



RETAIL FOR LEASE

36 EAST STUMER ROAD
RAPID CITY, SD 57701

FOR LEASE \$18/SF/YR NNN



INVESTMENT HIGHLIGHTS

- ▶ **Suite 106**—1,600 SF former GameStop built out with approximately 1,200 SF of front retail and 400 SF of storage, break room and a restroom.
- ▶ **Suite 108**—1,200 SF vanilla shell, customizable to office or retail use.
- ▶ Surrounded by national retailers with heavy foot traffic including Walmart, Dollar Tree, Jimmy John's, Verizon, GNC, State Farm and more.
- ▶ Adjacent suites with potential to combine for a total of 2,800 SF.

1,200 SF & 1,600 SF NEXT TO WALMART

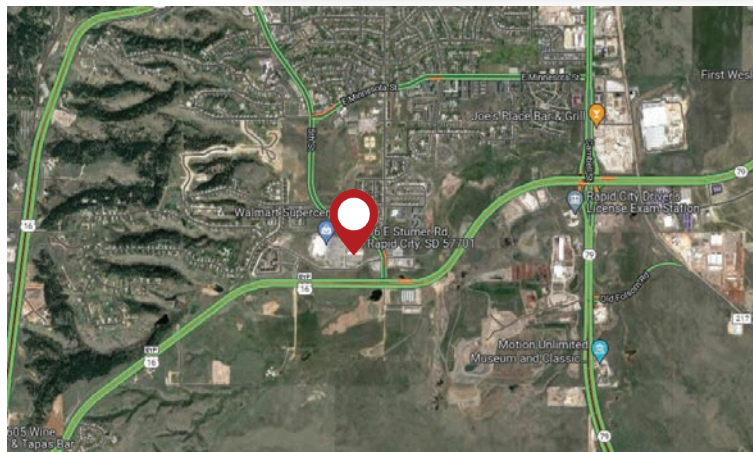
KW Commercial
Your Property—Our PrioritySM
2401 West Main Street, Rapid City, SD 57702
605.335.8100 | www.RapidCityCommercial.com
Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Chris Long, SIOR, CCIM
Commercial Broker
605.939.4489
chris@rapidcitycommercial.com

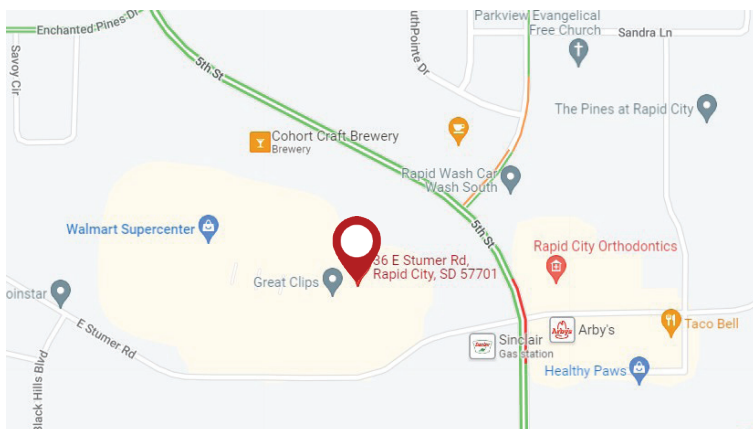
Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY DETAILS



LOCATION OVERVIEW

Be a part of the premier retail development in Southeast Rapid City, located in front of the new Walmart. Benefit from heavy foot traffic, surrounded by national retailers with heavy foot traffic including Dollar Tree, Jimmy John's, Verizon.



LEASE INFORMATION

SUITE	106	108
SQFT	1,600	1,200
BASE RATE	\$18/SF/YR	\$18/SF/YR
NNN	\$7.57/SF/YR	\$7.57/SF/YR
TOTAL	\$25.57/SF/YR	\$25.57/SF/YR
MONTHLY	\$3,409.33	\$2,557.00



