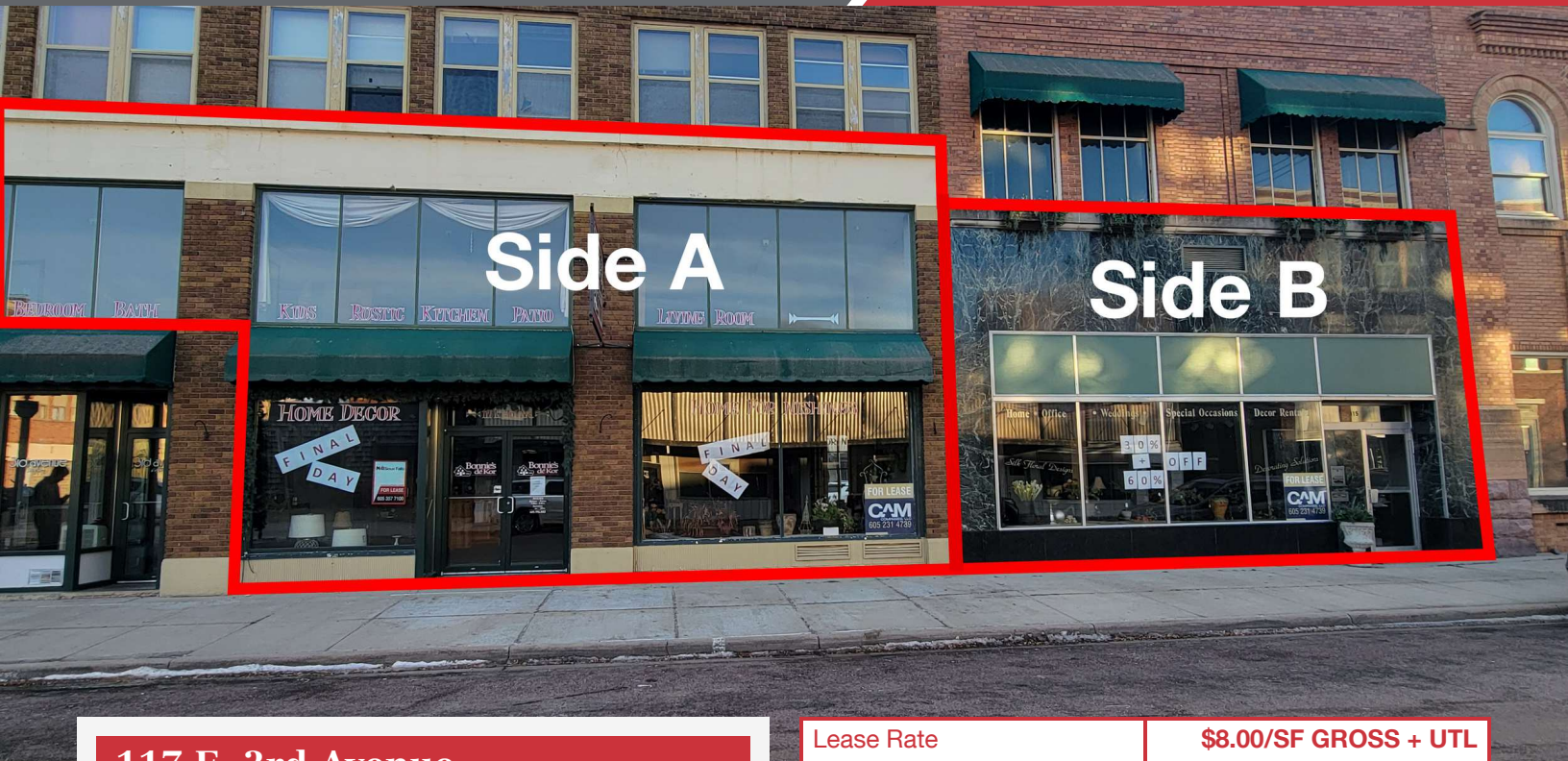




117 E. 3rd Avenue
Mitchell, SD 57301

PROPERTY HIGHLIGHTS

- One small retail/office space and a 3-level retail/office space available
- Small retail/office space is currently open, but can be closed off
- Large retail/office space can be subdivided - with optional 10,000+ SF of lower level storage
- Building signage available
- TI Allowance negotiable
- Zoning: Central Business
- Motivated landlord - will work out terms with any interested tenant

