

THE SHOPS AT RAPID CITY

811 DISK DRIVE, SUITES 2, 6 & 7
RAPID CITY, SD 57701

FOR LEASE \$14.00-14.75/SF/YR NNN



PROPERTY SUMMARY

- ▶ The Shops at Rapid City are ideally located directly off of the busy I-90/Haines exit, which sees an average total of 24,071 cars per day.
- ▶ Well-suited options for retail, professional offices, health services, salon, or restaurant.
- ▶ Open-concept and flexible layouts.
- ▶ Neighboring tenants include National Dance Clubs, Black Hills IV, Vital Life Chiropractic, TLC Pet Hospital, and Edward Jones. Anchored by large retailers Kohl's and PetSmart.
- ▶ Ample parking.



3 RETAIL OR OFFICE UNITS

EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com



811 DISK DRIVE, SUITE 2
RAPID CITY, SD 57701

PROPERTY DETAILS

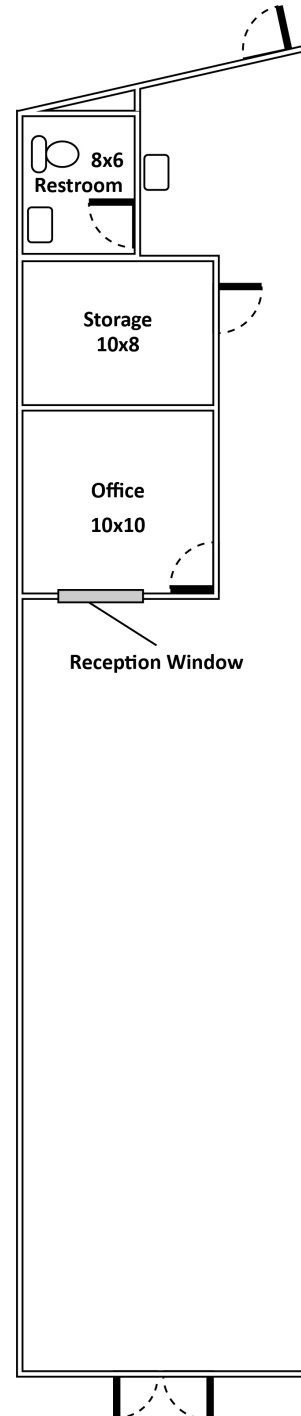
SUITE 2 SUMMARY

- ▶ Turnkey office or retail unit with open front area for cubicles or retail showroom.
- ▶ One private office with window to the front.
- ▶ Carpet in the front area and office.
- ▶ Kitchenette, storage room and restroom toward the back.
- ▶ Available January 2026.

LEASE INFORMATION

SUITE 2

SQFT	1,174 SF
Base Rent	\$14.75/SF/YR
NNN	\$4.75/SF/YR
Total	\$19.50/SF/YR
Monthly	\$1,907.75
Utilities	Tenant responsible for gas, electricity, & phone/internet



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811 DISK DRIVE, SUITE 6
RAPID CITY, SD 57701