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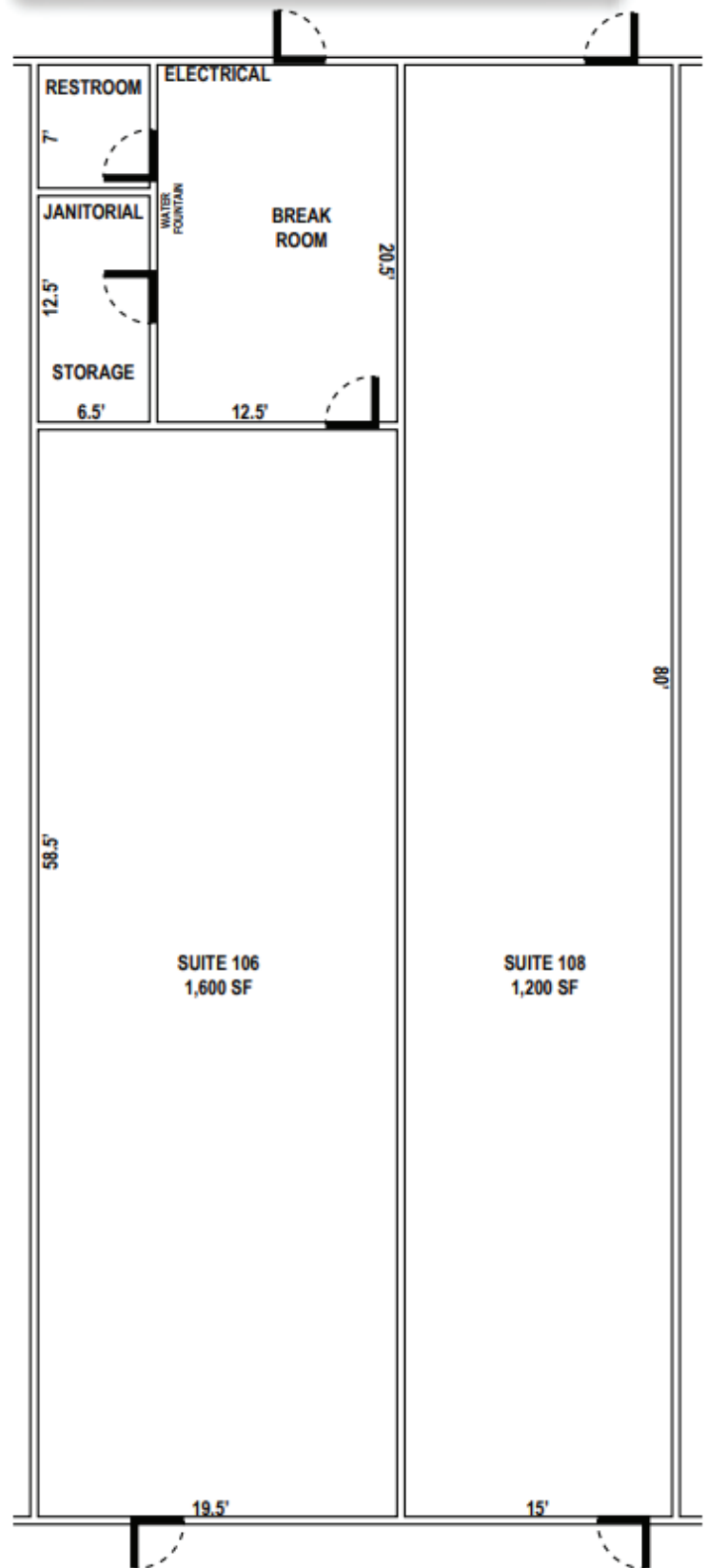
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FLOORPLAN



STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

The Mount Rushmore State of South Dakota has carved a solid reputation for business friendliness. It is consistently ranked in the top five states for setting up and conducting business. Small and big companies alike are discovering South Dakota's central location and progressive business climate.

The Black Hills boasts the country's most recognized national monument - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 jobs sustained by the tourist industry.



BUSINESS FRIENDLY TAXES

NO corporate income tax	NO franchise or capital stock tax	NO personal property or inventory tax
NO personal income tax	NO estate and inheritance tax	

REGIONAL STATISTICS

Rapid City PUMA Population	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

SD TOURISM 2021

Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1** Outdoor Life—Best hunting and fishing town
- #4** Wall Street Journal—Emerging Housing Markets
- #11** Forbes—Best Small City for Business
- #4** CNN Money—Best Place to Launch a Business
- #4** WalletHub—Best Places to rent
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best State for Small Business Taxes
- #2** Best State for Quality of Life
- #2** Business Tax Climate by the Tax Foundation
- #3** Small Business Policy Index 2018 list
- #1** America's Friendliest State for Small Business
- #2** Best Business Climate in the US
- #2** Best State for Overall Well-Being and Happiness
- #3** US News Fiscal Stability 2019 list