



BRANDON RETAIL PAD

Interstate 90 (Exit 406)

1-ACRE RETAIL PARCEL AT SIGNALIZED INTERSECTION



SIZE

41,455 sqft



PRICE

\$2.00 psf (NNN)
ground lease



LOCATION

SW hard corner of the signalized intersection of Ash Street and Splitrock Boulevard (SD Highway 11). Site is located at the first full-access intersection south of Interstate 90 (Exit 106).



TRAFFIC

Splitrock Blvd: 10,394 vpd
Interstate 90: 24,558 vpd



SITE DELIVERY

Site will be delivered in a shovel-ready condition: level-graded, utilities stubbed to Property, General Business (commercial) zoning in place, platted.



CO-TENANCY

McDonald's, Jimmy John's, Circle K, BP, Arby's, Holiday Inn Express & Suites, Quality Inn, Subway, Pizza Hut, Taco John's.

Information deemed reliable but not guaranteed.



VBCLINK.COM

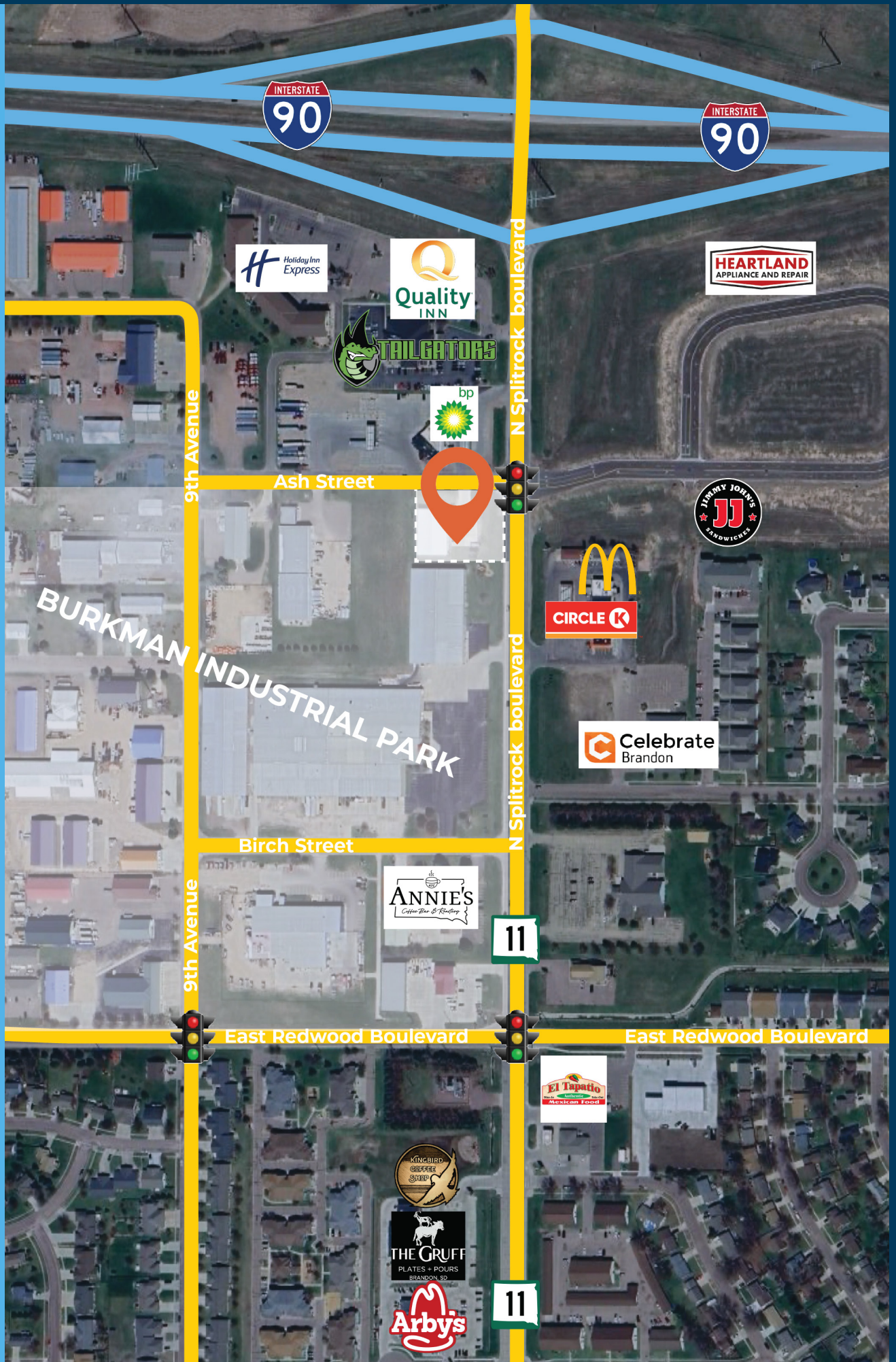
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



