

**FOR
LEASE**

Eagle Creek Retail Center

1515 – 1517 W. Holly Blvd. Brandon, SD 57005



HIGHLY VISABLE RETAIL SPACE ON PRIMARY COMMUTER ROUTE

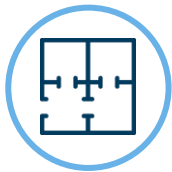


SIZE

STE 1515 : 1,543 SF

STE 1517 : 1,831 SF
Endcap

Suites can be combined.



LAYOUT

STE 1515 : Landlord will deliver as a vanilla shell.
TIA : \$20 PSF

STE 1517 : Endcap, open retail with storage room, private restroom and pick up window.



PRICE

STE 1515 : \$16 PSF (NNN)

STE 1517 : \$17 PSF (NNN)

Estimated NNN \$4.00 PSF



TRAFFIC

Holly Boulevard/
Rice Street:
8,832 cars per day



LOCATION

Highly visible location on the primary commuter route between Brandon and Sioux Falls.



CO-TENANCY

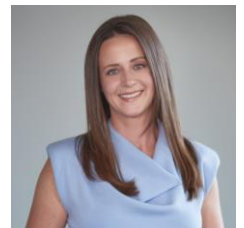
Anderson-Smith Therapy Institute, Heritage Lutheran Church, Brandon Valley Fitness Center, Casey's General Store, Scooter's Coffee, B&G Milky Way, Dollar General, Brandon Valley Middle School.

Information deemed reliable but not guaranteed.



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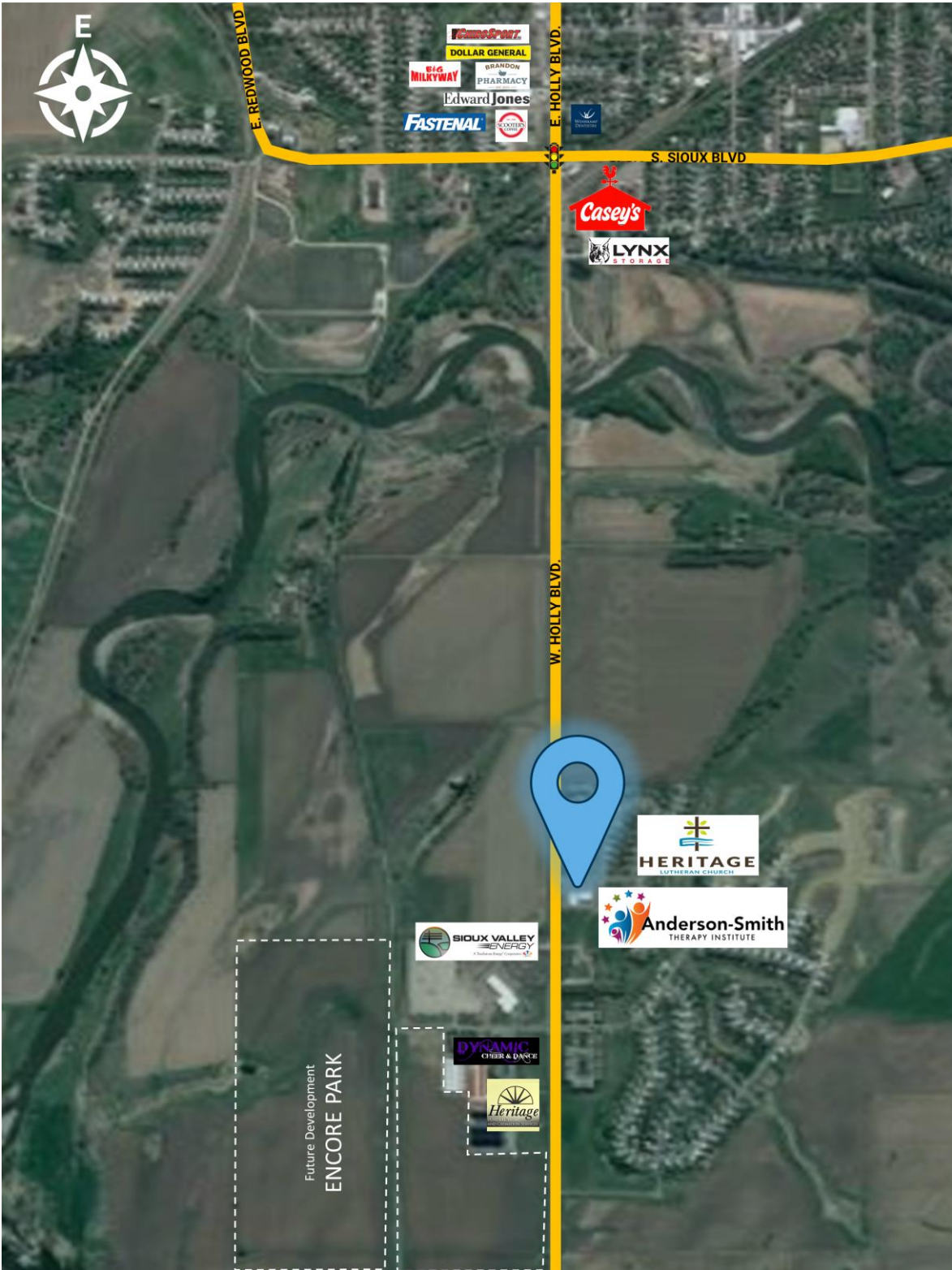
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605.351.5512

