



PEAKS ON THE HORIZON

7201 MT RUSHMORE ROAD
RAPID CITY, SD 57702

FOR LEASE \$20.00/SF/YR NNN



RESTAURANT | RETAIL | OFFICE | ENTERTAINMENT

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:

Gina Plooster
Leasing Agent
605.519.0749
gina@rapidcitycommercial.com

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.



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

LEASE INFORMATION

SUITES	BASE RENT	TOTAL SF
Suite 100 - South endcap	\$20.00/SF/YR NNN	3,315 SF
Suite 200	<i>Leased</i>	6,220 SF
Suite 300	<i>Leased</i>	2,810 SF
Suite 400	<i>Leased</i>	3,610 SF
Suite 500	<i>Leased</i>	2,865 SF
Suite 600 - North endcap	<i>Leased</i>	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.

LOCATION 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



EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent
605.519.0749
gina@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker
605.939.4489
chris@rapidcitycommercial.com

FLOOR PLAN



EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

SUITE PHOTOS

SUITE 100



EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com



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

DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such parties. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW RAPID CITY COMMERCIAL

2401 WEST MAIN STREET
RAPID CITY, SD 57702

PRESENTED BY:

Chris Long

SIOR, CCIM, Commercial Broker

O: (605) 335-8100

C: (605) 939-4489

chris@rapidcitycommercial.com

Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional areas before making any decisions.

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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment-Leading Metro in the Plains
- #10** CNN Travel-Best American Towns to Visit

- #1** US Census-Fastest-Growing City in Midwest
- #17** Milken Institute-Best-Performing Small City

- #4** Realtor.com-Emerging Housing Markets
- #33** WalletHub-Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To