

Former Shopko

1900 N. Main Street, Mitchell, SD 57301

For Sale; \$2,000,000

Also Available for Lease

Up To 71,846 Sq. Ft.



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FEATURES

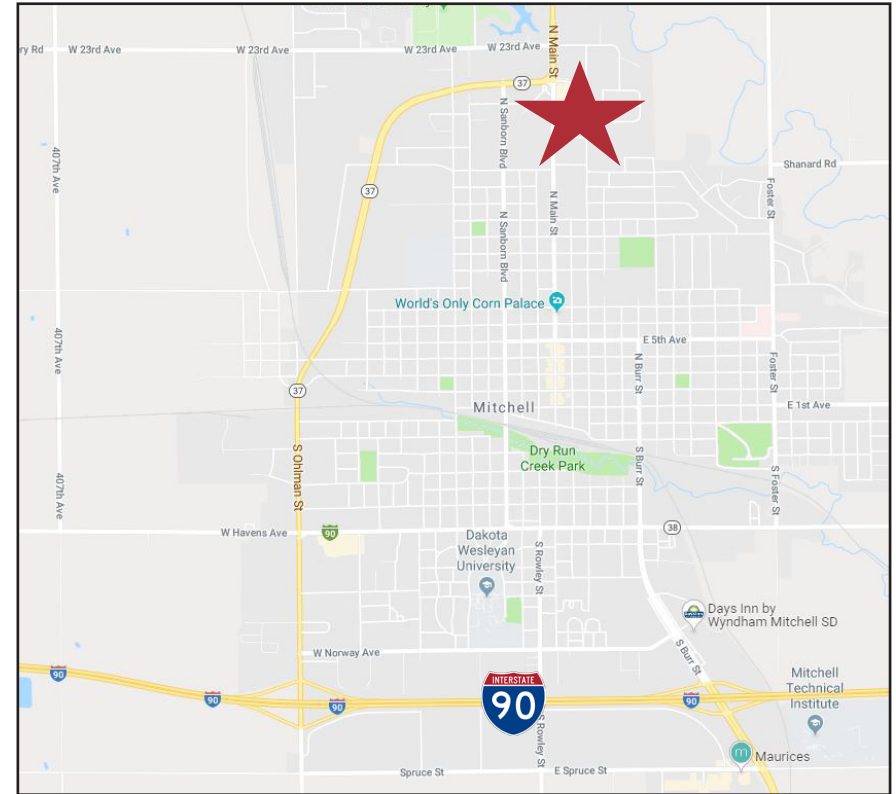
- Lot size: 5.94 acres
- Building size: 71,846 sq. ft.
- Year built: 1992
- Construction: Concrete block
- Zoning: General Commercial Retail
- Parking: Surface
- Signage: Building and pylon
- Dock doors: 2
- 2018 Real Estate Taxes: \$48,811.34
- Contact broker for lease pricing
- Sale Price: \$2,000,000 (\$27.83/ sq. ft.)

The Mitchell retail market is considered to be steady growth of its retail sector.

This property is located on a significant travel route to the rural market area to the North of Mitchell. As was Shopko's general Method of Operation however, this location was considered to be self-supporting, and in this case, the only option for the northern tier of the market for many household goods and services. It's co-tenancy with an adjoining supermarket provides continual retail shopping draw and excellent exposure to the front door of this property.

