

# FOR LEASE

## Spruce Street Commons

RETAIL DEVELOPMENT ANCHORED BY WALMART & MENARDS

2207 South Mentzer Street, Suite 170 | Mitchell, SD 57301



### SIZE

4,419 sqft



### PRICE

\$15.00 psf (NNN)

Estimated NNN: \$5.50 psf



### LOCATION

Located at the epicenter of national retail in Mitchell, SD, this retail center is in close proximity to Interstate 90 and in the bustling out lot of Menards.



### TRAFFIC

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



### LAYOUT

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

\*This space can be subdivided.



### AREA TENANTS

Walmart, Mendards, 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 Map Spruce Street Commons



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Site Plan  
**Spruce Street Commons**



E. Spruce Street

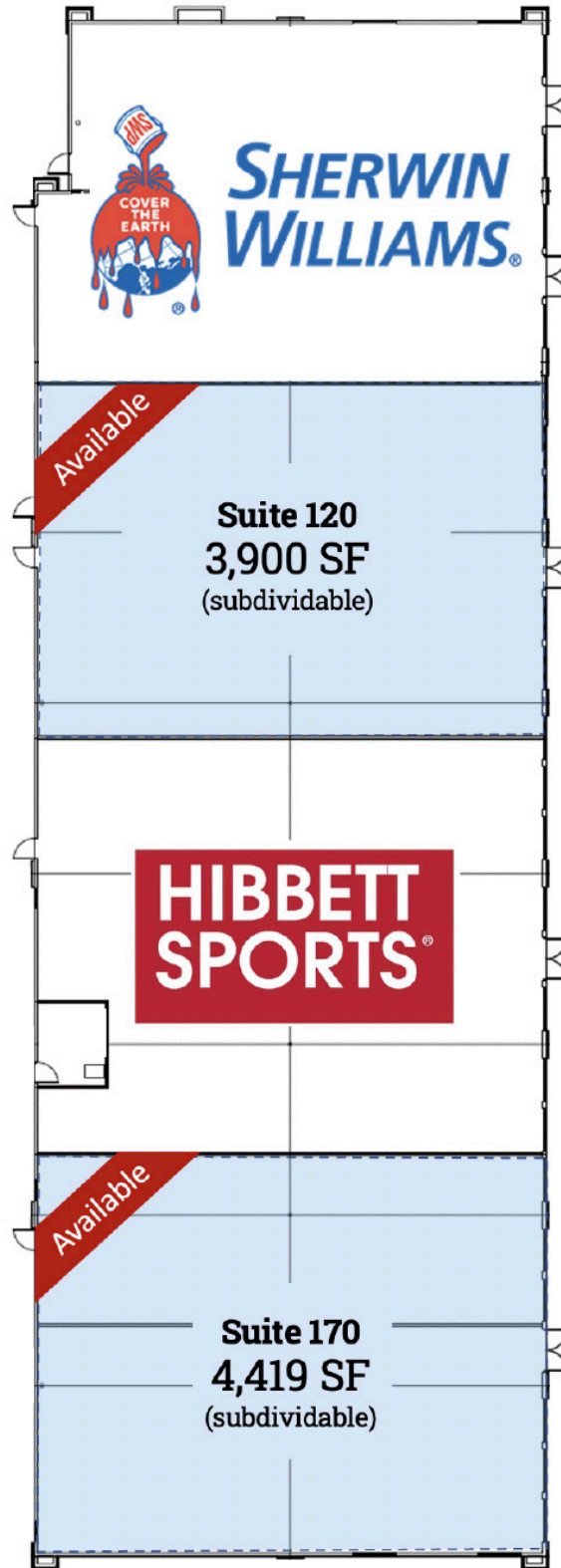


S. Mentzer Avenue



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*Building Floor Plan*  
**Spruce Street Commons**



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*Photos*  
**Spruce Street Commons**

