



COMMERCIAL REAL ESTATE



# Retail Development For Sale

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

## OFFERING MEMORANDUM

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Broker

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# For Sale

## Parcels for Sale

- 9 +/- acres; divisible to 1 acre +/-
- \$7.00 PSF
- Build Ready
- Utilities to parcel boundary

## 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 newly constructed apartments, town homes and single family homes. Phase I of 89 units complete Spring 2023
- Perfect opportunity for personal services, banking, daycare, convenience store, restaurants, and professional services.
- 4,324 Vehicles Per Day (2021)

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Aerial  
Photo

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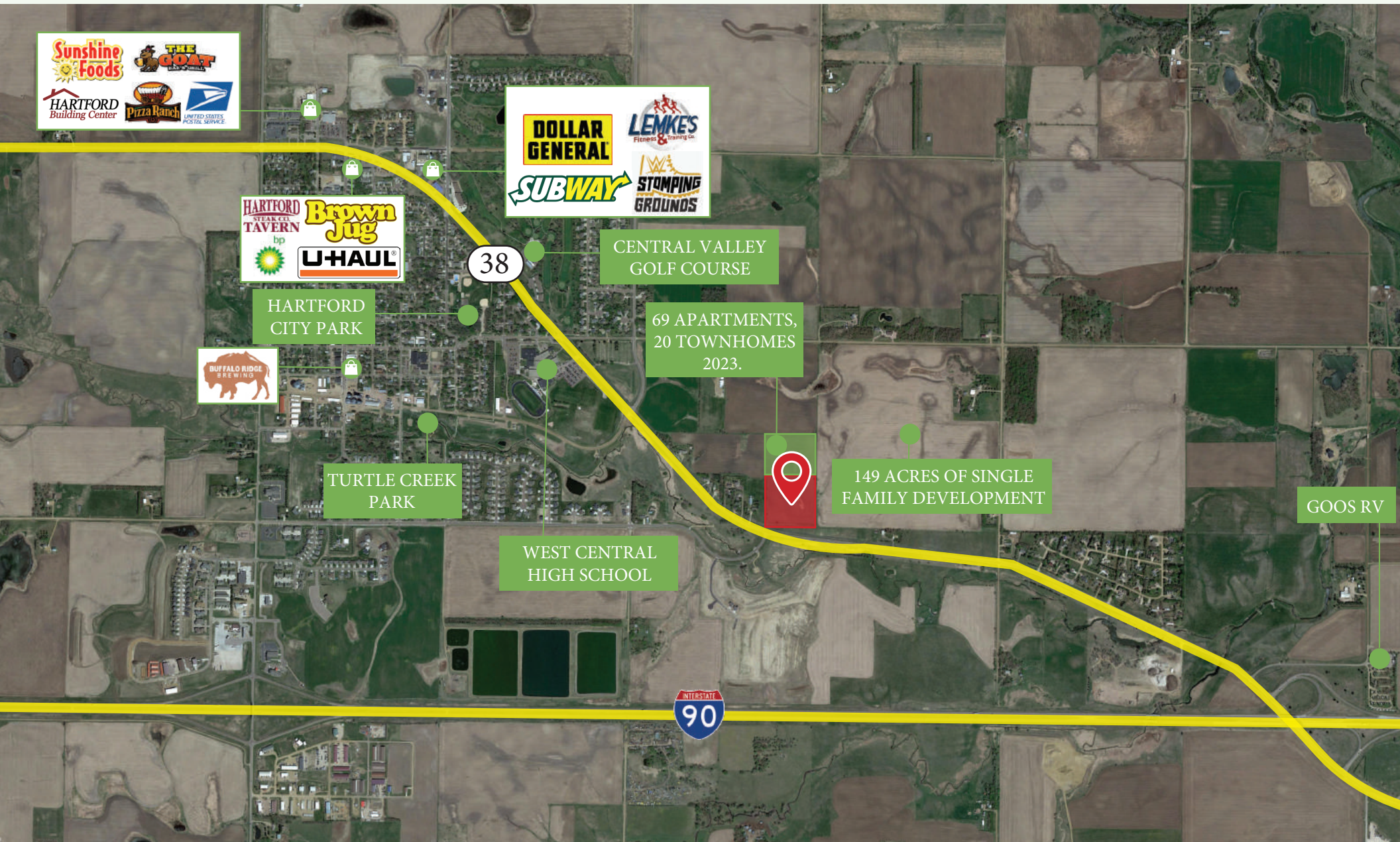
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# Market Overview Map



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