LOCATION DESCRIPTION

Located in the heart of Mitchell, just down the street from the Corn Palace

500,000 annual visitors in Mitchell

Cotenants include Michelle's Mad Batter and 3rd Ave Salon

Lease Rate	\$8.00/SF GROSS + UTL
Southeast Space Size	+/- 167 SF
117 E. 3rd Avenue A Size	+/- 20,825 SF
117 E. 3rd Avenue B Size	+/- 2,600 SF



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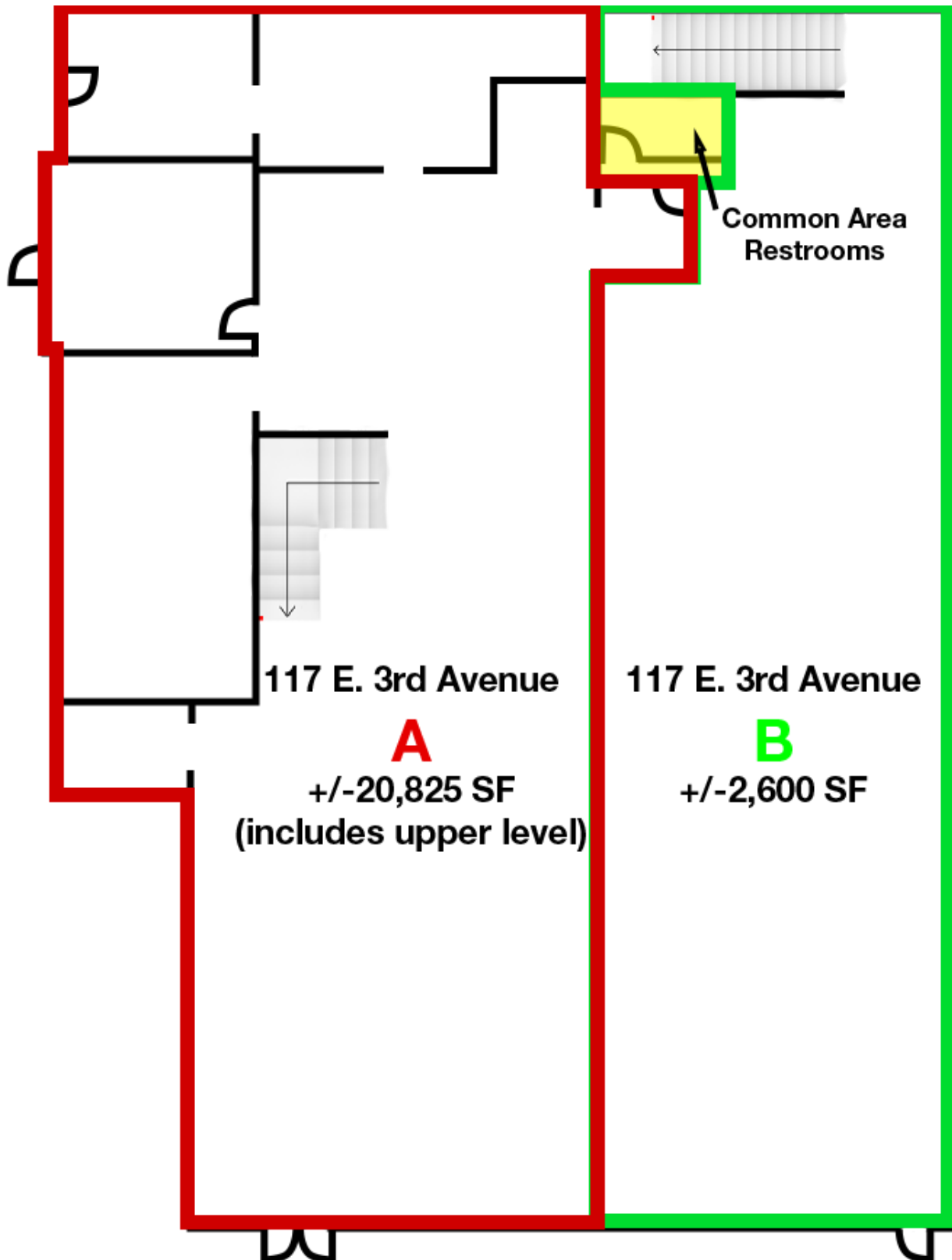
MAIN LEVEL FLOOR PLAN

