

Prime Gas Station/Convenience Store Opportunity

LakeShore Development – Mitchell, SD



Why This Lot is Ideal:

- **High Demand, No Supply:** No gas stations within 3.5 miles, despite thousands of residents and commuters.
- **Strong Workforce Traffic:** Nearby National Guard, Hendrickson Trailer, Enertec Manufacturing, Mitchell Airport, soccer fields, rodeo grounds, and Lake Mitchell residents.
- **Ongoing Growth:**
 - 56-unit senior living facility (40–50 employees) breaking ground October 2025.
 - 360-person event venue under construction.
 - 4-story, 30-unit apartment with ground-floor retail planned for 2026.
 - 10 acres behind the site being developed residential/multifamily.
- **Added Value:** Already zoned for gas station, convenience store, and on/off sale liquor. Lot qualifies for county liquor license.

With growing demand and no competition nearby, this site is primed for success.

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