



BRANDON RETAIL PAD

INTERSTATE 90 (EXIT 406)

1-ACRE RETAIL PARCEL AT SIGNALIZED INTERSECTION



1001 North Splitrock Boulevard
Brandon, SD 57005



SIZE

41,455 sqft



PRICE

Ground lease: \$2.00 psf (NNN)
Build-to-Suit: Contact Broker



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.

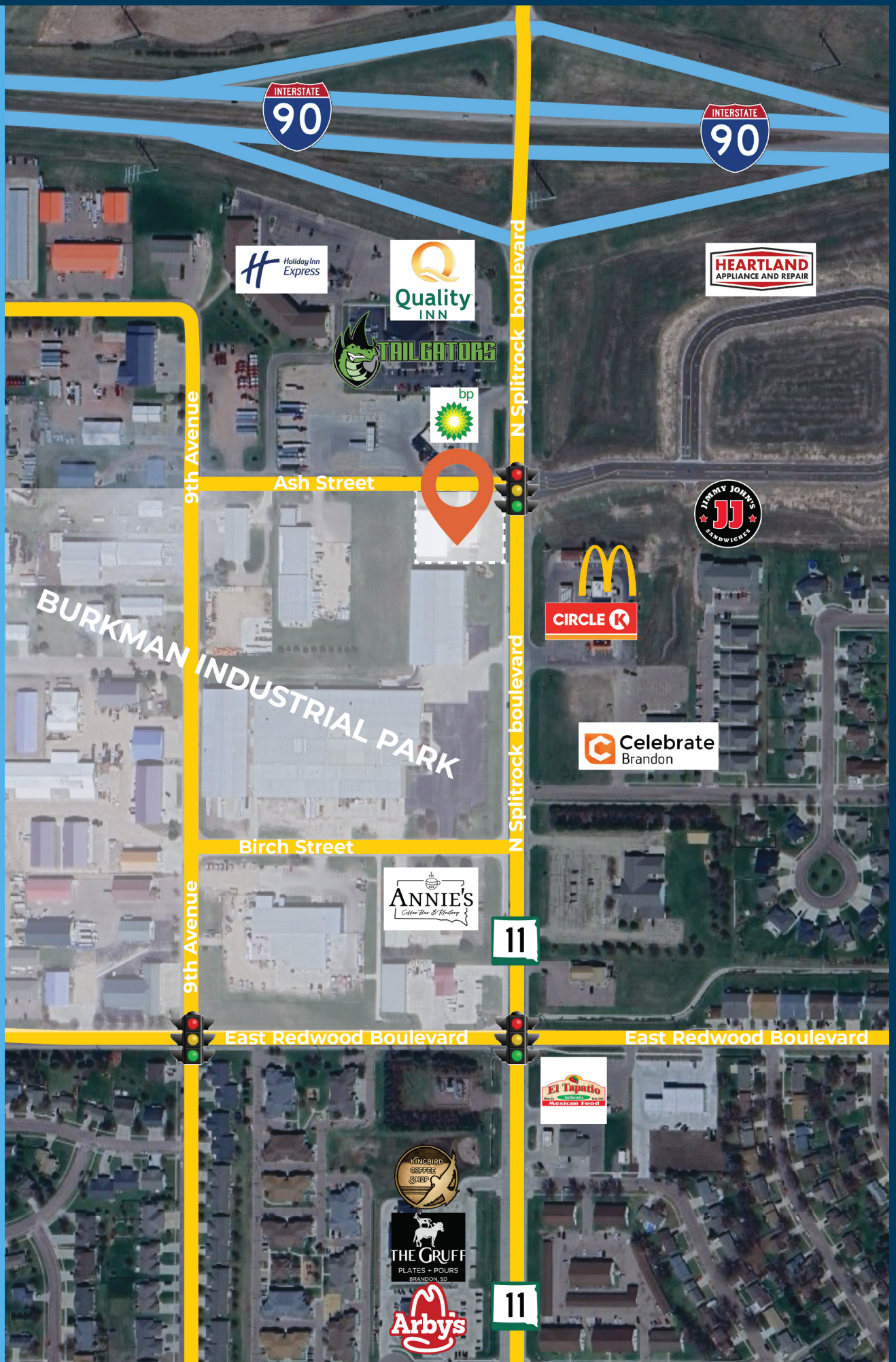


VBCLINK.COM
2571 Westlake Drive #100
