



## RETAIL FOR LEASE

855 OMAHA STREET  
RAPID CITY, SD 57701



**FOR LEASE \$5.05/SF/YR NNN**



### INVESTMENT HIGHLIGHTS

- ▶ 64,927 SQFT main floor + 6,325 SQFT mezzanine, zoned General Commercial
- ▶ Former grocery store on 4.91 acres in Downtown Rapid City on high visibility corner  
- 30,564 vehicles per day - one of the busiest blocks in Rapid City.
- ▶ Large front parking lot - 281 spots, (257 regular spots + 10 ADA spots + 14 parking spots on the south side for employees/management.
- ▶ 2 loading docks in the back/east side (7'4" wide x 8' tall) and 1 loading ramp on the south side.

**TOTAL SQFT - 71,252**

**EXCLUSIVELY LISTED BY:**

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

**KW COMMERCIAL**  
**Chris Long**, SIOR, CCIM  
Commercial Broker  
605.939.4489  
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**COLLIERS INTERNATIONAL**  
**Scott Moore**  
Vice President, Account Mgmt.  
616.988.5816  
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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.



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## PROPERTY DETAILS

### PROPERTY OVERVIEW

Walking distance from Civic Center, Downtown Rapid City restaurants and shopping, hotels, city parks and biking trails. Multiple points of access from major arteries - Omaha St, Mt Rushmore Rd or West Blvd.

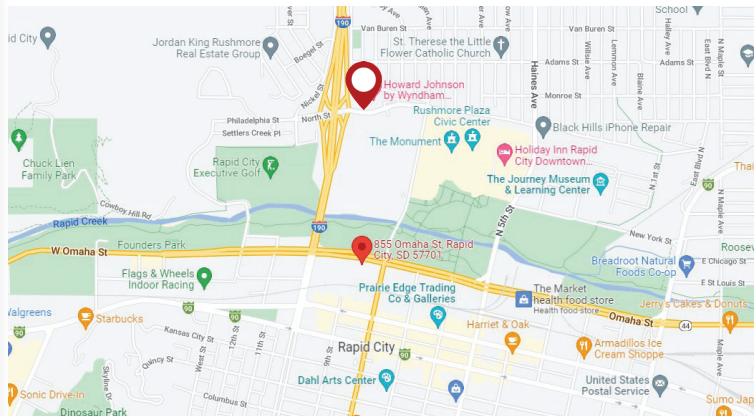
### PROPERTY SUMMARY

Building:	71,252 SQFT
Main Floor:	64,927 SQFT
Mezzanine:	6,325 SQFT
Roof Height:	24 FT
Drop Ceiling Height:	17 FT
Acres:	4.91
Parking:	Asphalt parking lot - 281 spots
Water & Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities

Tenant responsible for utilities.

\*Owner may have interest in selling the building.

Contact Chris Long for more details.



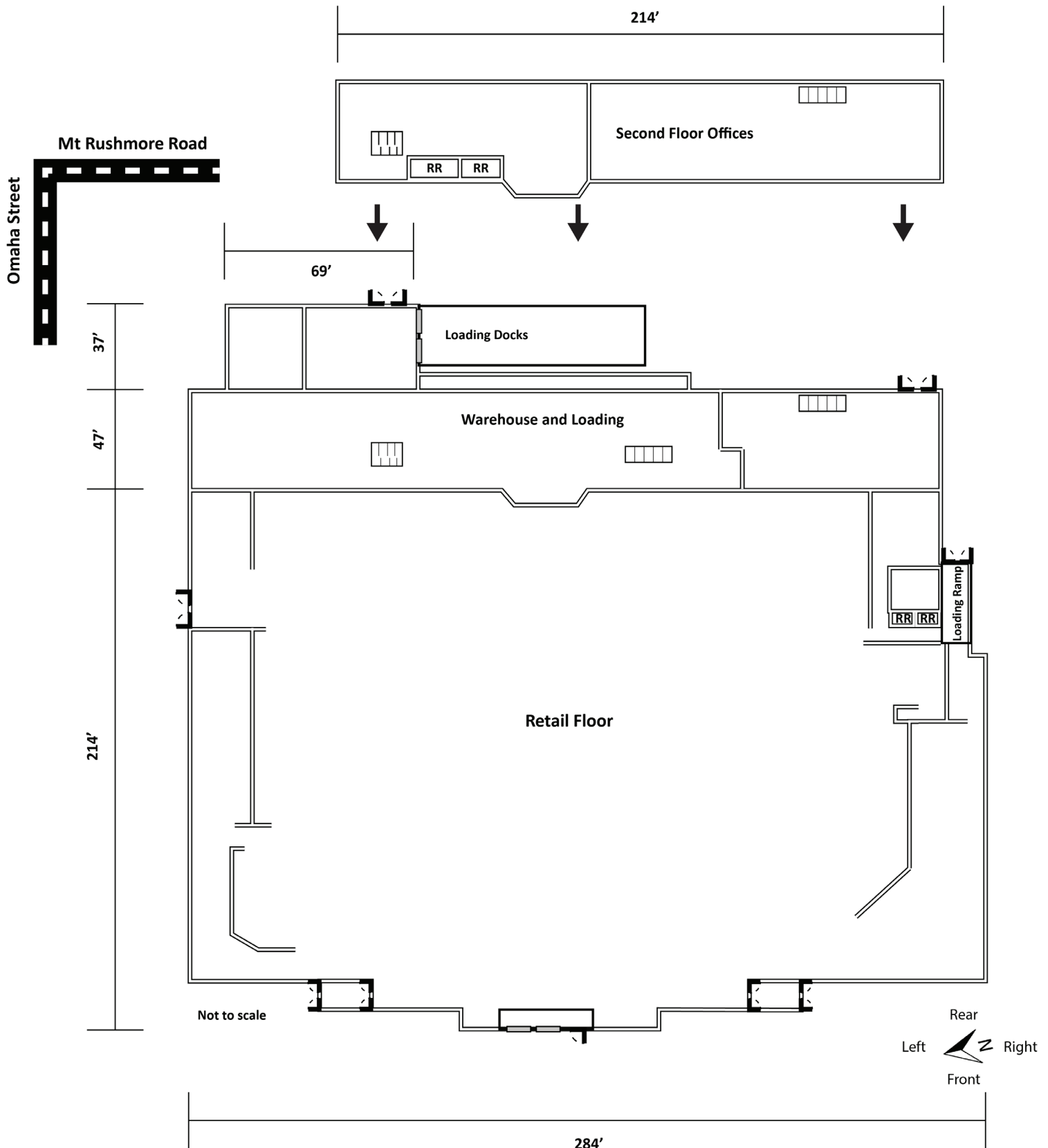
### LEASE INFORMATION

BASE RENT	TAXES	INSURANCE	CAM
\$5.05/SF/YR	\$0.95/SF/YR	Tenant Responsibility	Tenant Responsibility

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**FLOORPLAN**







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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 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

<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	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