

FOR LEASE: WALMART OUTLOT RETAIL MALL SPACE



**1005 E Spruce St#103
Mitchell, SD 57301**

AVAILABLE: 1,200 SF
PRICE: \$17.00 PSF
TERMS: NNN
OCCUPANCY: Fall 2018

Tenant Improvement
Allowance: \$12.00 PSF



**For more information,
please contact:**

Mike Van Buskirk

p: 605.361.8211
c: 605.366.0936
e: Mike@VBCLink.com

PROPERTY INFORMATION

- Excellent opportunity in bustling Walmart Outlot retail area just off I-90 in Mitchell, SD.
- Area neighbors include Menards, Wal-Mart, Cabela's, Davita, Hibbett Sports and many others.
- Immediate neighbors include Gamestop, Orchid Nails & Spa, Great Clips, Maurices, Pro Cellular Wireless, and Appliance and Furniture RentAll.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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1005 E Spruce Street



1005 SPRUCE STREET
SUITE 100-105
MITCHELL, SOUTH DAKOTA 57301

MITCHELL WEST BUILDING
FLOOR PLAN

SCALE



TOTAL BUILDING
= 10,417 SQ.FT.
VBC GROUP
10/24/2006
REV. 4/1/2007
M-V 5/2/07

SUBJECT SPACE



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VanBuskirk
COMPANIES

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Mitchell is located 73 miles west of Sioux Falls, South Dakota, along I-90. Home to Dakota Wesleyan College, Mitchell Technical Institute and the famed Corn Palace, Mitchell has a population of 15,484 and is the largest city along I-90 between the Missouri River and Sioux Falls, SD.

HOUSEHOLD SUMMARY 2013	5-mile radius	10-mile radius	20-mile radius
Number of Households	7,394	8,155	9,869
Owner Occupied Housing Units	56.4%	59.7%	60.5%

HOUSEHOLDS BY INCOME 2013	5-mile radius	10-mile radius	20-mile radius
Less than \$15,000	12.8%	12.3%	12.0%
\$15,000 - \$24,999	13.0%	12.7%	12.2%
\$25,000 - \$34,999	15.4%	15.3%	15.0%
\$35,000 - \$49,999	15.8%	15.3%	15.0%
\$50,000 - \$74,999	19.3%	19.3%	19.9%
\$75,000 - \$99,999	11.5%	12.2%	12.7%
\$100,000 - \$149,999	8.2%	8.6%	8.6%
\$150,000 - \$199,999	2.0%	2.1%	2.3%
\$200,000+	2.2%	2.2%	2.4%
Average Household Income	\$ 56,981	\$ 58,025	\$ 59,369

POPULATION SUMMARY	5-mile radius	10-mile radius	20-mile radius
2013	16,979	19,262	24,398
2018	17,439	19,799	24,862



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