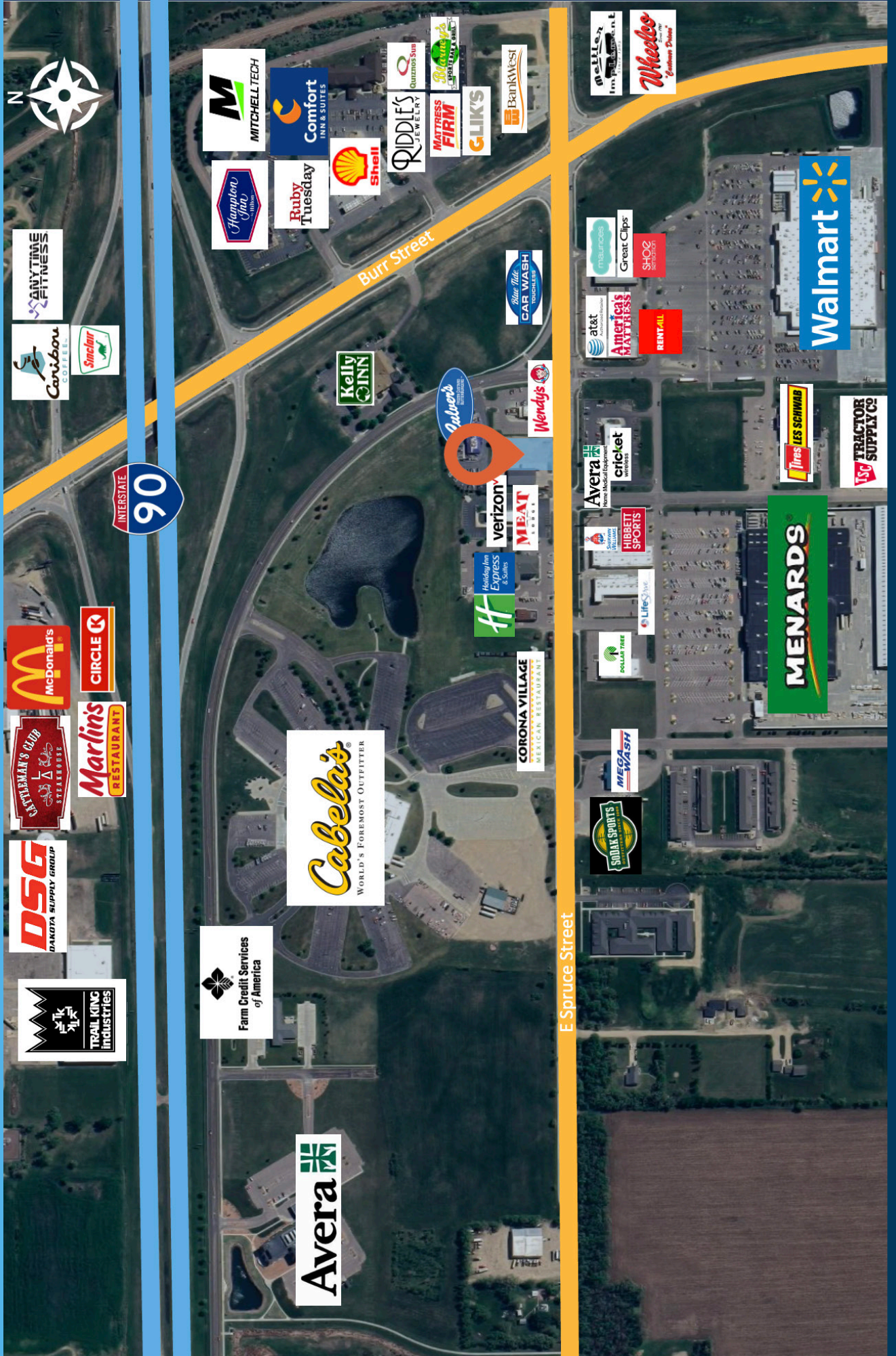


Lake Lorraine | 2571 Westlake Drive #100  
Sioux Falls, South Dakota 57106  
VBclick.com | 605.361.8211

