



HIGH VISIBILITY RETAIL SHOWROOM

907 JACKSON BOULEVARD
RAPID CITY, SD 57702

FOR SALE \$525,000

FOR LEASE \$14.50/SF/YR NNN



BUILDING FOR SALE OR LEASE—2,616 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:

Dan Logan

Broker Associate

605.593.7980

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.

BUILDING INFORMATION

Size:	2,616 Square Feet
Zoning:	General Commercial
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities

Sale Price: **\$525,000**

Utilities: Paid by Tenant

Lease Rate: \$14.50/SF/YR NNN

Est. NNN: \$2.98/SF/YR + Repairs/Maintenance

Monthly Rent: **\$3,810.64 + Repairs/Maintenance**

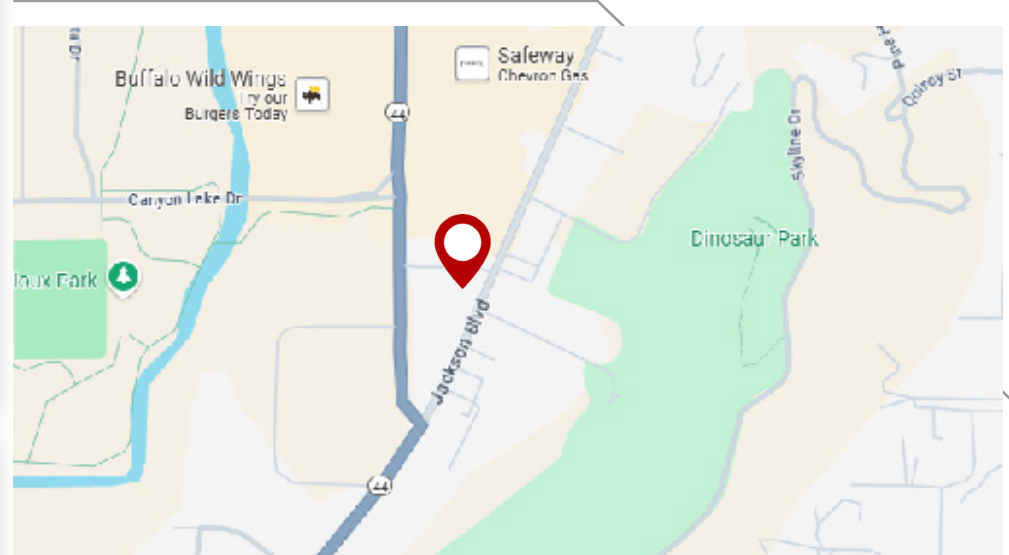
PROPERTY DETAILS

- ▶ High visibility along major arterial road
- ▶ Back office suite with 18x31 open office area
- ▶ Daily traffic count ~ 16,500 vehicles
- ▶ Asphalt parking lot with 18 spaces
- ▶ Front showroom offers large windows with great natural light

SUMMARY

PROPERTY OVERVIEW

Highly visible property zoned General Commercial on Jackson Boulevard near Baken Park and West Main Street. Front showroom is ideal for retail services, with additional open office space, breakroom, storage, and restroom in the back. The interior has undergone recent repairs and renovations and is prepped for a new owner to finish it the way they want.



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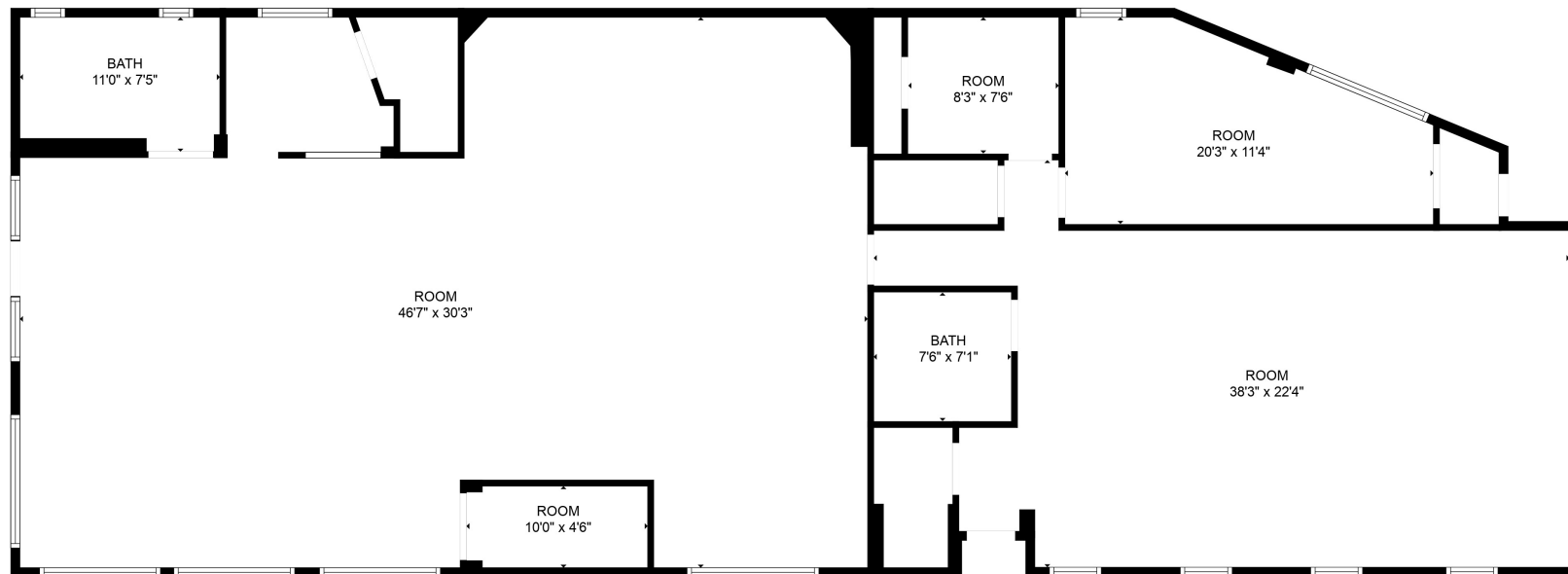
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FLOORPLAN



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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