

2J Investment Group, LLC

Shopko Hometown Building *Sisseton South Dakota* For Lease



Actual Location

1712 SD HWY 10, Sisseton, SD 57262

763 2nd Street, # 100 - Encinitas, CA 92024
Phone: 760-635-1284 - Phone: 760-632-8738 - Fax - 760-632-0638

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Highlights

- **Shopko was doing close to \$7 million in sales.**
- **2008 census data showed 2,500 people in Sisseton.**
- **The Sisseton-Wahpeton Oyate Tribal membership was 12,389 as of July, 2008 with approximately 6,000 living in the Sisseton retail market area.**
- **The current retail population for the Sisseton retail market area is approximately 9,000 – 10,000.**
- **Frontage on HWY 10 & 2 only miles from Interstate 29.**
- **Highway work currently underway creating a left turn lane and improving access.**
- **Two Methods of ingress and egress with large loading dock featuring two roll-up doors.**
- **Estimated vehicles per day at 10,000.**

Building Overview

- | | |
|---------------------------|------------------------------|
| • Year Built | 2007 |
| • Lot Size | 3.03 Acres |
| • Square Feet | 32,100 |
| • Building | Steel & Block |
| • Foundation | Concrete |
| • Roof | Membrane with Ballast |
| • HVAC | 10 Roof Mounted |
| • Tallest Height | 30 Feet |
| • Zoning | General Commercial |
| • Parking Spaces | 120 |
| • Sprinkler System | Operational |

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Lease Terms

Entire Building

\$3.95/Foot NNN

Will sub-divide. For smaller spaces, call for pricing



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