Sioux Falls, South Dakota 57106



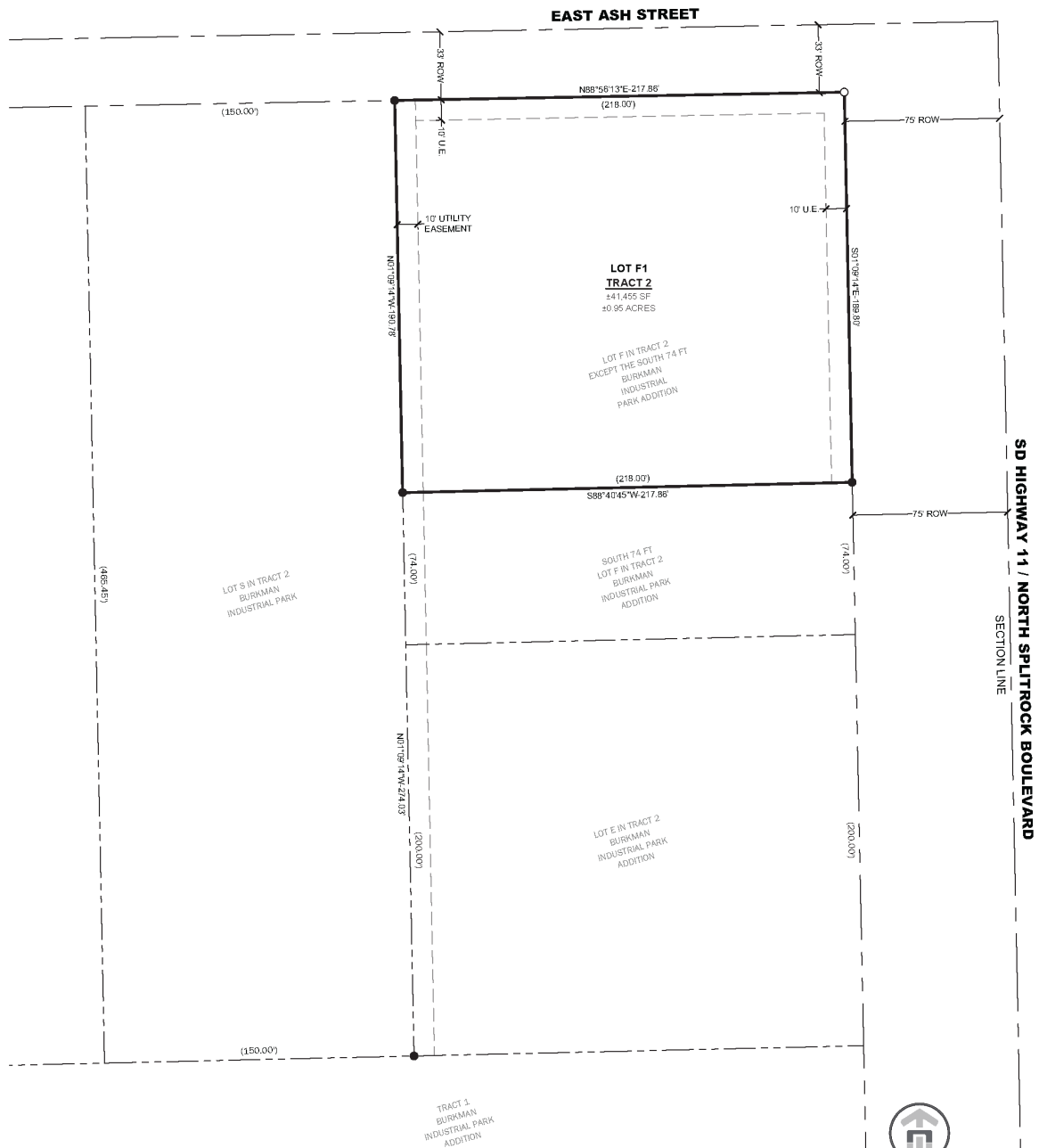
605.376.0127
Ryan@VBCLink.com

AREA RETAIL MAP



PLAT OF LOT F1 IN TRACT 2 OF **BURKMAN INDUSTRIAL PARK**

AN ADDITION TO THE CITY OF BRANDON, MINNEHAHA COUNTY, SOUTH DAKOTA.
CONTAINING ±41,455 SF (±0.95 ACRES)



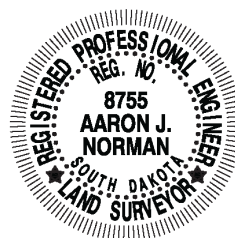
GENERAL NOTES:

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

LEGEND:

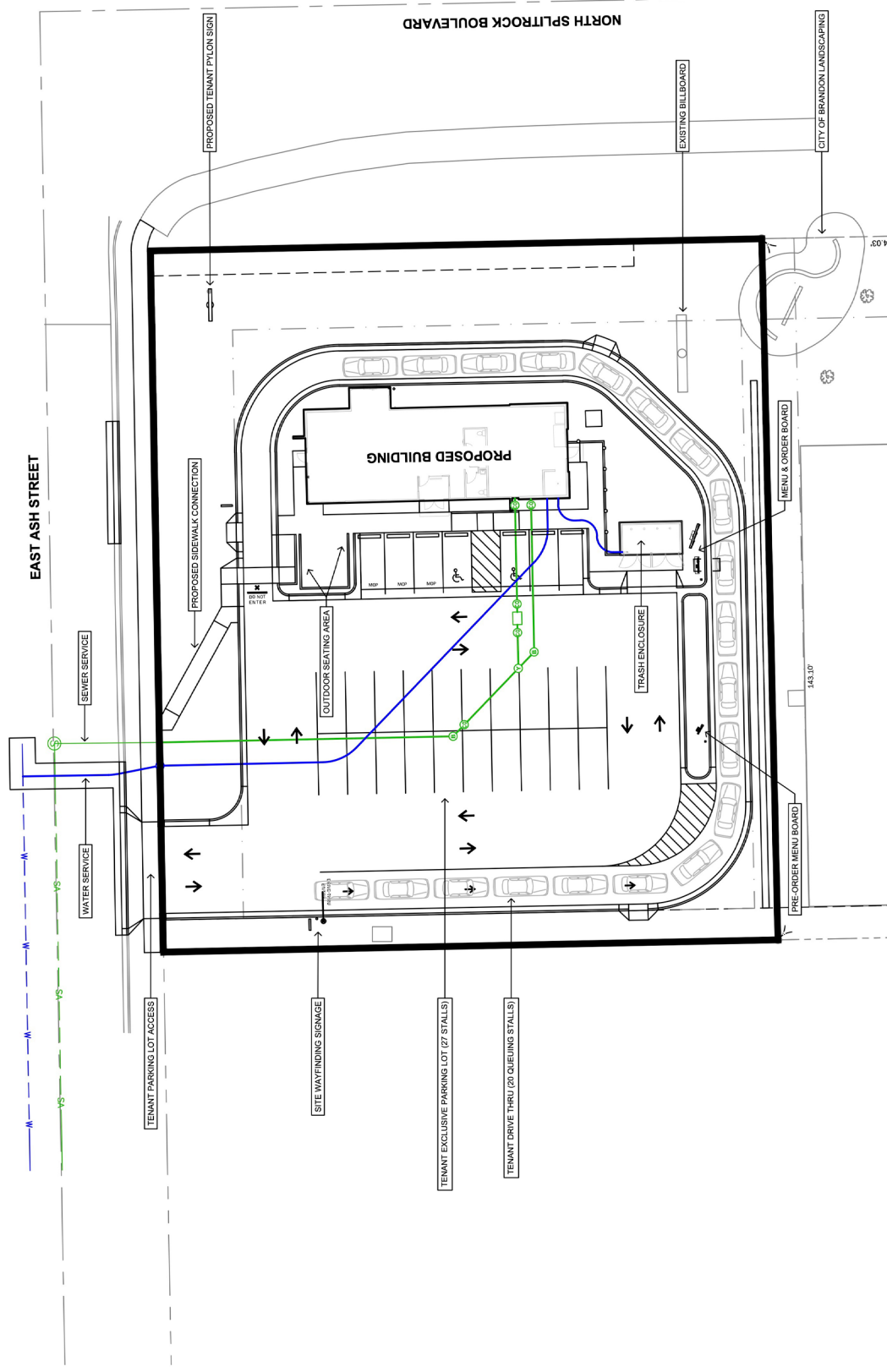
FOUND 5/8" REBAR
SET 5/8" x 18" CAPPED REBAR
PREVIOUSLY PLATTED DIMENSION
UTILITY EASEMENT
RIGHT OF WAY
PLATTED PROPERTY LINE
EXISTING PROPERTY LINE

•
○
(100.00')
U.E.
ROW



NORMAN
ENGINEERING + SURVEYING
6221 EAST SILVER MAPLE CIRCLE
SIOUX FALLS, SD 57110
aaron@normanengineeringinc.com

CONCEPTUAL SITEPLAN



SITE OVERVIEW

