



## RESTAURANT/RETAIL FOR LEASE

4040 CHEYENNE BLVD  
RAPID CITY, SD 57703

FOR LEASE \$24/SF/YR OR 10% OF SALES



### PROPERTY OVERVIEW

Prime location to start or grow business! Connected to the popular Baymont Hotel and just a stone's throw away from Watiki Water Park and other national chain hotels, this location is sure to attract plenty of foot traffic year-round. Plus, with immediate access to I-90 and just a 10-minute drive from Ellsworth, your business will be easily accessible to both locals and tourists alike, over 21,000 vehicles/day. The building itself is newer construction, boasting modern design and plenty of natural light. Ideal for franchise restaurant, fitness concept or specialty business. Available August 2023.

**2,100 SF**

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

EXCLUSIVELY LISTED BY:

**Chris Long**, SIOR, CCIM

Commercial Broker

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**Gina Plooster**

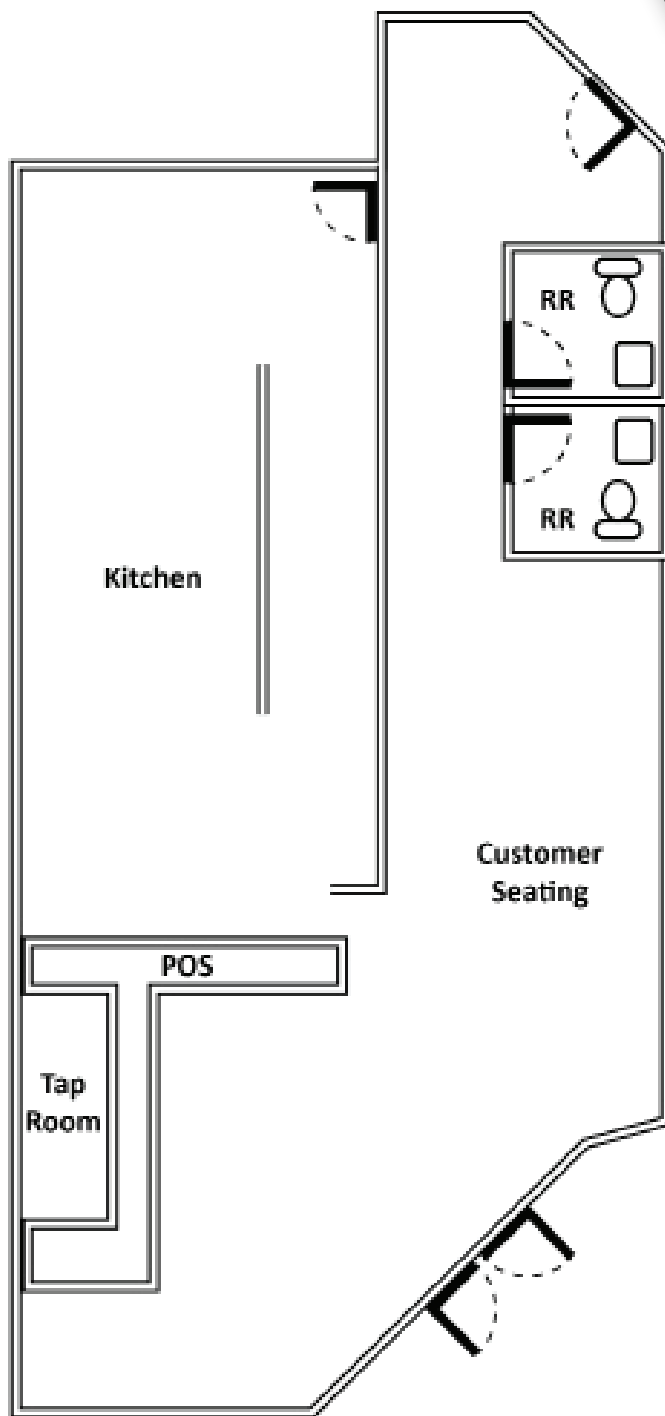
Leasing Agent

605.519.0749

[gina@rapidcitycommercial.com](mailto:gina@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.

**FLOORPLAN**



Not to Scale

Tenant pays all utilities  
and 80% of property taxes

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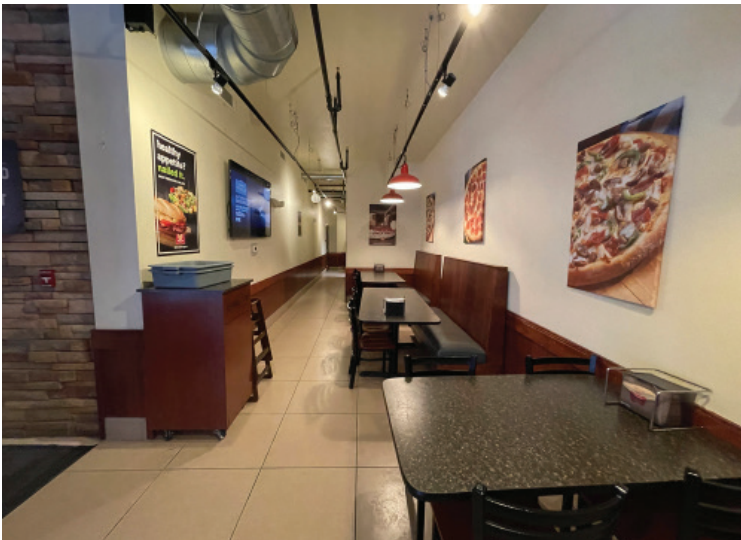
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**PHOTOS**







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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

<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> 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

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