autumn.kaufhold@vbclink.com

AREA RETAIL MAP



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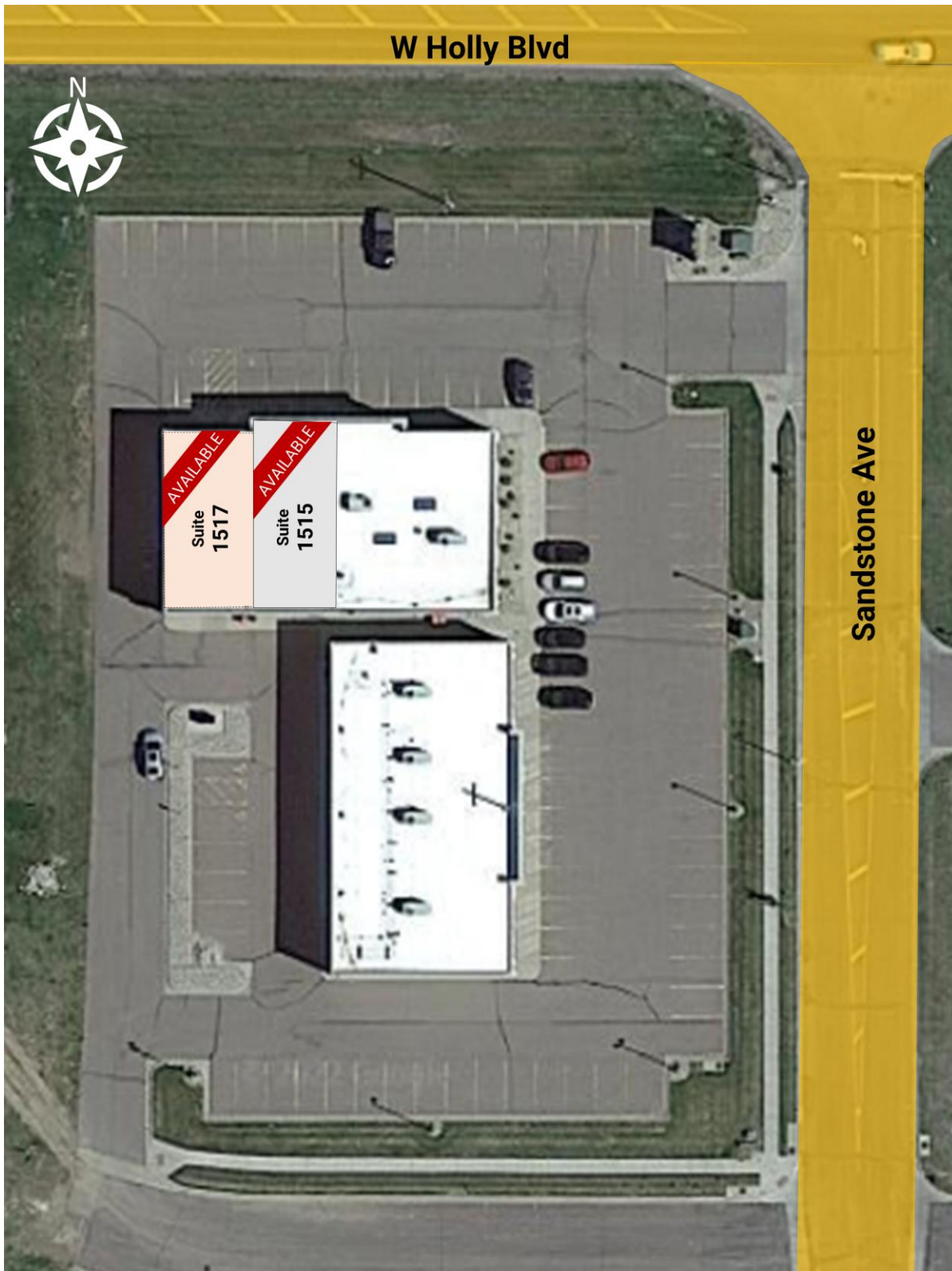
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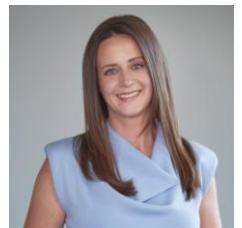
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SITE OVERVIEW



