

**FOR
LEASE**

BRANDON RETAIL PAD

INTERSTATE 90 (EXIT 406)

1-ACRE RETAIL PARCEL AT SIGNALIZED INTERSECTION



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.



AREA TENANTS

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.



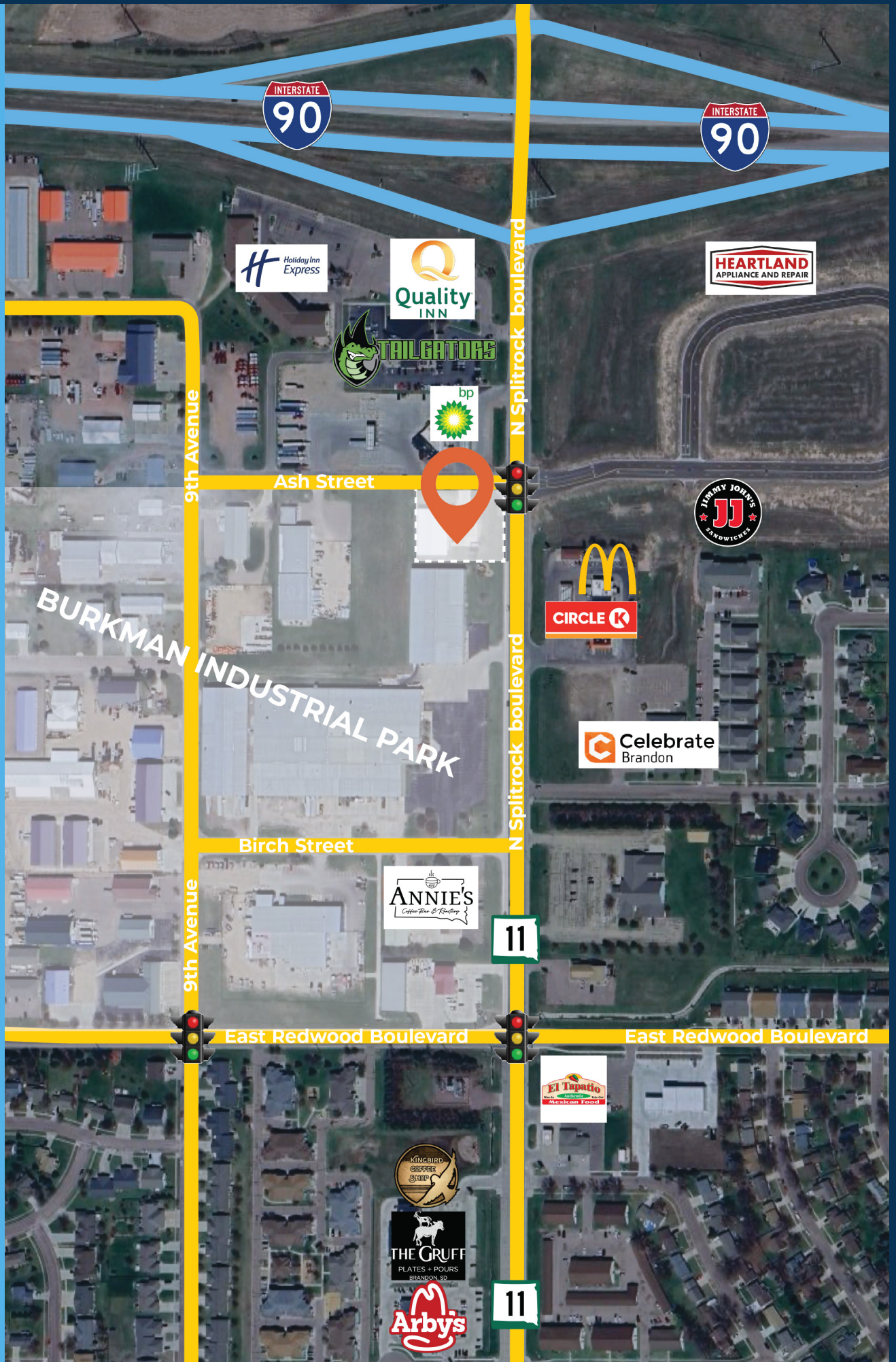
TYSDAL
COMMERCIAL

