

RESTAURANT • RETAIL • OFFICE • ENTERTAINMENT

PEAKS ON THE HORIZON

Historic building with scenic views of the Black Hills

**New inventory in hot market
at Catron & Hwy 16!
Move fast to reserve your space
for Fall 2022!**



FORMER HOME OF STAMPER GOLD • HEAVY TRAFFIC & HWY 16 FRONTAGE • HIGH GROWTH NEIGHBORHOOD



Exclusively listed by:

Chris Long, SIOR, CCIM

Commercial Broker

605.939.4489

chris@rapidcitycommercial.com

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

PROPERTY HIGHLIGHTS

7201 Mount Rushmore Road, Rapid City, SD 57701

Property Highlights

- Former Stamper Gold Factory in the process of being converted to multi-unit retail and office spaces.
- North end is ideal for brewery/taproom or restaurant with planned outdoor seating area and stunning views of the Black Hills.
- The building is loaded with character - tongue & groove ceiling, wood beams - and stunning views of the Black Hills skyline.
- Planned improvements include new facade with interior boardwalk and common area restrooms.
- Great spot to catch summer tourist traffic and build a year-round clientele for the underserved and growign marketing in south Rapid City.
- Hottest submarket in Rapid City with the development of three high density apartment complexes in 2020-2021 alone and more to come, new major medical facilities, hotels and BH Energy headquarters.
- Ready as early as Fall 2022.

Available Suites	Base Rent	Total SF
Suite 1000 - South Endcap	\$20.00/SF/YR NNN	3,315 SF
Suite 2000	LEASED	6,220 SF
Suite 3000	LEASED	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 (Restaurant/Brewery)	\$20.00/SF/YR NNN	2,925 SF



Your Property...Our PrioritySM

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.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.



PROPOSED FLOOR PLAN

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BUILDING RENDERING

7201 Mount Rushmore Road, Rapid City, SD 57701



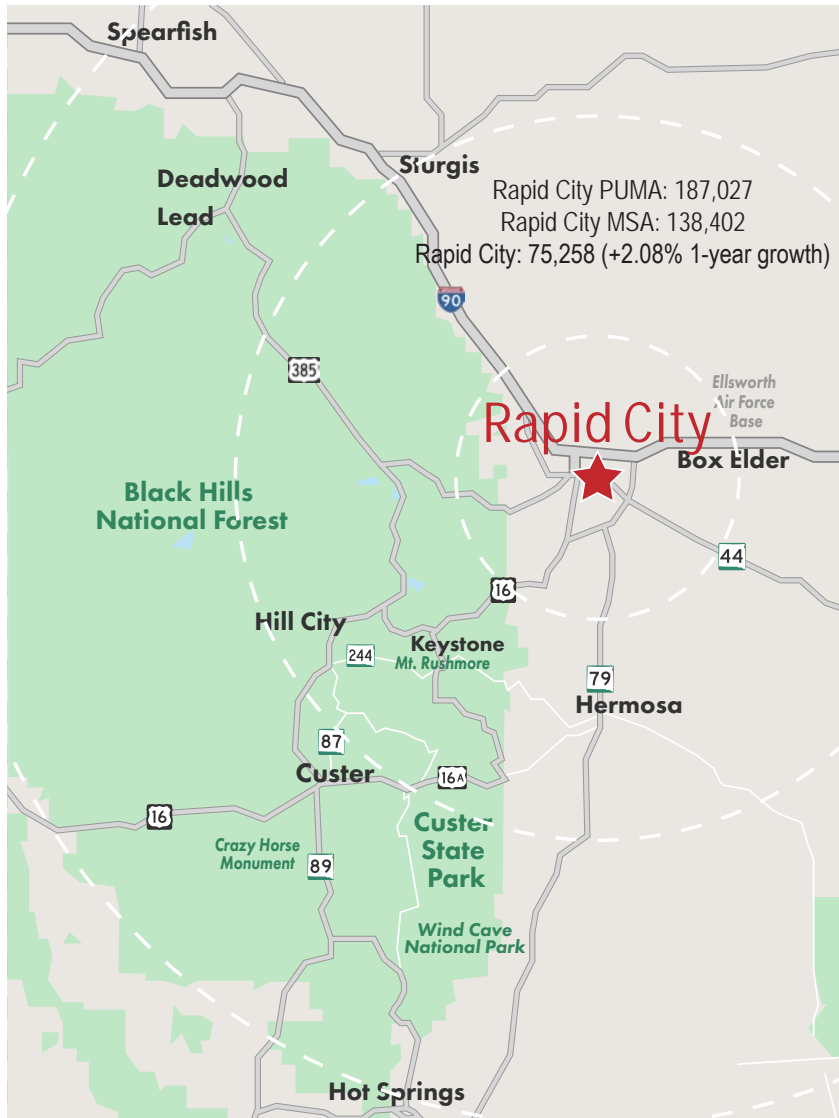
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ECONOMIC INDICATORS

Rapid City, SD



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ELEVATE RAPID CITY

DECEMBER 2021 ECONOMIC INDICATORS

UNEMPLOYMENT RATE: 2.5%* | September: 2.3%
*Preliminary October rate

EMPLOYMENT	CURRENT	12 MONTHS % CHANGE
AVERAGE WEEKLY WAGES	\$913 -4.00 from September	+3.9%
NONFARM	68,300 -1,500 from September	+1.2%
LEISURE AND HOSPITALITY	8,800 -1,800 from September	-2.2%
EDUCATIONAL AND HEALTH SERVICES	12,500 No change from September	+2.5%
PRIMARY SECTOR PROFESSIONAL SERVICES, FINANCE, INFORMATION AND MANUFACTURING	12,900 +100 from September	

ECONOMY	CURRENT	12 MONTHS % CHANGE
RAPID CITY GROSS SALES	\$722,532,510 -28,585,630 from September	+13.4%
AIRPORT PASSENGERS	48,097 -11,748 passengers from Oct.	+19.5%
HOTEL OCCUPANCY RAPID CITY	60.1% -15.5% from September	+13.5%

BUILDING	CURRENT	12 MONTHS % CHANGE
BUILDING PERMITS	235 -40 permits from October	-41.7%
BUILDING VALUATION	\$34.8M -12.1M from October	Year to date: \$362.1M

HOUSING	YEAR TO DATE	2020 % CHANGE
NEW HOUSING UNIT PERMITS	936 November: 18	+0.5%

REAL ESTATE	CURRENT	12 MONTHS % CHANGE
ACTIVE LISTINGS	182 -21 from October	-7.6%
MEDIAN LISTING PRICE	\$369,950 -16,050 from October 57701: \$299,324	+12.1%

Rapid City MSA

COMMERCIAL R.E.	CURRENT	NATIONAL INDEX
OFFICE MARKET RENT/SF	\$18.95 +1.08 from October	\$34.38
OFFICE VACANCY RATE	6.0% -2.6% from October	12.3%
OFFICE VACANCY SF	195,000 -82,000 from October	1 Billion

AGRICULTURE	CURRENT	12 MONTHS CHANGE
FEEDER CATTLE	\$1.62/cwt +0.06 change from November	+0.21
CORN	\$5.91/bu +0.21 from November	+1.58

cwt = per hundredweight • bu = per bushel

Data as of December 16, 2021.



elevaterapidcity.com