



RETAIL & WAREHOUSE FOR LEASE

17 NEW YORK STREET
RAPID CITY, SD 57701

FOR LEASE \$6.85/SF/YR NNN



SHOWROOM & WAREHOUSE - 11,400 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

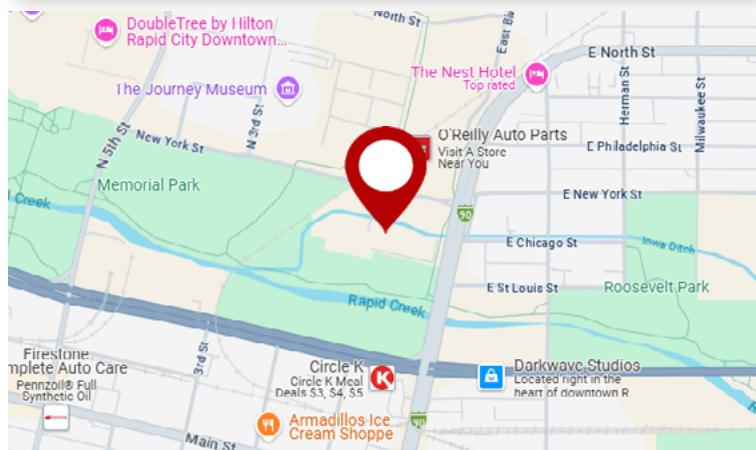
605.519.0749

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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.

LEASE INFORMATION

SF:	11,400 SF
Base Rent:	\$6.85/SF/YR
NNN:	\$1.58/SF/YR
Total:	\$8.43/SF/YR
Monthly:	\$8,007.50



PROPERTY DETAILS

OVERVIEW

Take advantage of this **affordable, high-visibility opportunity** just minutes from Rapid City's core commercial districts. Positioned just north of Downtown Rapid City, this 11,400 SF retail and warehouse space offers **excellent exposure in a centrally located shopping center** with 13,064 vehicles per day passing by.

The space features a functional layout with **open retail/showroom area, rear warehouse/storage, and four restrooms**—ideal for retail, wholesale, or service-oriented operations. A recessed loading area connected to the warehouse adds operational efficiency. Generous on-site parking and signage visibility enhance customer convenience and boost brand presence.



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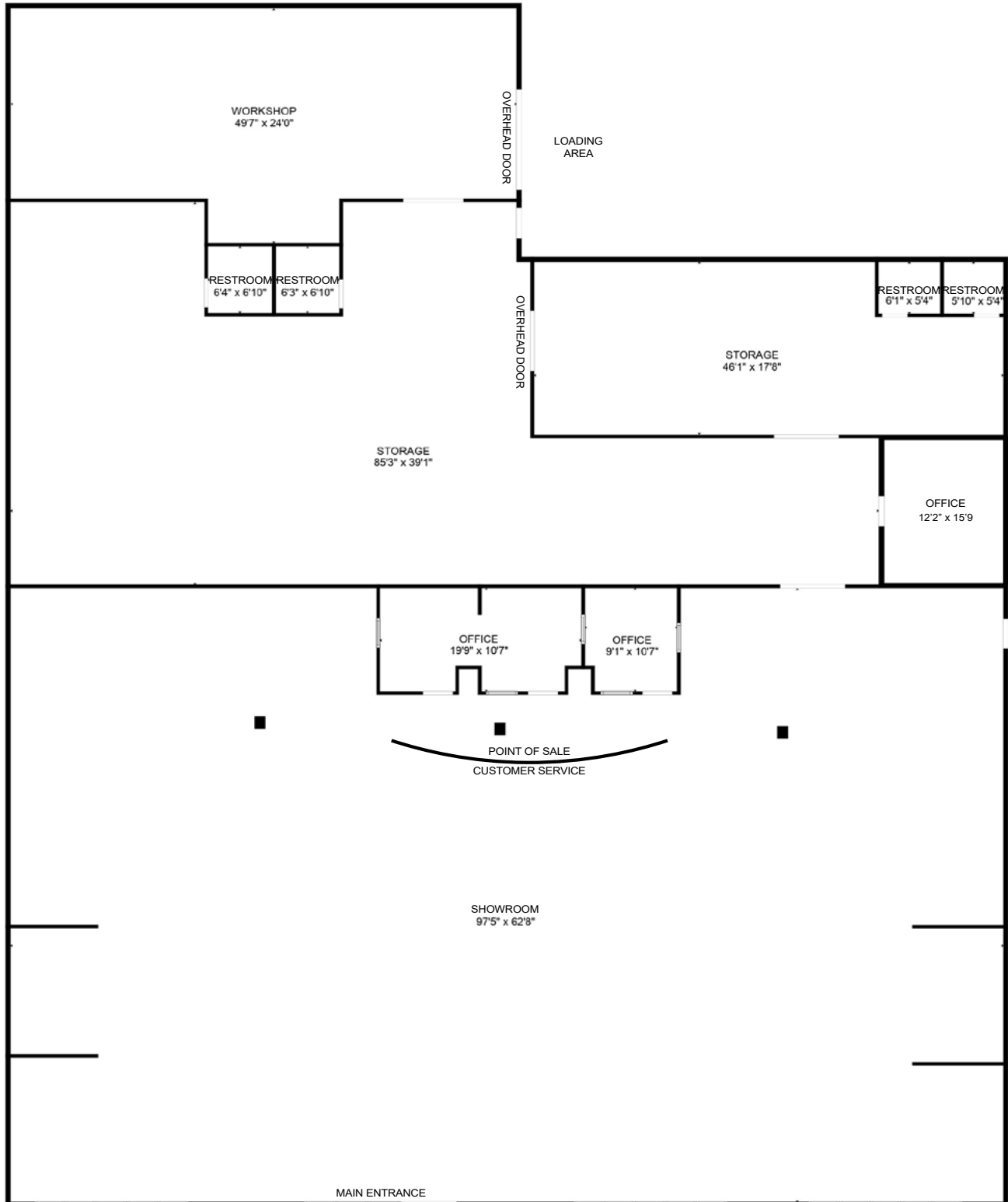
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FLOORPLAN



PHOTOS



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 8 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 13.9 million visitors to South Dakota, \$3.9 billion in visitor spending, and 53,894 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	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

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