7400 South Bitterroot Place
Sioux Falls, South Dakota 57108
TysdalCommercial.com



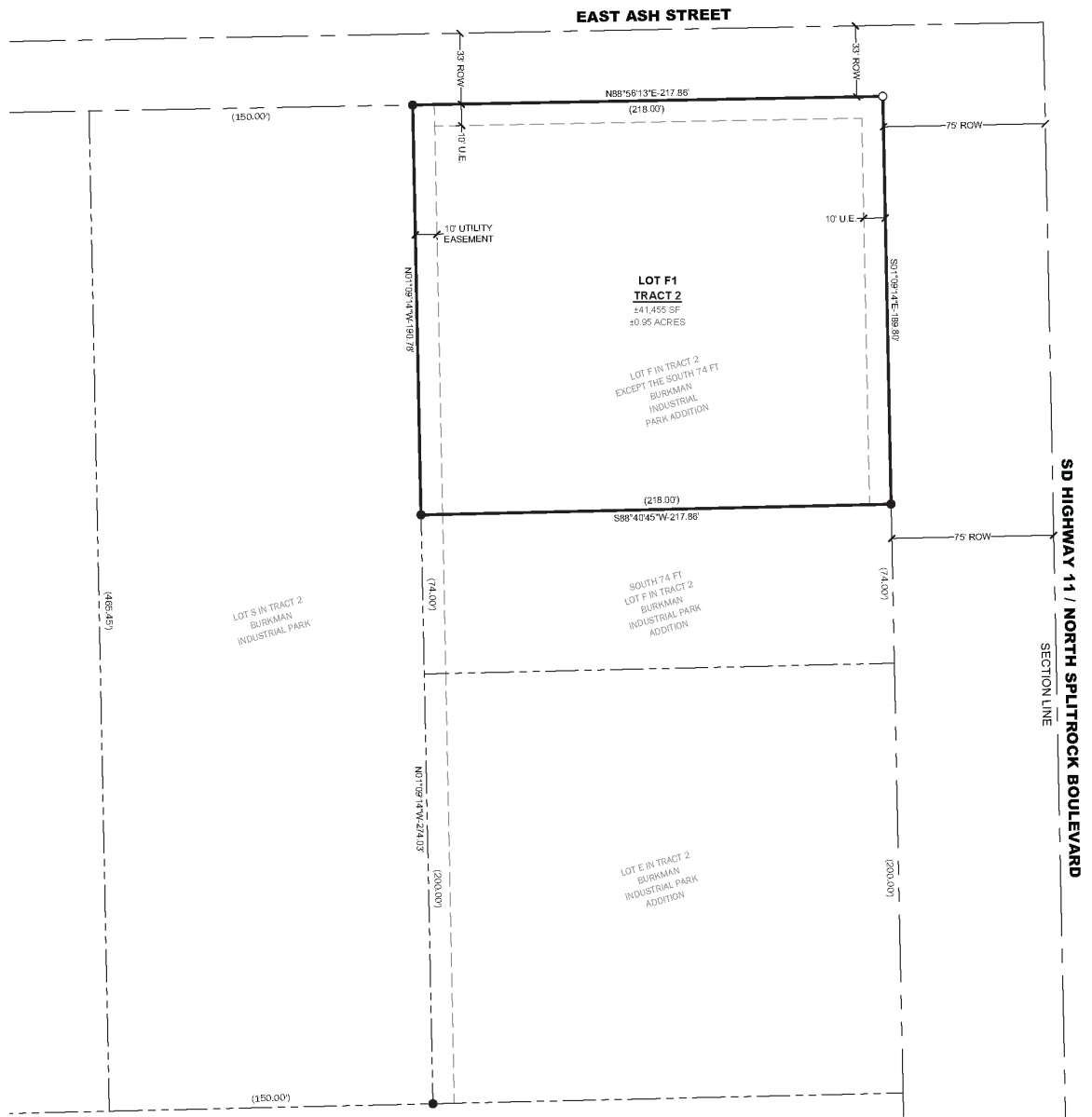
☎ **376-0127**
ryan@tysdalcommercial.com

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)

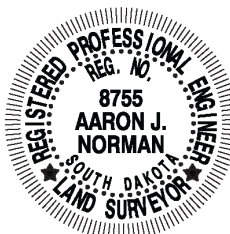
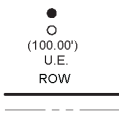


GENERAL NOTES:

