

— FOR SALE —



STARBUCKS™

1321 S. Burr Street,
Mitchell, SD 57301



 **LLOYD**

INVESTMENT SUMMARY

THE OPPORTUNITY

This single-tenant retail property presents an investment opportunity along Mitchell, South Dakota's established South Burr Street commercial corridor. Strategically located less than one mile from Interstate 90, the property benefits from exposure to approximately 12,100 vehicles per day and proximity to national retailers, restaurants, hotels, and regional traffic generators.

The surrounding trade area includes an estimated 15,391 residents within three miles and a daytime population of 5,439 within one mile, including 4,062 workers. With a median household income of \$74,759 within one mile, the area offers an established residential and employment base supporting retail and dining activity.

The 2,356 SF building features an existing drive-through lane and three dedicated mobile order parking spaces, providing a functional retail configuration designed for convenience and accessibility. Currently leased to Starbucks Corporation, the property combines a nationally recognized tenant with a convenient, customer-oriented retail format. This offering provides investors an opportunity to acquire an income-producing retail asset with established infrastructure, corridor exposure, and long-term real estate utility in the Mitchell market.

OFFERING SUMMARY

Address	1321 South Burr Street, Mitchell, SD 57301
Sale Price	\$2,160,000 (5.5% Cap Rate)
Building Size	2,356 SF +/-
Site Size	0.96 Acres +/-
Property Format	Single-tenant drive-thru building
Lease Tenant	Starbucks Corporation
Property Features	Single-lane drive-thru with 8'-6" clearance; 480 SF outdoor concrete patio Well-lit surface parking lot with 37 stalls, including three dedicated mobile order spaces
Year Built	2021







The subject property is strategically positioned along South Burr Street, one of Mitchell's primary commercial corridors and a key route serving Interstate 90. Located less than one mile from the I-90 interchange, the property benefits from exposure to approximately 12,100 vehicles per day and strong visibility within an established retail and service corridor. The surrounding area is anchored by major commercial drivers including Walmart, Runnings, and the Circle K truck stop/travel center, along with a concentration of hotels, fuel stations, restaurants, and convenience-oriented businesses that support consistent activity throughout the area. In addition to serving the local Mitchell market, the South Burr Street corridor captures demand from interstate travelers and regional traffic, reinforcing the property's position within an active commercial node with a diverse customer base.





2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	3,441	15,391	17,527	26,065
Projected Population (2031)	3,472	15,437	17,586	26,256
Daytime Population	5,439	18,374	19,950	26,249
Median Age	40.0	36.2	35.6	40.4
Area Households	1,536	6,881	7,736	10,871
Median Household Income	\$75k	\$68k	\$73k	\$78k
Median Home Value	\$182k	\$192k	\$207k	\$215k

