



## 700 9th Avenue SE Watertown, SD 57201

### PROPERTY HIGHLIGHTS

- The subject property is located on a signalized hard corner considered to be the best location in the core retail sector of Watertown.
- While this location has excellent visibility and access, it was developed to offer that access to the Watertown MSA as well as the rural markets surrounding Watertown.
- Walgreens occupies the diagonal corner with recently developed strip shopping centers on the other.
- Pylon signage

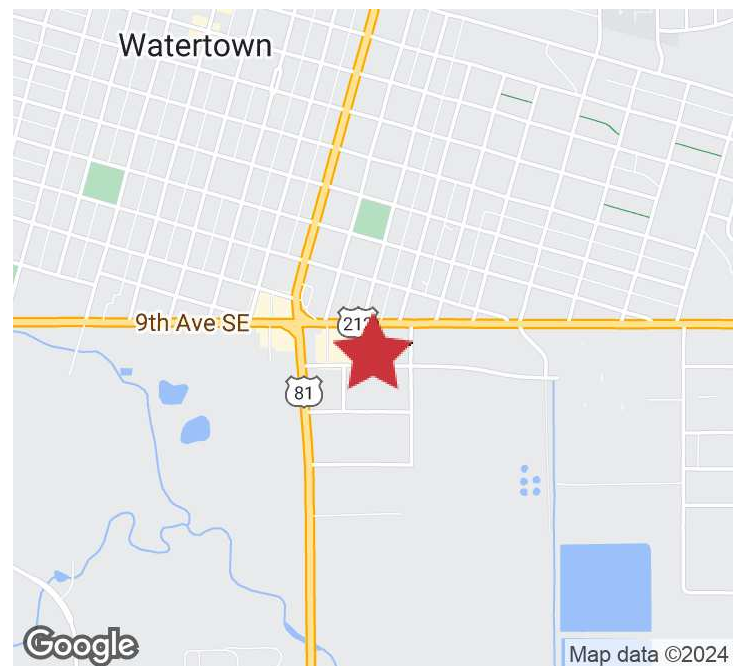
### LOCATION DESCRIPTION

Located just east of the Highway 212 and Highway 81 intersection

Current tenants include Nyberg's Ace Hardware, Studio 212 Entertainment Venue, Mattress Firm, & Sioux Valley Coop Credit Union

Traffic count exceeds: 17,000 vpd

Lease Rate	<b>\$16.00/SF NNN</b>
708 9th Avenue SE	<b>2,280 SF</b>
710 9th Avenue SE	<b>3,154 SF</b>



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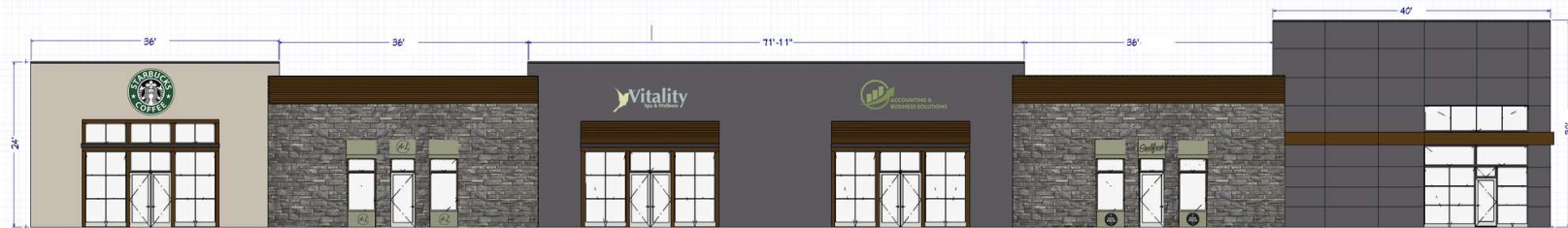
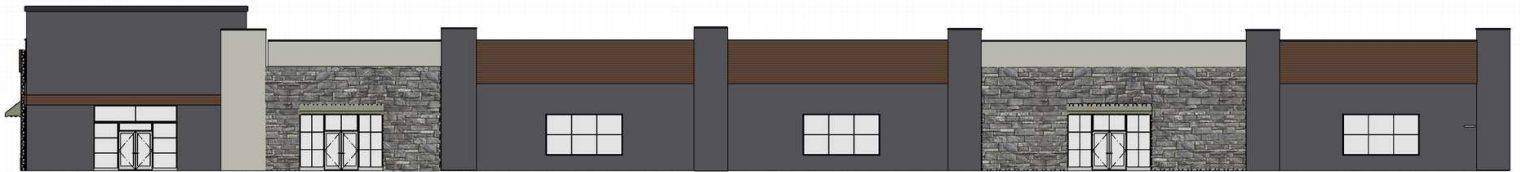
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# RENDERINGS