PROPERTY DETAILS

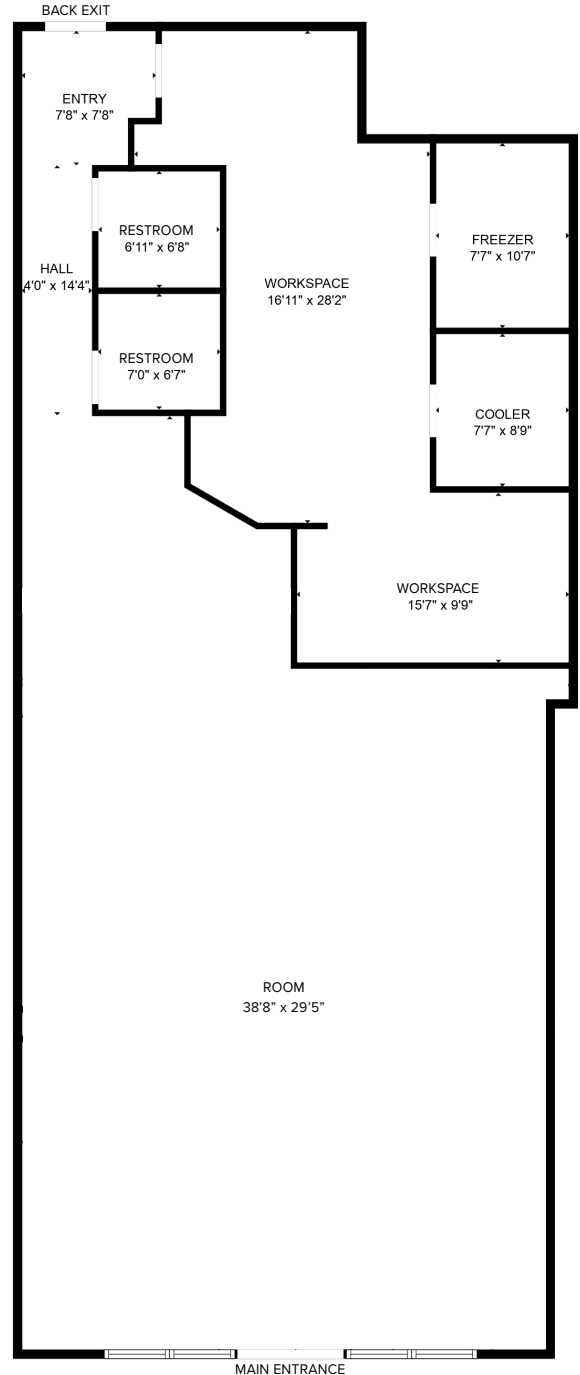
SUITE 6 SUMMARY

- ▶ Well-suited for retail, professional offices, health services, or restaurant.
- ▶ Flexible layout for showroom/retail floor, open concept offices or health related services.
- ▶ M/W restrooms and back area for kitchen, work space, or office.
- ▶ Freezer/cooler can be used by tenant or removed by landlord.

LEASE INFORMATION

SUITE 6

SQFT	2,334
Base Rent	\$14.00/SF/YR
NNN	\$4.75/SF/YR
Total	\$18.75/SF/YR
Monthly	\$3,646.88
Utilities	Tenant responsible for gas, electricity, & phone/internet



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811 DISK DRIVE, SUITE 7
RAPID CITY, SD 57701

PROPERTY DETAILS

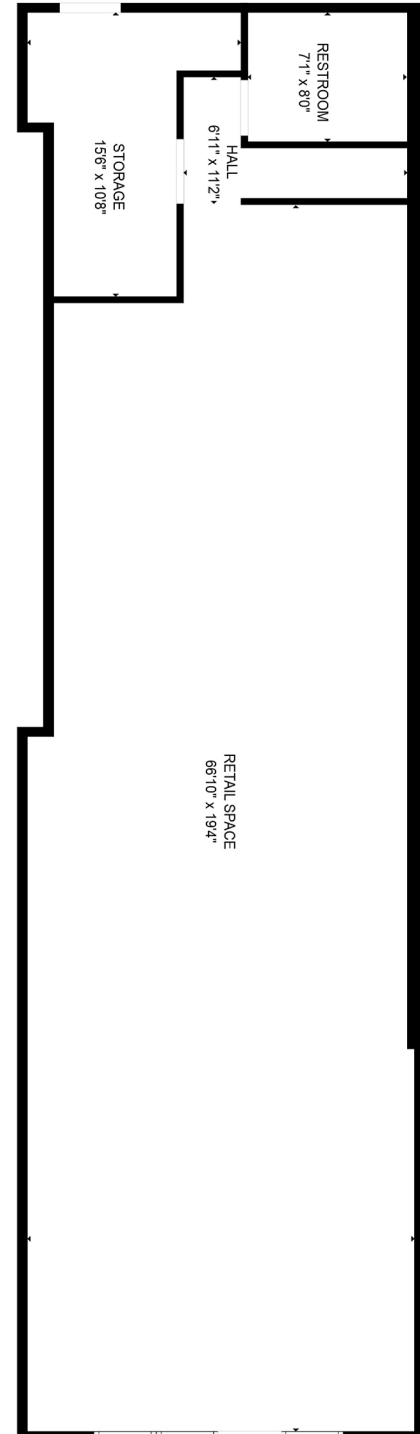
SUITE 7 SUMMARY

- ▶ Turnkey retail suite ideal for a boutique, salon, or similar retail use.
- ▶ Versatile LVT flooring and large front windows create a bright, welcoming environment for customers.
- ▶ Private restroom, secondary sink, and washer/dryer hookups provide excellent flexibility for salon, wellness, or medical-related services.

LEASE INFORMATION

SUITE 7

SQFT	1,537 SF
Base Rent	\$14.75/SF/YR
NNN	\$4.75/SF/YR
Total	\$19.50/SF/YR
Monthly	\$2,497.68
Utilities	Tenant responsible for gas, electricity, & phone/internet



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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 - 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

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 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

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