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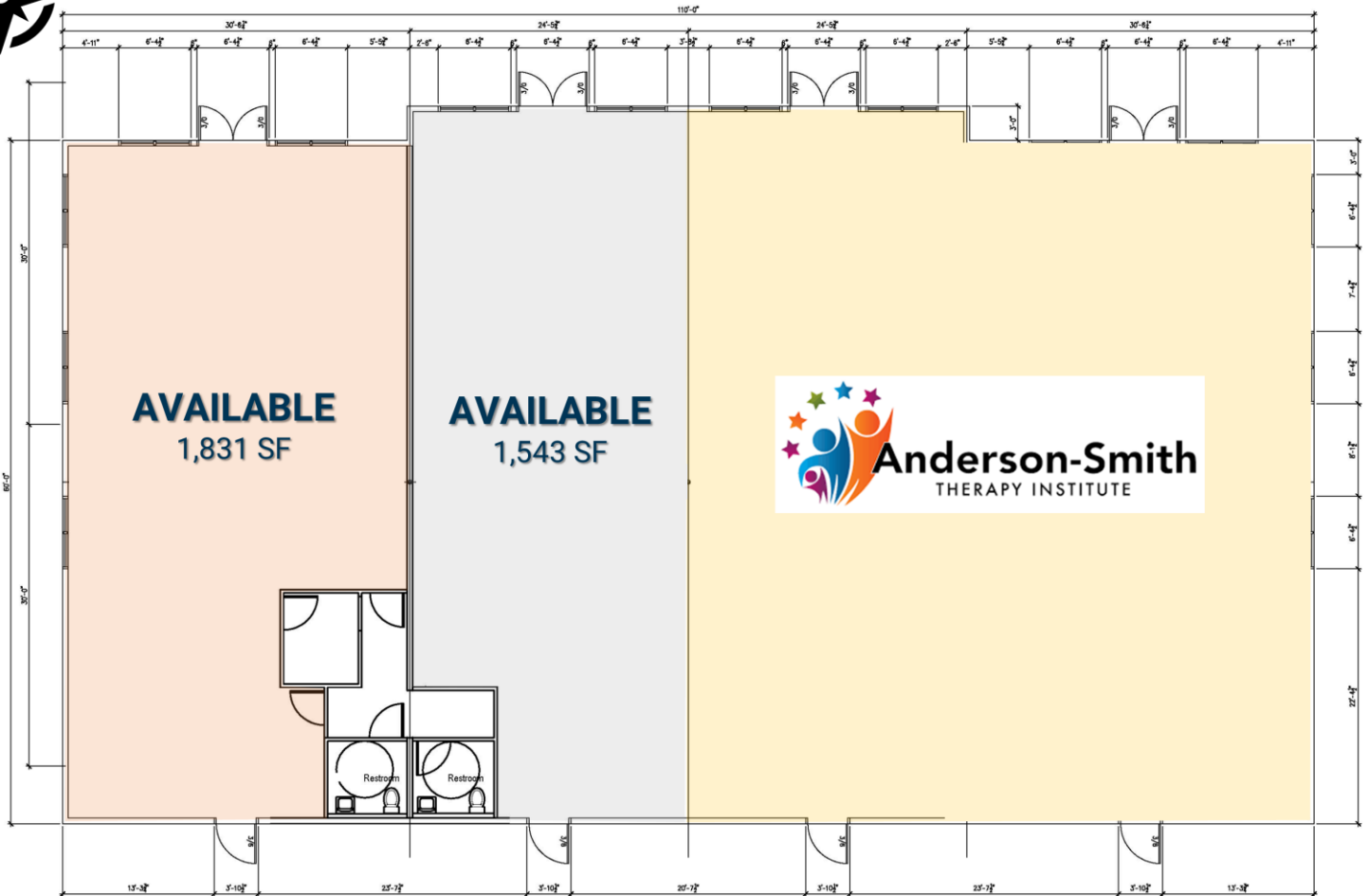
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BUILDING FLOORPLAN



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PHOTO GALLERY



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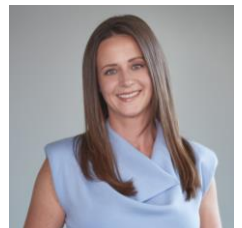
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