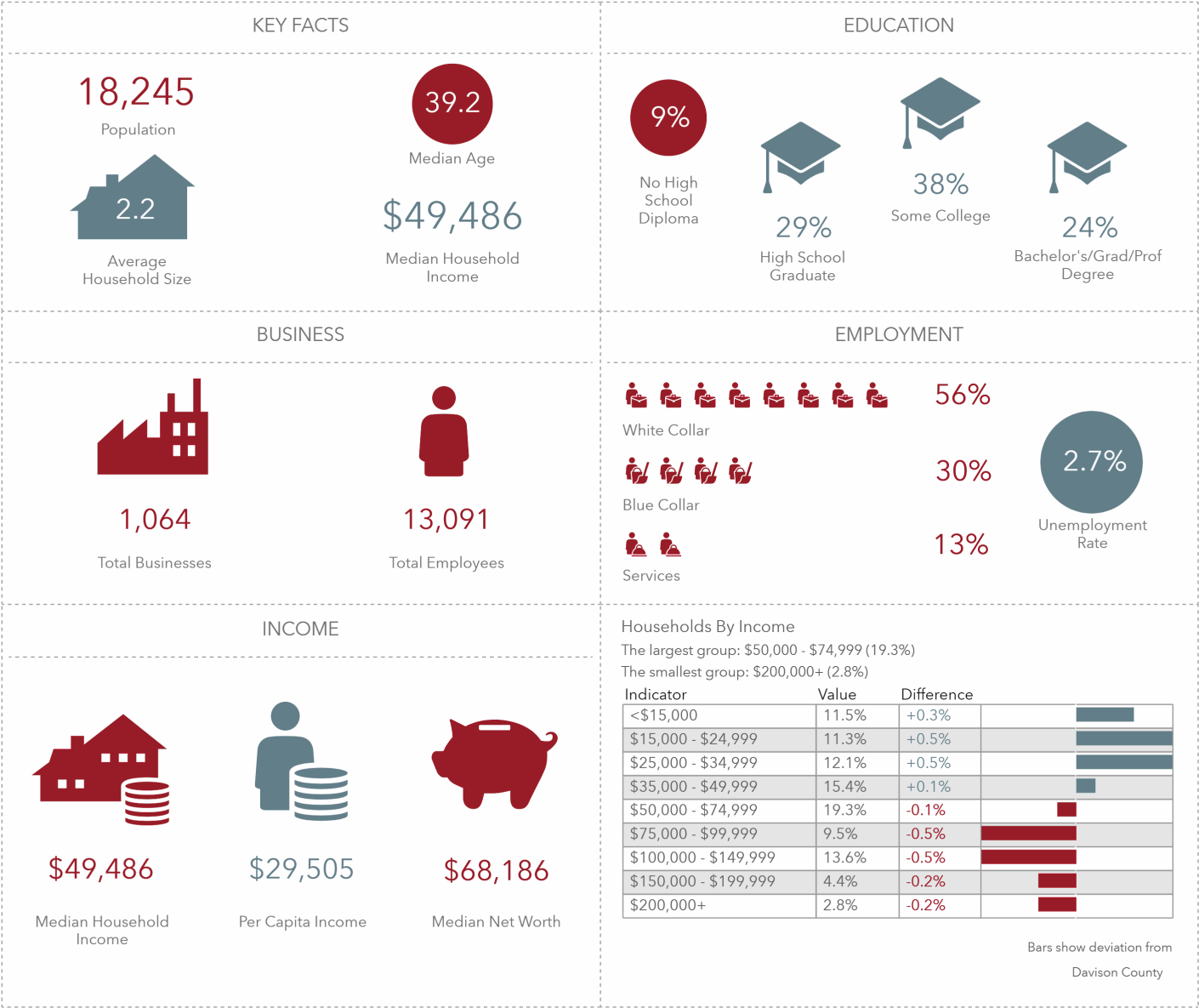
Mitchell as a city has been very active in supporting alternative uses for vacated properties. Willingness to re-zone for alternative uses is well documented, and the desire of the community to remain relevant is evident.