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



0 25 50



VICINITY MAP

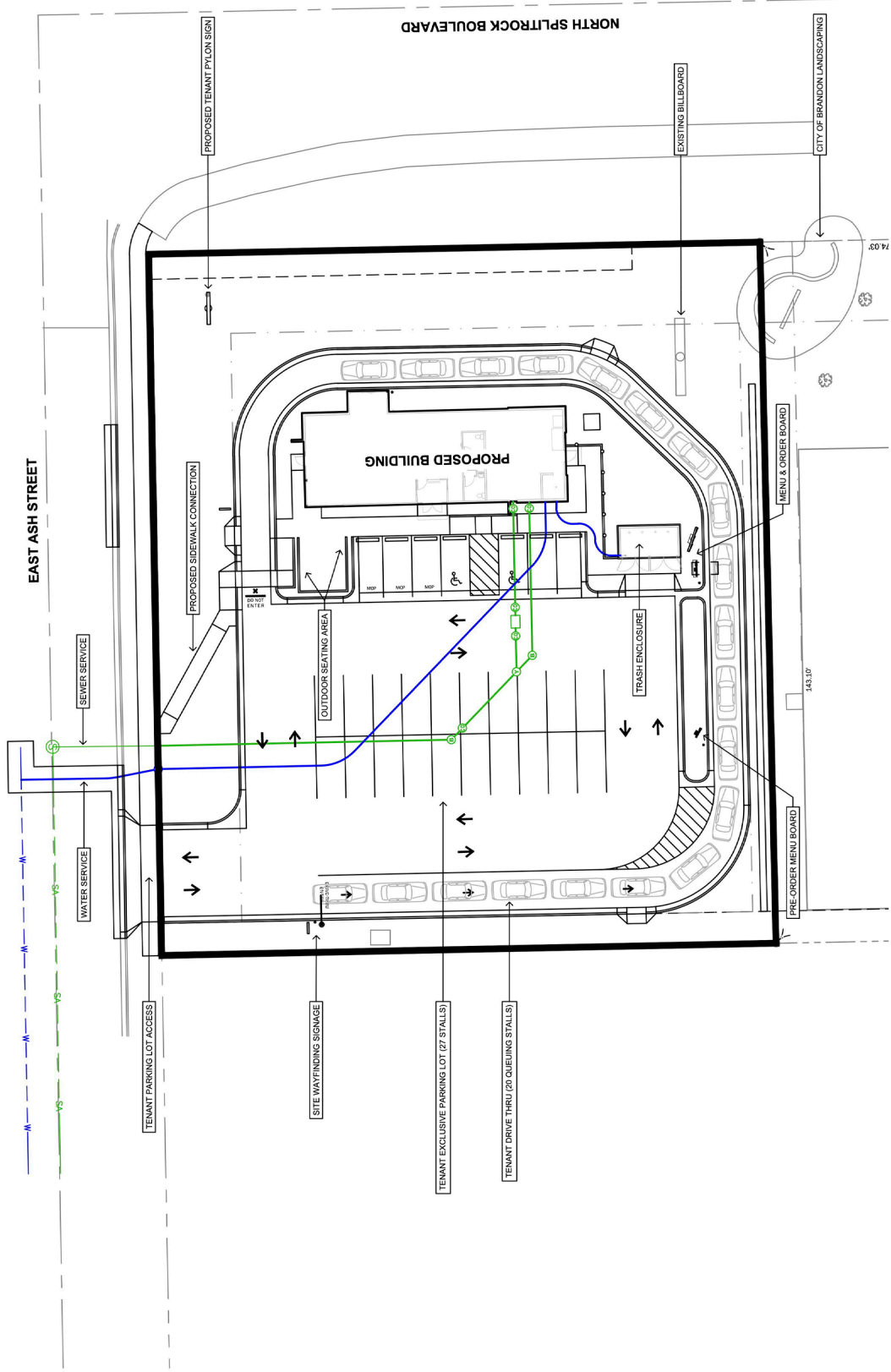
CITY OF SIOUX FALLS SD

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

PLAT

CLUSTERS/MARK/NORMAN ENGINEERING PROJECTS/2024/24.02.103 - BRANDON STARBUCKS - VEC/DWG/24.02.103 - PLAT/DWG

CONCEPTUAL SITEPLAN



1001 NORTH SPLITROCK BOULEVARD | BRANDON, SOUTH DAKOTA



SITE OVERVIEW



0.95 ACRE