605.376.0127

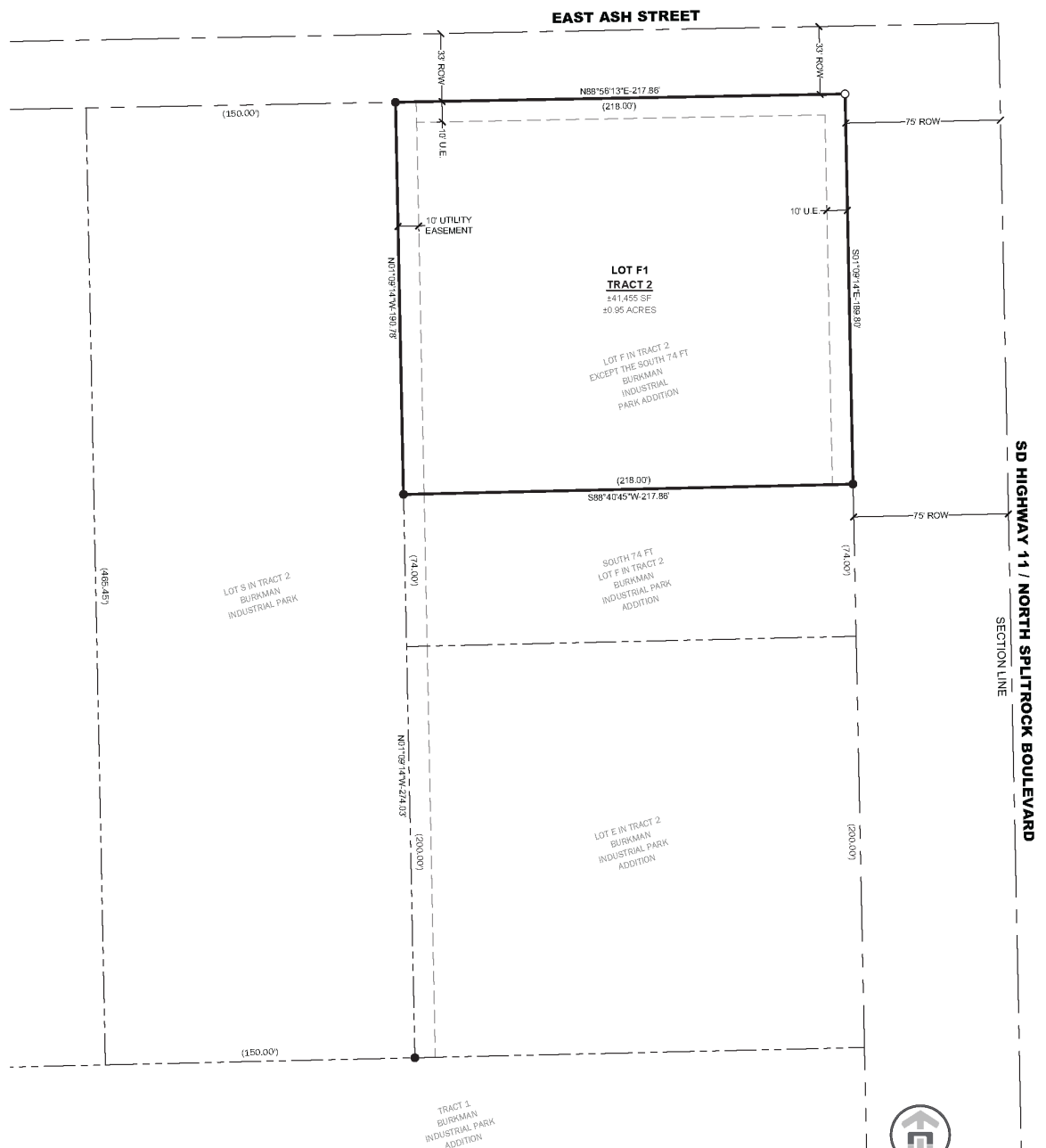
Ryan@VBCLink.com

AREA RETAIL MAP



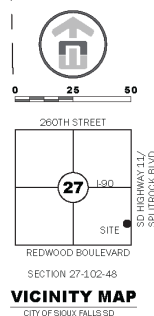
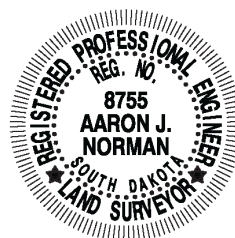
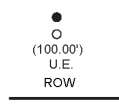
PLAT

\\users\AARON\NORMAN ENGINEERING DROPBOX\PROJECTS\2024\24.02.103 - BRANDON STARBUCKS - VBC\DWG\24.02.103 - PLAT.DWG



1. BASIS OF BEARINGS FOR THIS PLAT ARE UTM
ZONE 14 NORTH.
2. THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT

FOUND 5/8" REBAR
SET 5/8" x 18" CAPPED REBAR
PREVIOUSLY PLATTED DIMENSION
UTILITY EASEMENT
RIGHT OF WAY
PLATTED PROPERTY LINE
EXISTING PROPERTY LINE



SITE OVERVIEW