JOHNSON BLOCK BUILDING

117 East 3rd Avenue, Mitchell, SD 57301

FOR LEASE

Retail Property



MAIN LEVEL PHOTOS

JOHNSON BLOCK BUILDING

117 East 3rd Avenue, Mitchell, SD 57301

FOR LEASE

Retail Property



Side A



Side A



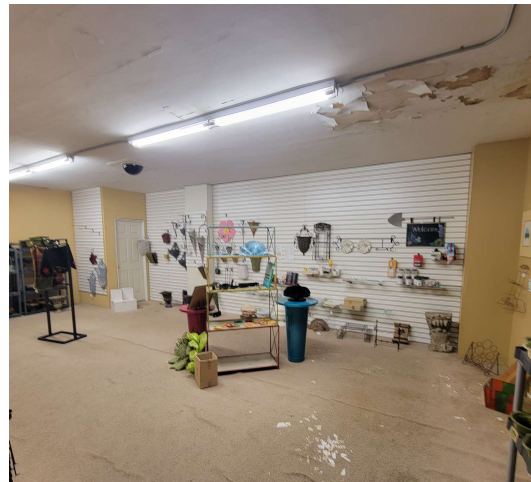
Side A



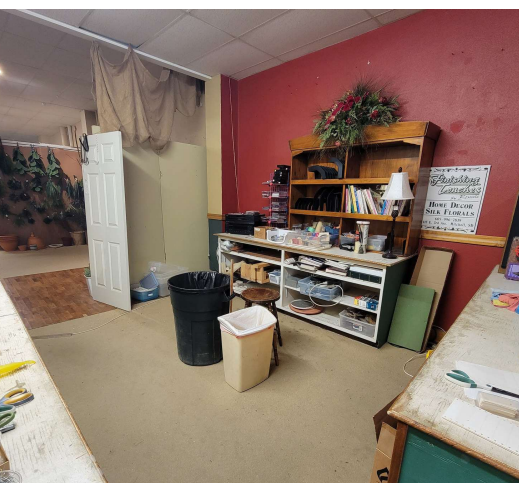
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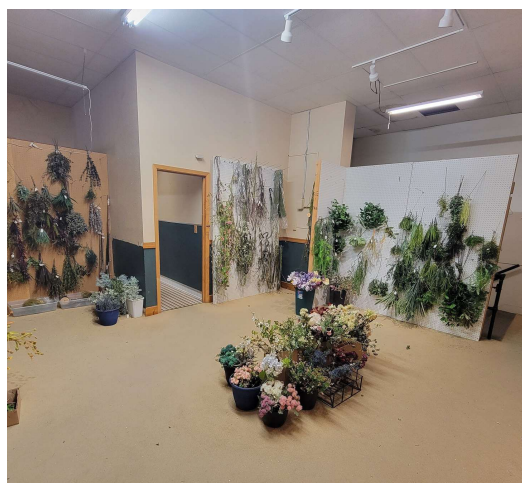
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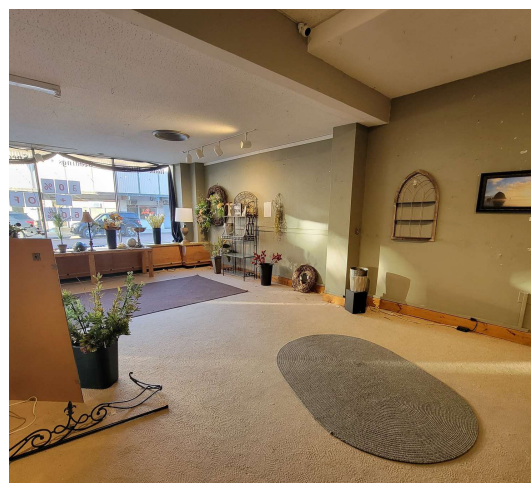
Side A