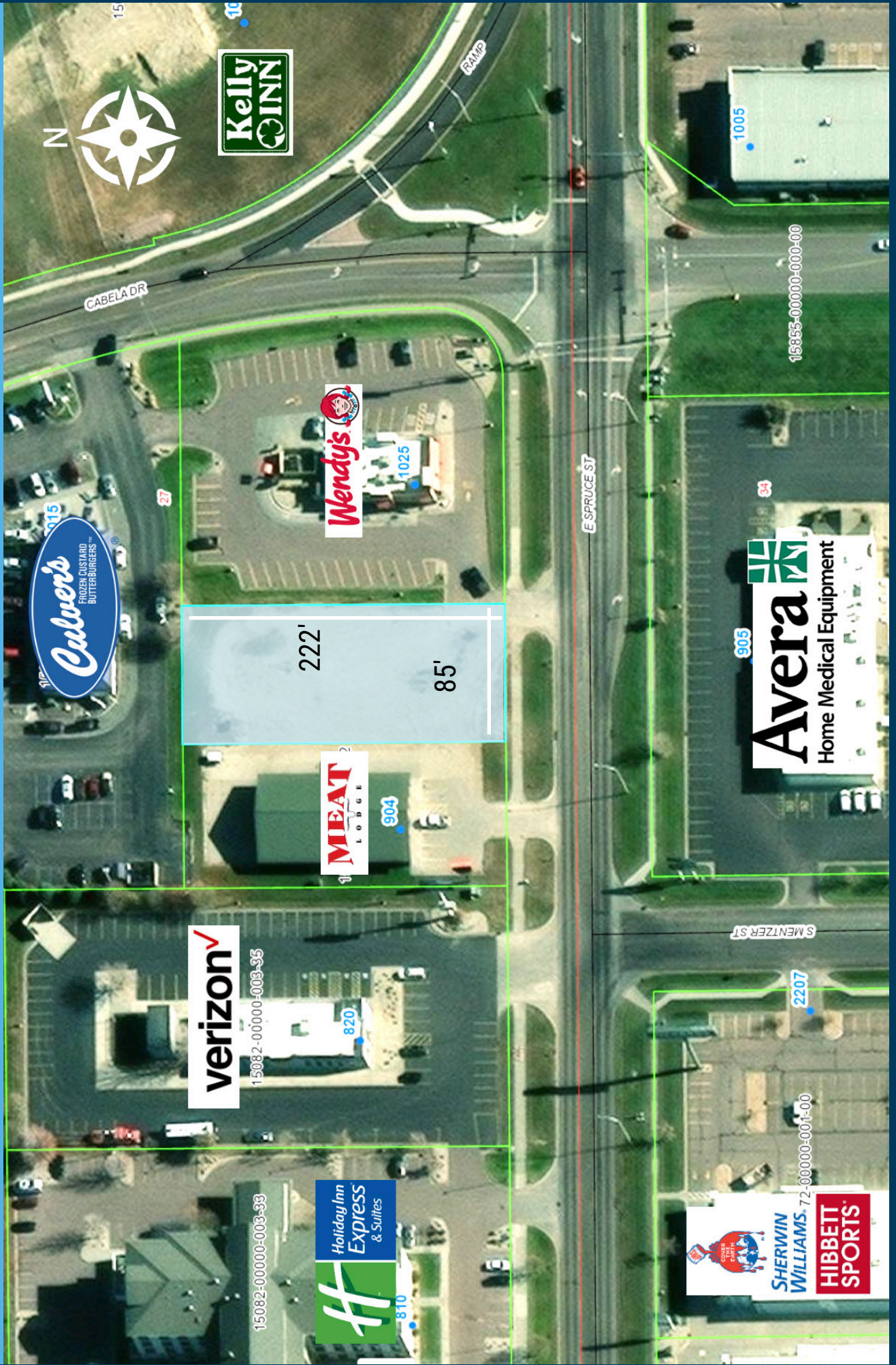


605.376.0127  
Ryan@VBclick.com

# AREA RETAIL MAP



# PARCEL MAP



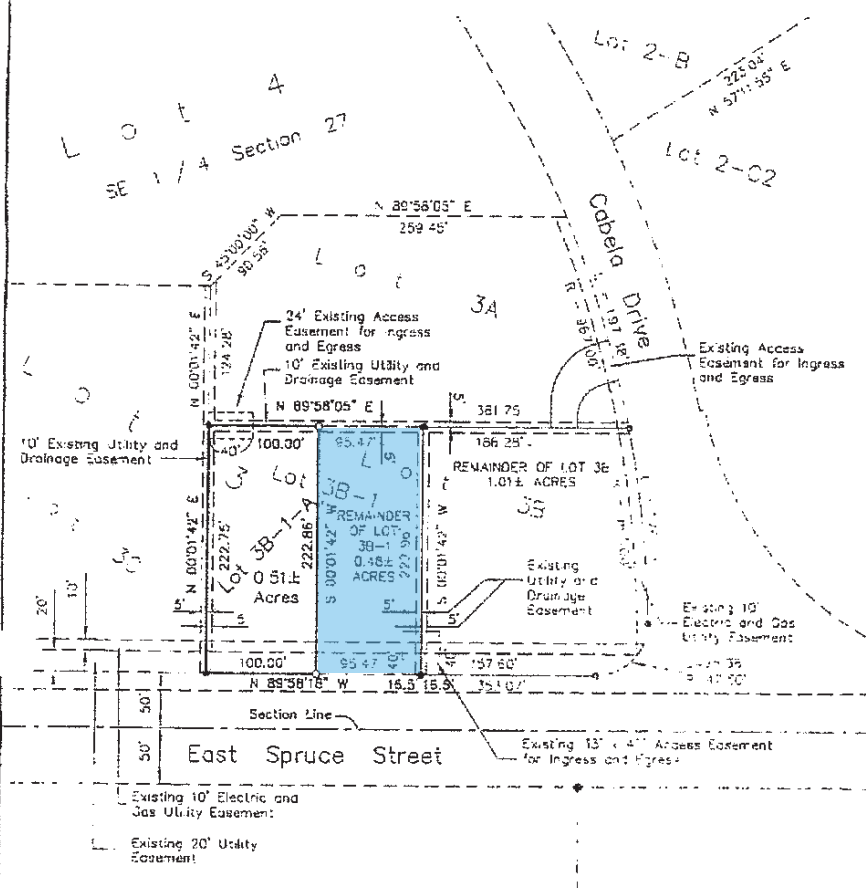


GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

- LEGEND**
- = FOUND IRON MONUMENT
  - = SET 5/8" x 1 1/2" NAIL WITH PLASTIC CAP NO. 8703
  - 100' (P) = PLATTED BEARING OR DISTANCE
  - 100' (M) = MEASURED BEARING OR DISTANCE
  - ⊠ = SET NAIL
  - ▲ = SET SURVEY SPIKE
  - 1.00 CH (P) = PLATTED DISTANCE IN CHAINS
  - = FOUND NAIL
  - ◇ = SET 3/8" x 1 1/2" SPIKE W/ NUMBER PUB-6572
  - WM = WITNESS MONUMENT
- PREPARED BY: PAUL J. REILAND, R.L.S.  
2100 NORTH SAVANNAH BLVD. - P.O. BOX 398  
MITCHELL, SOUTH DAKOTA 57501  
PHONE: (605) 994-7761
- BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM



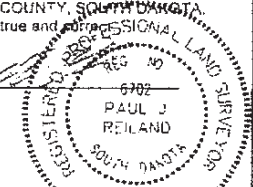
A PLAT OF LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Northland Investors, L.L.C. a Wisconsin Limited Liability Company, and Northland Investments, LLC, a California Limited Liability Company, as owners, and under their direction for purposes indicated therein, I did on or prior to July 6, 2015, survey those parcels of land described as follows: LOT 3B-1-A, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 3B-1 OF CABELA'S FIRST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 11<sup>th</sup> day of July, 2015

Registered Land Surveyor #SD6702



**SPN**

**& Associates**  
Engineers, Planners and Surveyors  
2100 North Savannah Blvd. - P.O. Box 398 Mitchell, South Dakota 57501  
Phone: (605) 994-7761 Fax: (605) 994-0015

SURVEY

# SITE OVERVIEW



# PHOTOS

View from West



View from South

