



OFFICE/RETAIL BUILDING FOR LEASE

1800-1802 ELM AVENUE
RAPID CITY, SD 57701

FOR LEASE \$2,000/MONTH



AVAILABLE FOR LEASE—1,680 SF

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

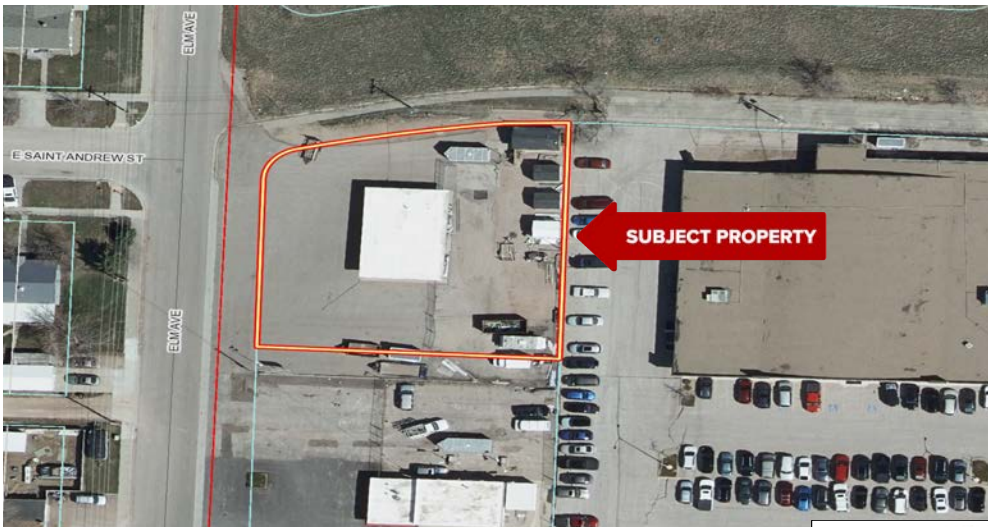
605.519.0749

gina@rapidcitycommercial.com

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.



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RAPID CITY, SD 57701



PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- ▶ Great visibility one block north of E St Patrick and Elm Ave.
- ▶ Recorded traffic count of 10,653 in 2023
- ▶ 1,440 SF flex building, ideal for office or retail user. Interior walls easily demolished to open up the space for multiple uses.
- ▶ 240 SF building at the NE corner of the lot that is fully functional as a small office or storage - possible to sublease to a partnering business.
- ▶ +/- 8,000 SF of secured outside storage area behind the building
- ▶ Zoned Neighborhood Commercial - permitted for most retail or professional and business office

LEASE INFORMATION

Total SQFT:	1,680 SF
Gross Rate:	\$14.28/SF/YR
Monthly:	\$2,000 + utilities

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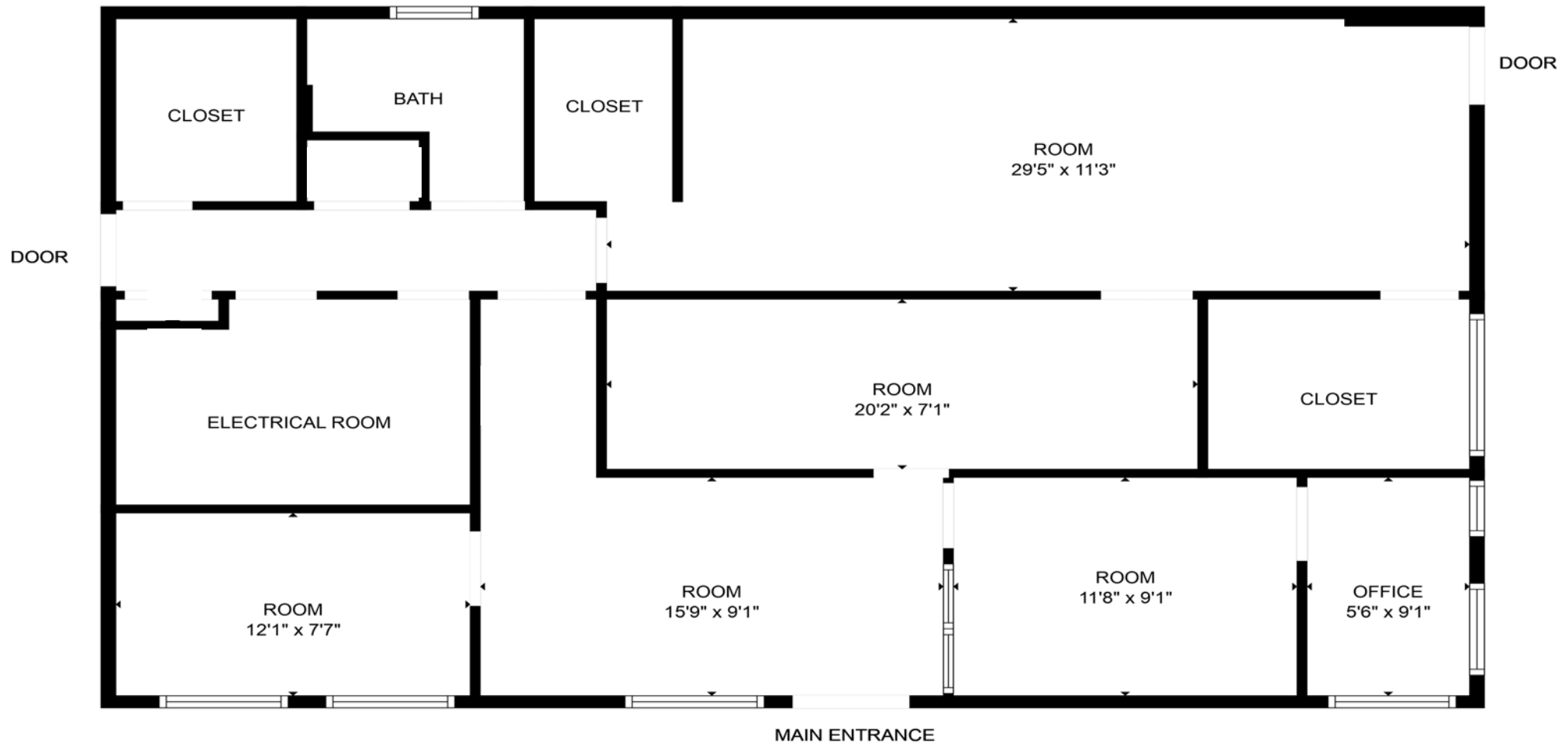
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FLOOR PLAN





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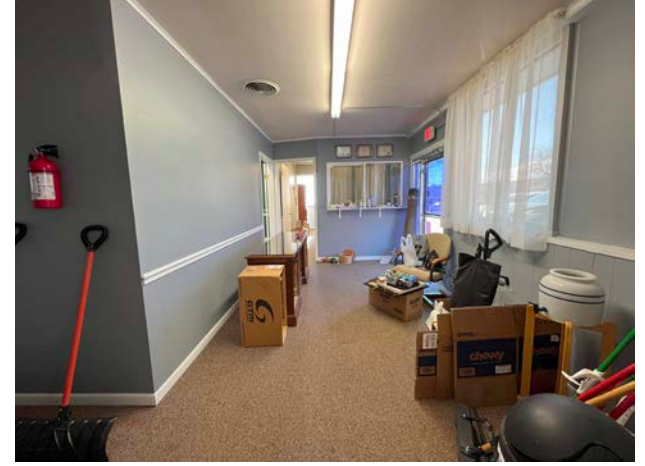
EXTERIOR PHOTOS





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INTERIOR PHOTOS



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