Side B



Side B



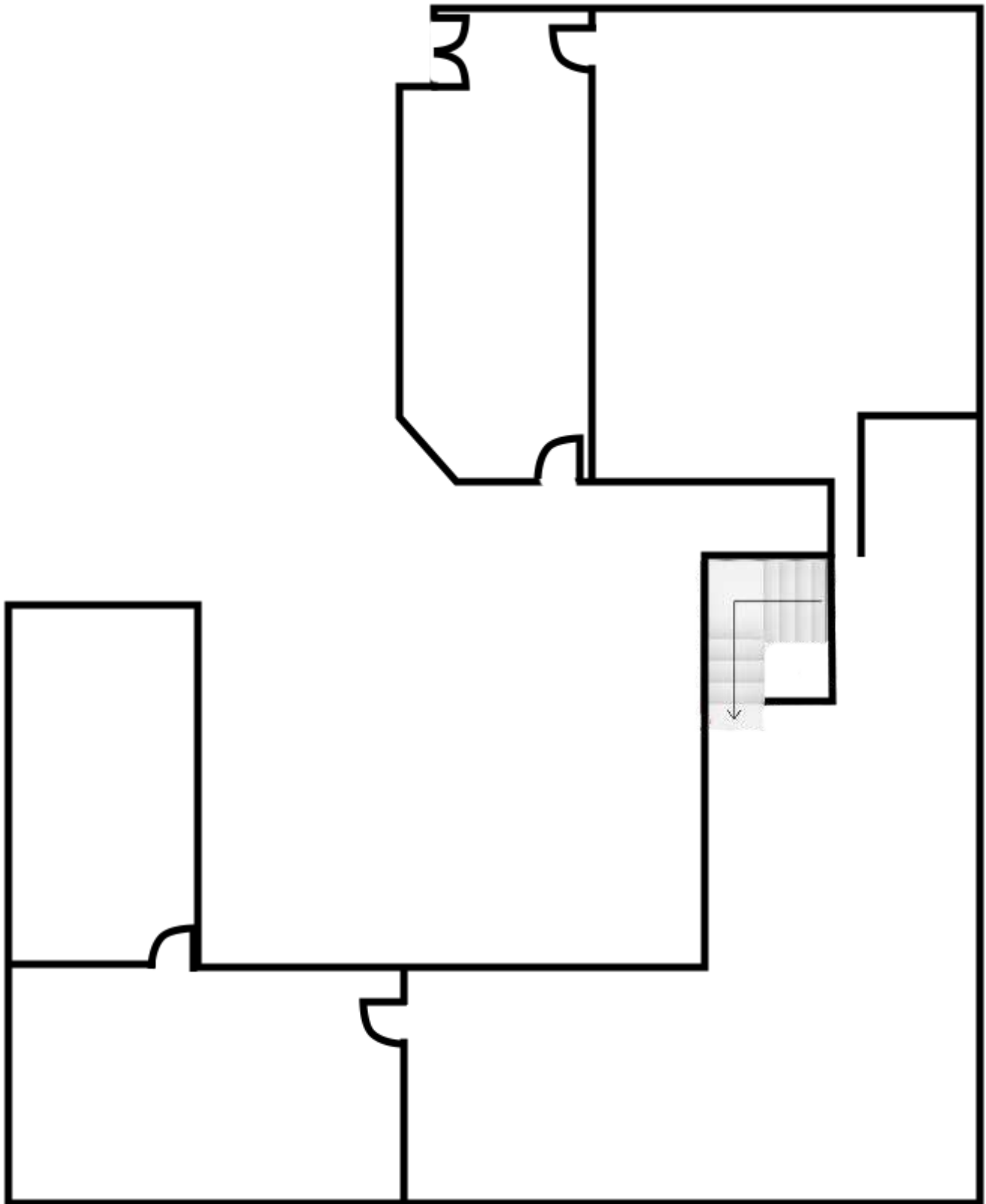
Side B

UPPER LEVEL FLOOR PLAN

JOHNSON BLOCK BUILDING
117 East 3rd Avenue, Mitchell, SD 57301

FOR LEASE

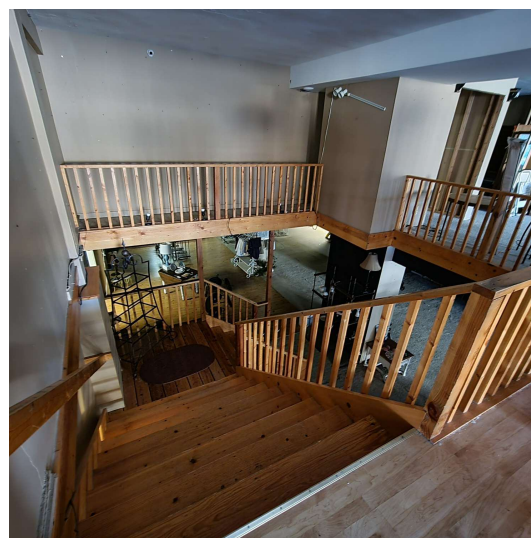
