

+/- 1-5 ACRES OF LAND

FOR SALE

601 CABELA DRIVE, MITCHELL, SD



Lot Size: 5 (divisible) Acres*
Price: \$7.50 per sq. ft. for the entire parcel. Smaller sizes priced based on size, location, configuration, etc.
Zoning: Commercial

Area businesses include; Cabela's, Menards, Walmart Supercenter, Ruby Tuesday, Culver's, Whiskey Creek, Holiday Inn Express

Mitchell is a regional shopping destination: Over 50,000 people are served in the 6 county region. The site is located near the epicenter of over 500,000 sq. ft. of retail shopping within a few blocks. Big boxes, strip centers, restaurants, hotels and a mix of other stores provide a well served retail community. This parcel, located at entrance A to Cabela's provides high visibility in an outparcel of one of the country's best sporting goods retailer.

Innovative Real Estate Solutions



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LOCAL AERIAL



DEMOGRAPHICS	5-Mile	15-Mile	25-Mile
Estimated Population	17,161	22,513	29,727
Estimated Total Households	7,572	9,403	12,265
Average Household Income	\$60,151	\$62,119	\$63,267
Median Age	37	38	39

TRAFFIC COUNTS	Vehicles Per Day
Interstate 90	12,495 CPD
Spruce St.	5,175 CPD



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