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

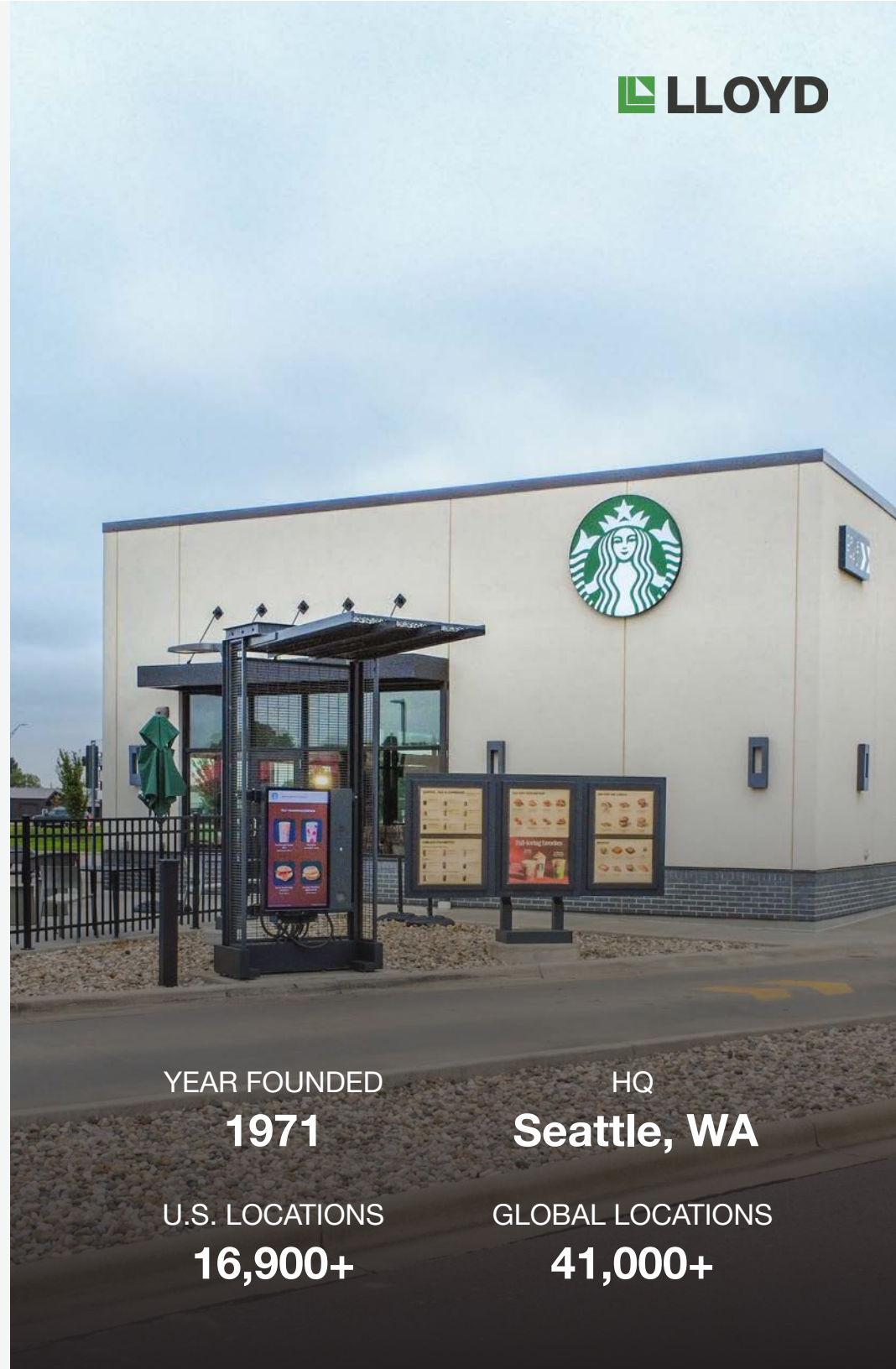
TENANT OVERVIEW



Starbucks Corporation is one of the world's leading specialty coffee retailers, recognized for its extensive global presence, established brand identity, and selection of handcrafted beverages and food offerings. Founded in 1971 in Seattle, Washington, Starbucks has grown from a single store at Pike Place Market to more than 41,000 locations worldwide, including approximately 16,900 stores in the United States.

The company operates through a combination of company-operated and licensed locations, with a retail presence across North America and international markets. Its offerings include specialty coffee, espresso-based beverages, teas, and food products, complemented by packaged coffee distributed through additional retail channels. Starbucks has also expanded its digital capabilities through mobile ordering, its Starbucks Rewards loyalty program, and other customer-focused initiatives.

Publicly traded on the Nasdaq under the ticker symbol SBUX, Starbucks continues to invest in its coffeehouse experience, product innovation, and customer engagement. With more than five decades of operating history and an extensive domestic and international footprint, Starbucks maintains an established position in the global specialty coffee industry.



YEAR FOUNDED
1971

HQ
Seattle, WA

U.S. LOCATIONS
16,900+

GLOBAL LOCATIONS
41,000+

THE COMMUNITY | MITCHELL, SD

Mitchell continues to evolve through significant public and private investment, with major projects enhancing infrastructure, education, employment, recreation and the commercial landscape. Recent improvements span key transportation corridors, municipal infrastructure, Mitchell Municipal Airport and downtown, while private development continues to bring new jobs, destinations and business activity to the market.

That momentum extends to South Burr Street, where the subject property is positioned approximately half a mile north of Interstate 90. Serving as a primary gateway into Mitchell, the corridor features a mix of national and regional retailers, restaurants, hotels and service businesses. Convenient interstate access and established commercial activity support a diverse customer base of local residents, regional visitors and travelers.



RECENT & ONGOING INVESTMENT ACROSS MITCHELL

LAKE MITCHELL IMPROVEMENTS

The City of Mitchell is advancing a \$25M restoration project focused on lake draw-down, dredging and long-term water-quality improvements.

NEW HIGH SCHOOL

Mitchell School District opened its new high school building in 2025. The approximately \$62M, 200,000-SF facility was designed to serve roughly 800 students.

HIGHWAY-37 RECONSTRUCTION

A \$32.3M reconstruction of S.D. Highway 37 from Main Street to National Guard Road was recently completed, improving a primary route serving north Mitchell and the lake area.

HIGH PLAINS PROCESSING

High Plains Processing opened its new multi-seed processing facility south of Mitchell in 2025, representing an investment of more than \$500M.

AIRPORT RUNWAY INVESTMENT

The City's FY2026 Capital Improvement Plan includes \$11.1M for runway reconstruction at Mitchell Municipal Airport.

DINING & DESTINATION GROWTH

Mitchell's dining landscape continues to evolve with Adamo's Kitchen, Bradley's Pub & Grille and Palace City Brewing adding significant activity downtown.

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1321 S. BURR STREET
MITCHELL, SD 57301



RAQUEL BLOUNT
VP of Commercial Real Estate

605.728.9092 | raquel@lloydcompanies.com



JORDAN RIEFFENBERGER
Director of Commercial Real Estate

605.275.4258 | jordan@lloydcompanies.com

150 E. 4th Place | Suite 600 | Sioux Falls, SD 57104
605.323.2820 | LloydCompanies.com

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