



COMMERCIAL REAL ESTATE



# Retail Development For Sale

Corner of SD Hwy 38 & N Maple Avenue  
Hartford, SD

OFFERING MEMORANDUM

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# For Sale

## Parcels for Sale

- 10.12 acres available
- Divisible to 1 acre +/-
- Starting at \$7.00 PSF
- Build Ready
- Utilities will be to the parcel boundaries

## Build to Suit

- Price and Lease rate negotiable

## Location

- Corner of SD Hwy 38 & N Maple Avenue in Hartford, South Dakota
- Hartford is located within minutes of Sioux Falls on Interstate 90
- Surrounded by 70 newly constructed apartment units, 20 newly constructed townhomes, and 170 new home sites
- Perfect opportunity for personal services, banking, daycare, convenience store, restaurants, and professional services
- 4,324 Vehicles Per Day (2021)

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New Apartments Directly North of Retail Development



Surrounding Apartments and Twin Homes



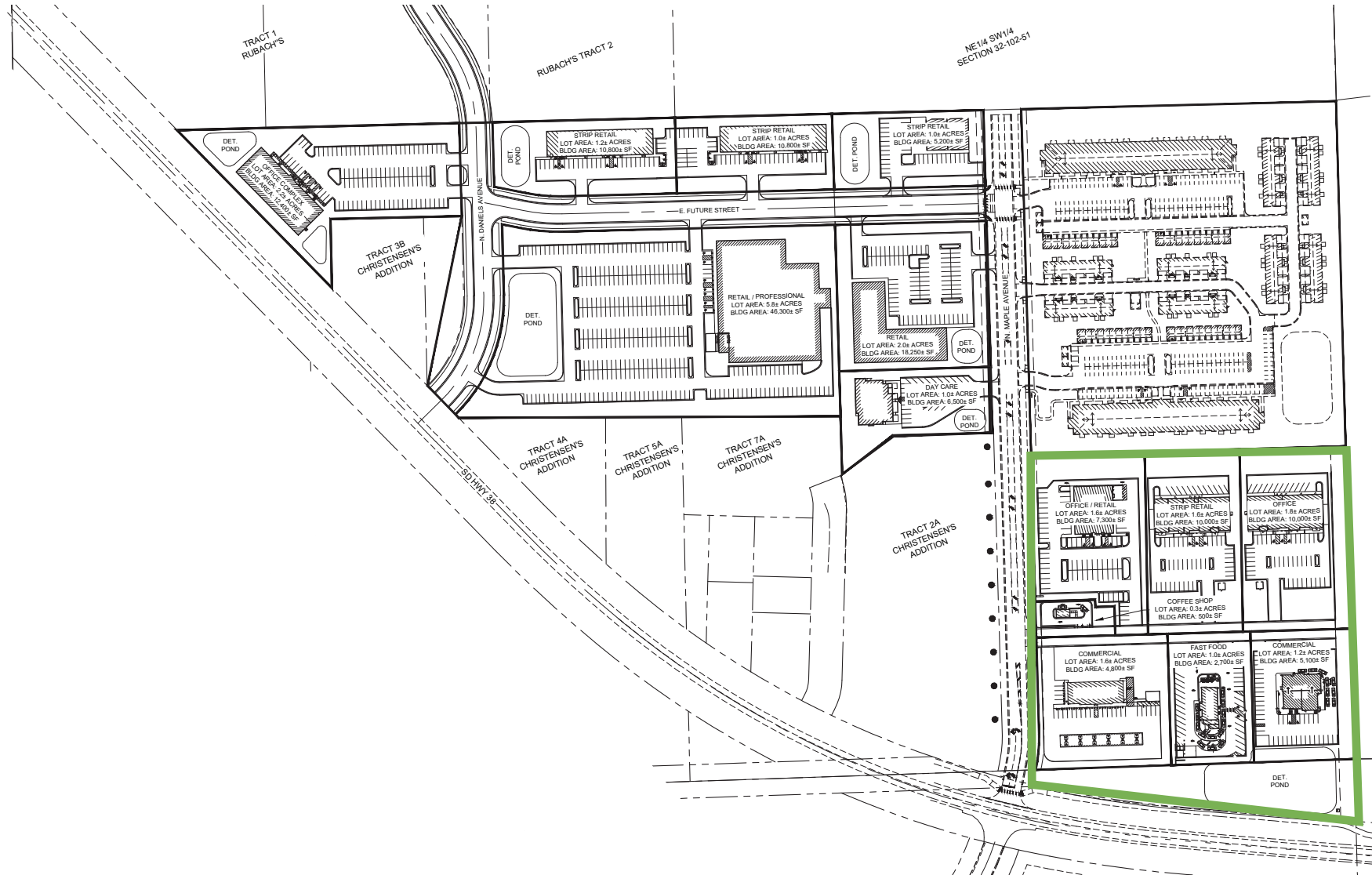
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# Subdivision Layout

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Aerial  
Photo

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# Market Overview Map



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