Retail Property



UPPER LEVEL PHOTOS

JOHNSON BLOCK BUILDING
117 East 3rd Avenue, Mitchell, SD 57301

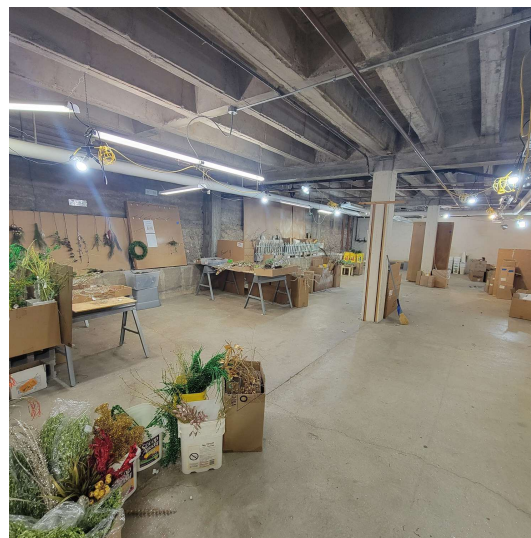
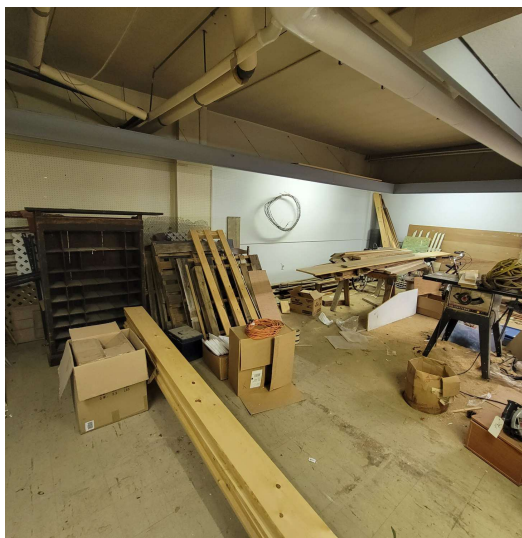