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DEMOGRAPHICS

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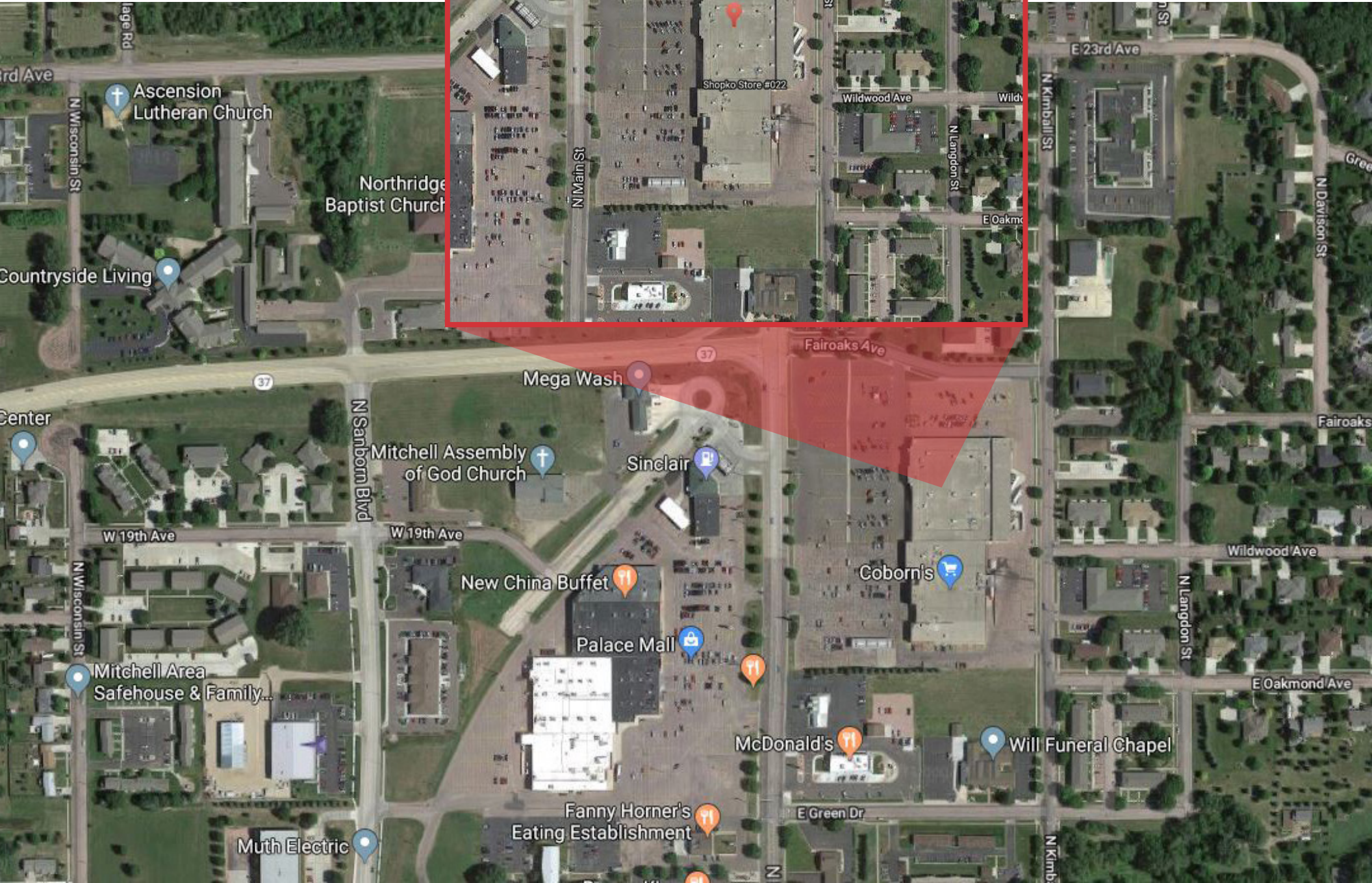


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	1 mile	10 miles	30 miles
POPULATION			
2019 Total Population	7,674	19,872	34,567
2024 Total Population	7,795	20,510	35,331
2019-2024 Population: Annual Growth Rate	0.31%	0.63%	0.44%
GENERATIONS			
2019 Millennial Population (Born 1981 to 1998)	1,918	4,461	7,131
2019 Generation X Population (Born 1965 to 1980)	1,224	3,421	6,200
2019 Baby Boomer Population (Born 1946 to 1964)	1,462	4,313	8,072
INCOME			
2019 Average Household Income	58,792	68,541	70,585
2024 Average Household Income	66,099	78,082	79,929
2019 Education: High School Diploma	1,213	3,153	6,411
2019 Education: Bachelor's Degree	\$677	\$2,294	\$3,946
2019 Education: Graduate/Professional Degree	\$337	\$967	\$1,443
EMPLOYMENT			
2019 Employed Civilian Population Age 16+	\$3,940	\$10,466	\$18,287
2019 Unemployed Population Age 16+	\$113	\$264	\$384

AERIAL



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