SHOPKO REDEVELOPMENT WATERTOWN  
700 9th Avenue SE, Watertown, SD 57201

# FOR LEASE

Retail Suites



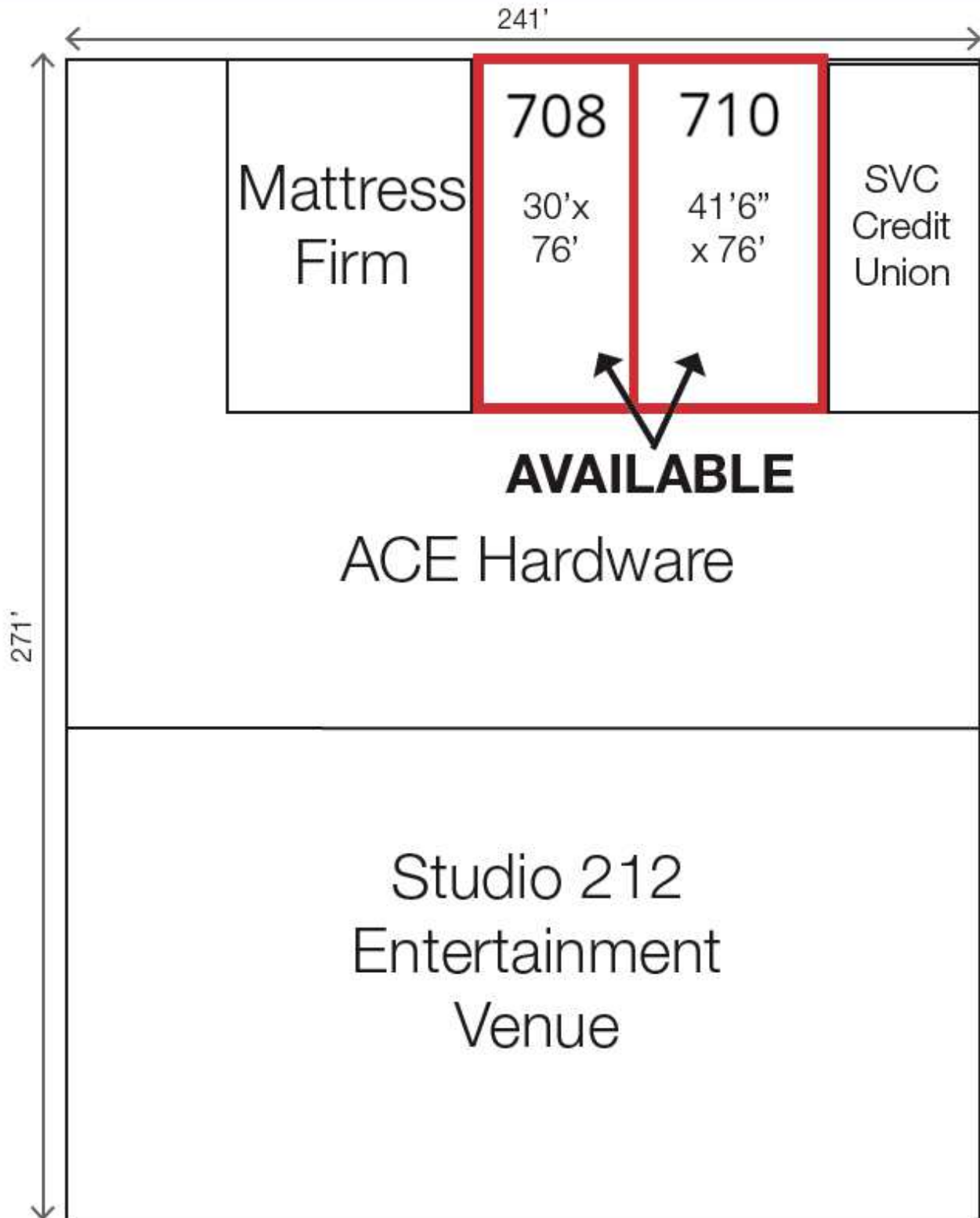
# FLOOR PLAN

SHOPKO REDEVELOPMENT WATERTOWN  
700 9th Avenue SE, Watertown, SD 57201

FOR LEASE

Retail Suites