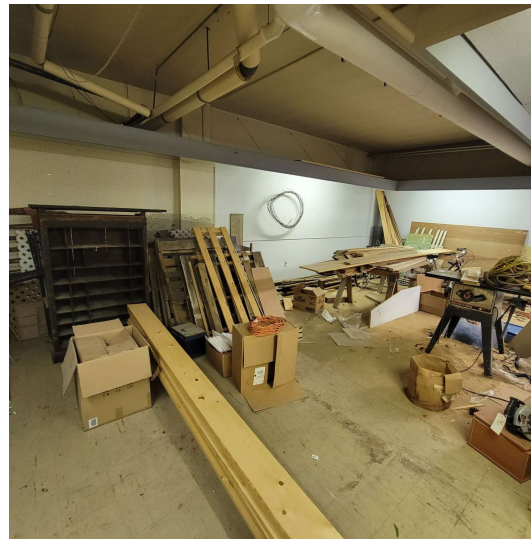
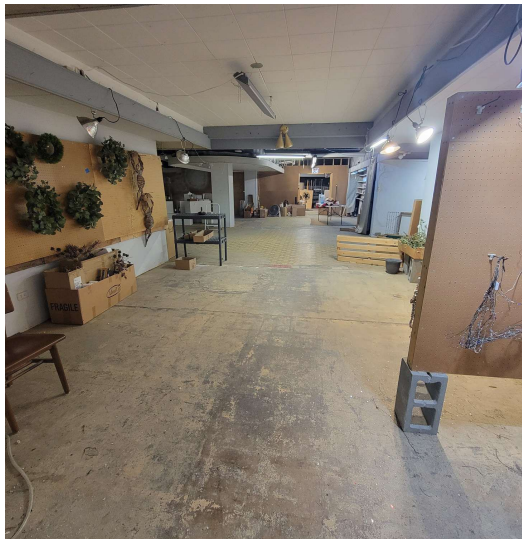
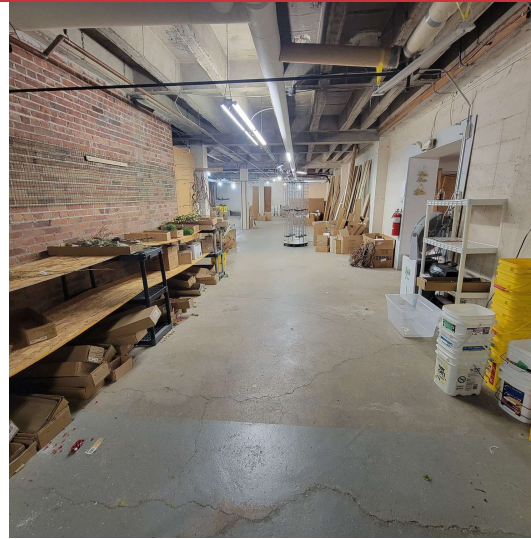
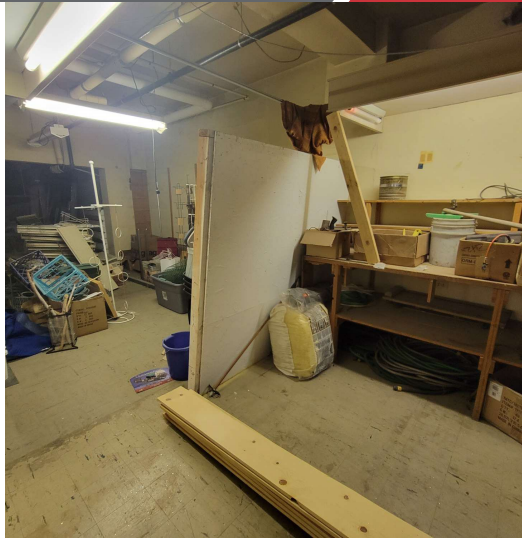
FOR LEASE
Retail Property



