



Zoning:	Commercial
Within City Limits:	Yes
Sale Price Note:	\$70,000 / Acre
Last Updated:	Aug 22, 2025

Economic Development Contact

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Realtor/Owner Contact

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City of Spencer
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Property and Area Description

The North “Y” Commercial Development in Spencer offers prime commercial lots at the high-traffic interchange of Highway 71 and Highway 18. Priced at \$70,000 per acre, multiple lots are available, providing an excellent opportunity for new businesses. The development is anchored by the newly built Kwik Star and benefits from over 10,000 vehicles passing daily. With Spencer’s retail trade area drawing a population of more than 70,000, this highly visible location along Highway 71 is ideal for retailers, restaurants, and service businesses looking to capture strong regional demand.

Population

	15,883 10 Mile Radius	37,489 20 Mile Radius	199,647 50 Mile Radius
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Source: ESRI®, 2025

Households

	7,025 10 Mile Radius	16,794 20 Mile Radius	81,315 50 Mile Radius
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Source: ESRI®, 2025

Transportation

Nearest Highway: U.S. Highway 71 (0 mi.)
Nearest Interstate: I-90 (33 mi.)
Nearest Airport: Spencer Regional Airport (4 mi.)
Nearest Commercial Airport: Sioux Falls Regional Airport - Joe Foss Field Airport (110 miles mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Alliant Energy
Natural Gas: Black Hills Energy
Water: Spencer Municipal Utilities
Sewer: City of Spencer