HIGHWAY 212/ 9th Ave SE





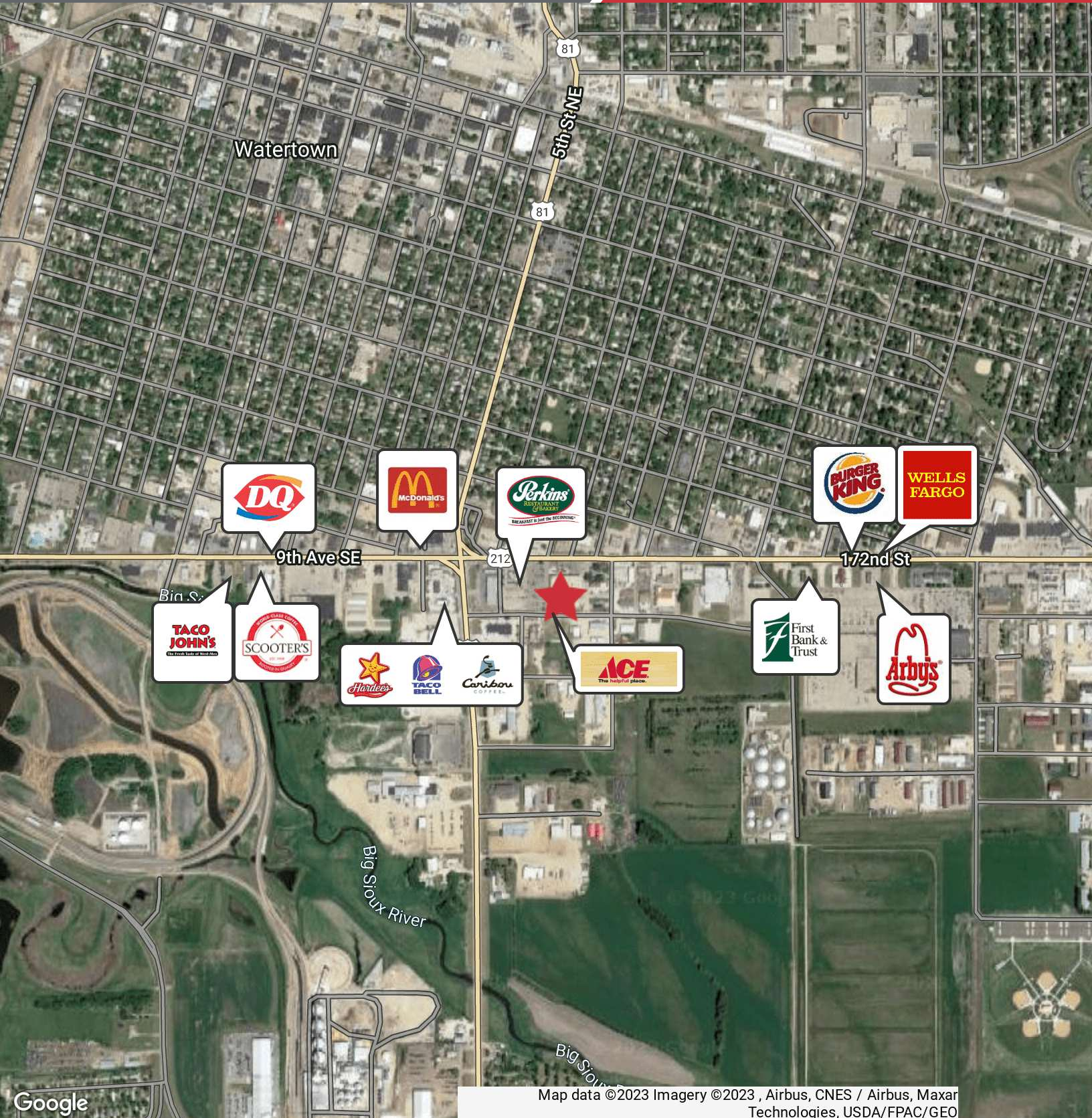
# AERIAL

## SHOPKO REDEVELOPMENT WATERTOWN

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# FOR LEASE

Retail Suites



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