LOWER LEVEL PHOTOS

JOHNSON BLOCK BUILDING
117 East 3rd Avenue, Mitchell, SD 57301

FOR LEASE
Retail Property



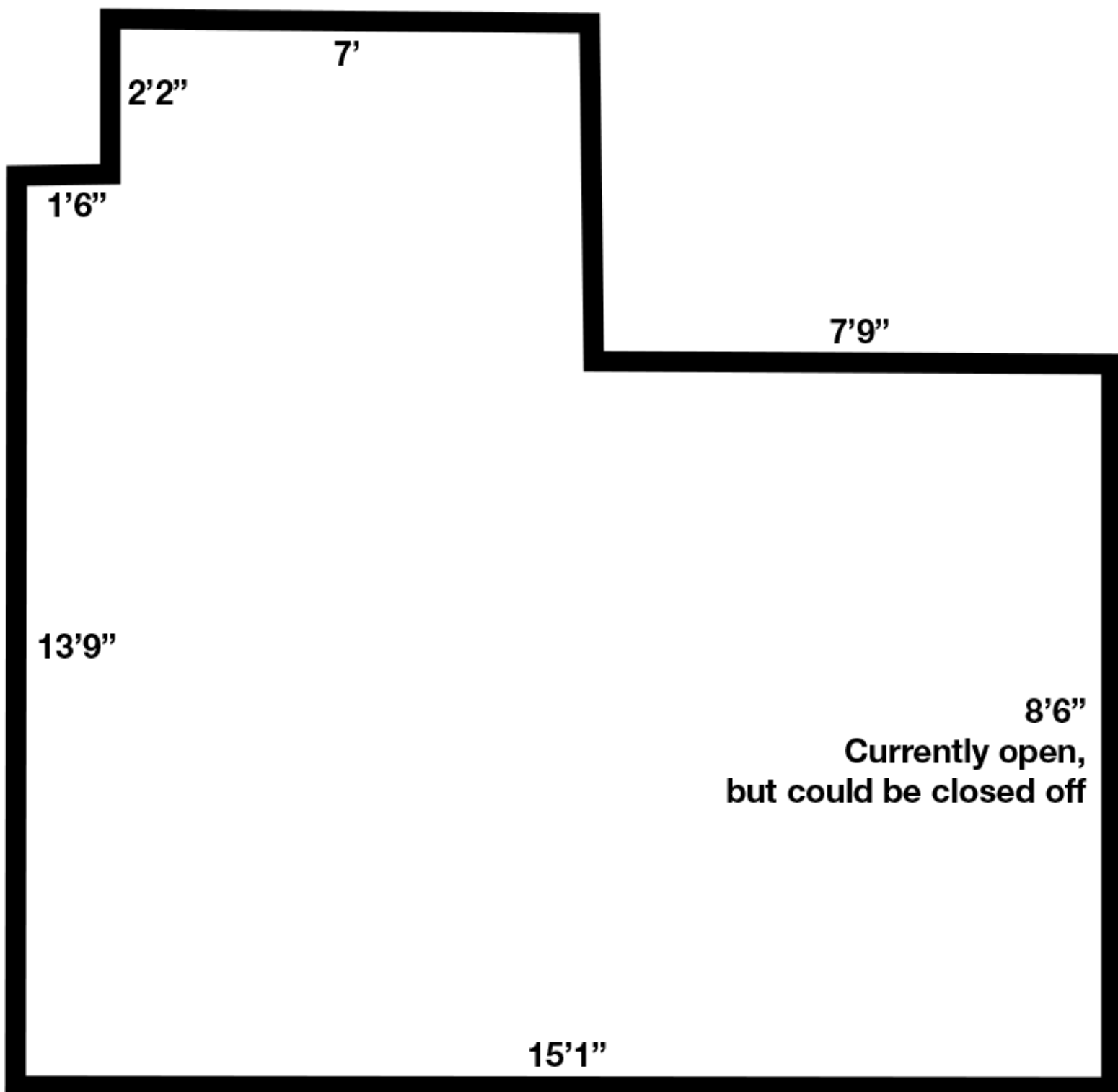
SOUTHEAST SPACE FLOOR PLAN

JOHNSON BLOCK BUILDING

117 East 3rd Avenue, Mitchell, SD 57301

FOR LEASE

Retail Property



SOUTHEAST SPACE PHOTOS

