



# PEAKS ON THE HORIZON

7201 MT RUSHMORE RD  
RAPID CITY, SD 57702

**FOR LEASE \$18.00-20.00/SF/YR**



**RESTAURANT | RETAIL | OFFICE | ENTERTAINMENT**

KW Commercial

*Your Property—Our Priority<sup>SM</sup>*

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

Keller Williams Realty Black Hills

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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.



# PEAKS ON THE HORIZON | 7201 MT RUSHMORE RD RAPID CITY, SD 57702

## LEASE INFORMATION

SUITES	BASE RENT	TOTAL SF
Suite 1000 - South endcap	\$20.00/SF/YR NNN	3,315 SF
Suite 2000	<i>Leased</i>	6,220 SF
Suite 3000	<i>Leased</i>	2,810 SF
Suite 4000	\$18.00/SF/YR NNN	3,610 SF
Suite 5000	\$18.00/SF/YR NNN	2,865 SF
Suite 6000 - North endcap	\$20.00/SF/YR NNN	2,925 SF



## OVERVIEW

### PROPERTY SUMMARY

The historic Stamper Gold factory is now a multi-unit retail and/or office facility. Filled with original features such as character-tongue & groove ceiling, wood beams, this building has been transformed by a new modern exterior, updated mechanical systems and huge new windows on the west side, giving tenants stunning, panoramic views of the Black Hills skyline. The north endcap is ideal for brewery, tasting room or restaurant adjacent outdoor seating area. Hottest submarket in Rapid City with the recent development of three high density apartment complexes, major medical facilities, hotels, and the Black Hills Energy headquarters.

### HIGHLIGHTS

- ▶ New improvements include brand new façade with interior boardwalk and common area restrooms.
- ▶ Great spot to catch summer tourist traffic and build a year-round clientele for the underserved and growing market in south Rapid City
- ▶ High growth neighborhood with high demand for new services - shopping, dining and entertainment
- ▶ Heavy traffic & Highway 16 frontage

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**FLOOR PLAN**



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**SUITE PHOTOS**

SUITE 1000



SUITE 4000



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**SUITE PHOTOS**

SUITE 5000



SUITE 6000



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## 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 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 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	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

#### SD TOURISM 2021 STATISTICS

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

### RAPID CITY

- #1** Outdoor Life–Best hunting and fishing town
- #4** WalletHub–Best Places to rent

- #4** CNN Money–Best Place to Launch a Business
- #11** Forbes–Best Small City for Business

- #4** Wall Street Journal–Emerging Housing Markets
- #16** Top 100 Best Places to Live

### SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best Business Climate in the US
- #2** Business Tax Climate by the Tax Foundation

- #1** America's Friendliest State for Small Business
- #2** Best State for Quality of Life
- #3** US News Fiscal Stability 2019 list

- #2** Best State for Small Business Taxes
- #2** Best State for Overall Well-Being and Happiness
- #3** Small Business Policy Index 2018 list