



# RETAIL, OFFICE, & WAREHOUSE FOR LEASE

814 E OMAHA ST, RAPID CITY, SD 57701

**FOR LEASE \$6.00/SF/YR NNN**



**15,500 SF TOTAL**

**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:**

**Gina Plooster**

Leasing Agent  
605.519.0749  
[gina@rapidcitycommercial.com](mailto:gina@rapidcitycommercial.com)

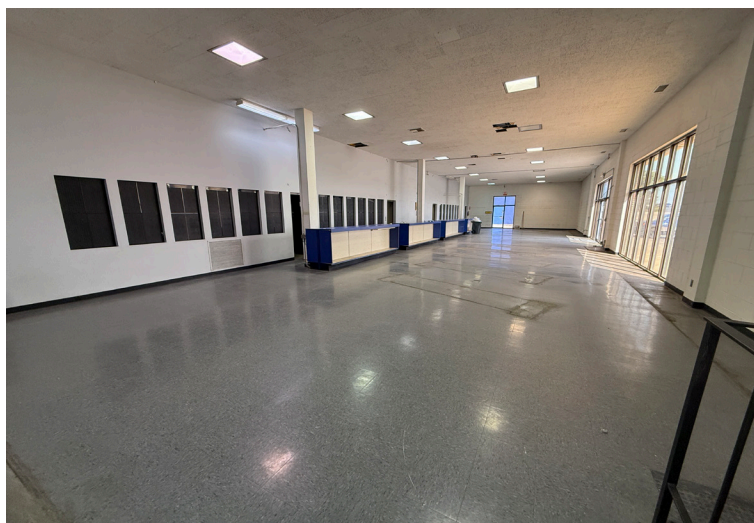
**Dan Logan**

Broker Associate  
605.593.7980  
[dan@rapidcitycommercial.com](mailto:dan@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.



## PROPERTY DETAILS



## LEASE INFORMATION

SQFT:	15,500 SF
Base Rent:	\$6.00/SF/YR
Est. NNN:	\$1.00/SF/YR
Monthly:	<b>\$9,041.67</b>

## SUMMARY

- ▶ **Prime Location:** Highly visible position on Omaha Street/Hwy 44, between Cambell and LaCrosse, with traffic counts of **20,976 vehicles per day**.
- ▶ **Main Building – 12,000 SF:**
  - Includes a welcoming **showroom** and a private **executive office**.
  - 16' roof height for versatile use.
  - Currently configured with **two levels of racking for small parts inventory** (removable for tenant's needs).
- ▶ **Secondary Warehouse – 3,000 SF:**
  - Heated space, ideal for **equipment or inventory storage**.
  - Outfitted with **additional racking**.
  - Features **two 14'x12' overhead doors** for easy access.
- ▶ **Combined Total: 15,500 SF of warehouse and office/showroom space.**
- ▶ **Accessibility:** Easy access to major Rapid City corridors, ideal for distribution, service, or retail-adjacent operations.
- ▶ **Flexibility:** Layout and racking can be reconfigured or removed to suit tenant's specific needs.

EXCLUSIVELY LISTED BY:

**Gina Plooster**

Leasing Agent

605.519.0749

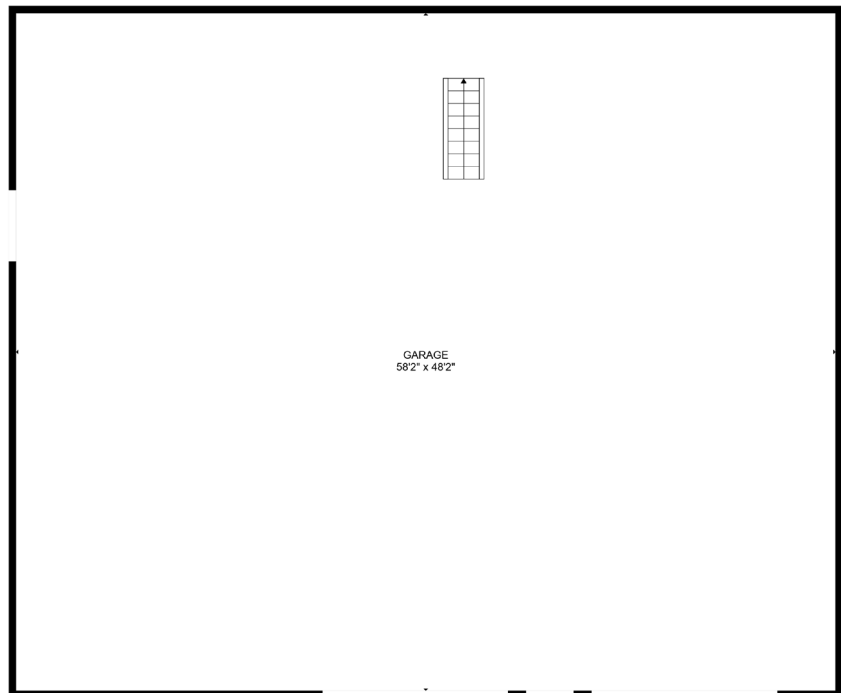
gina@rapidcitycommercial.com

**FLOOR PLAN**



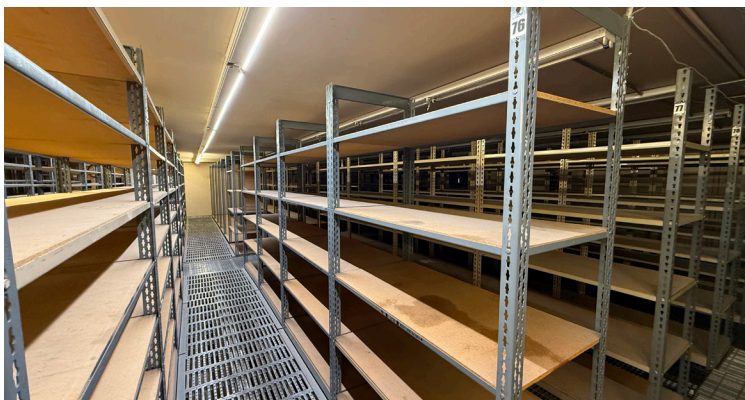
*Main Building: Showroom, Warehouse, & Offices (12,500 SF)*

*Standalone Warehouse  
(3,000 SF)*





**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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

### SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

## RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

## SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business



814 E OMAHA ST  
RAPID CITY, SD 57701

## DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.