JOHNSON BLOCK BUILDING

117 East 3rd Avenue, Mitchell, SD 57301

FOR LEASE

Retail Property



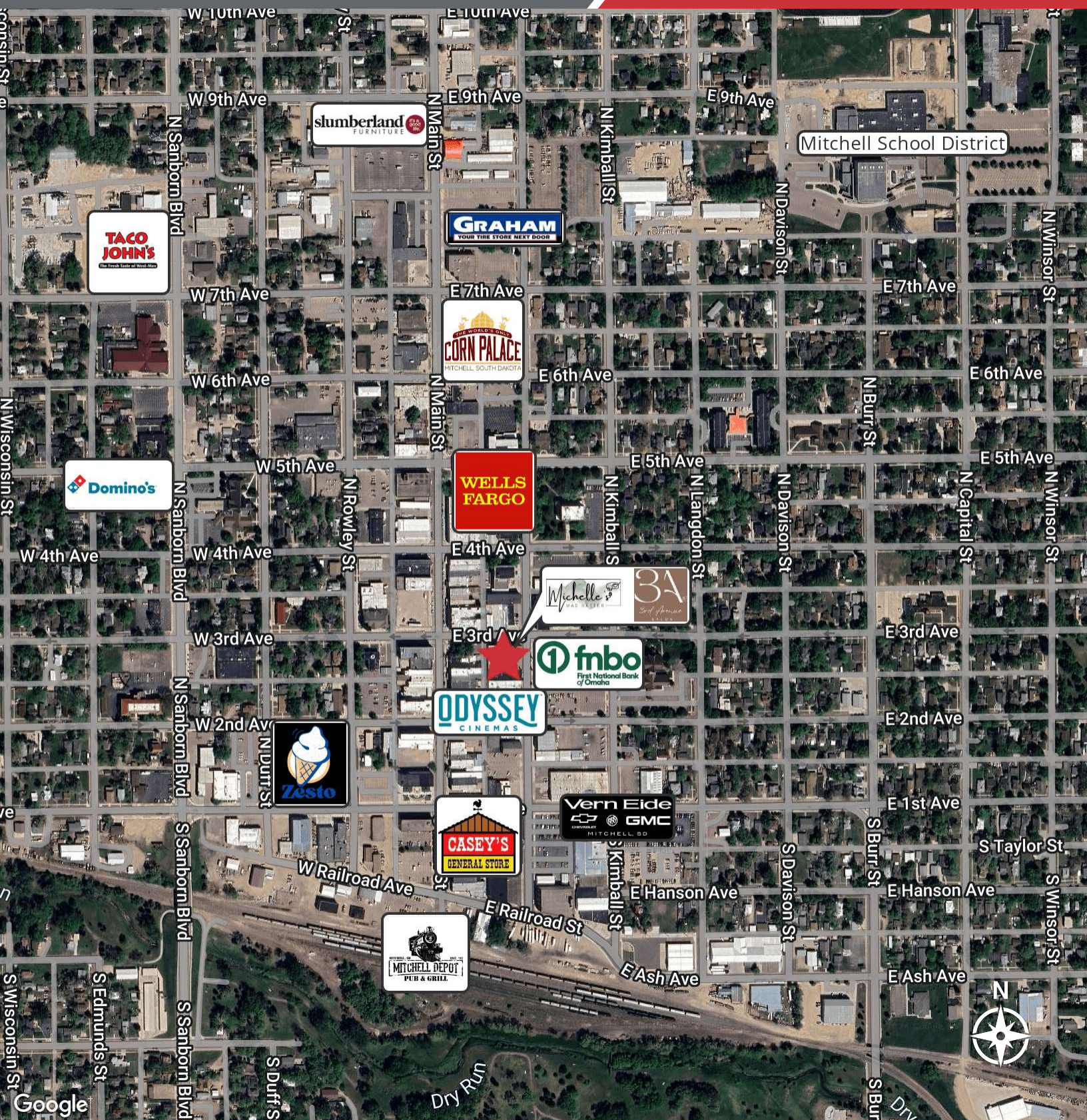
AERIAL

JOHNSON BLOCK BUILDING

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FOR LEASE

Retail Property



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