

621 E MALL DRIVE | GENERAL COMMERCIAL ZONING

FOR SALE \$1,995,000



Exclusively listed by:

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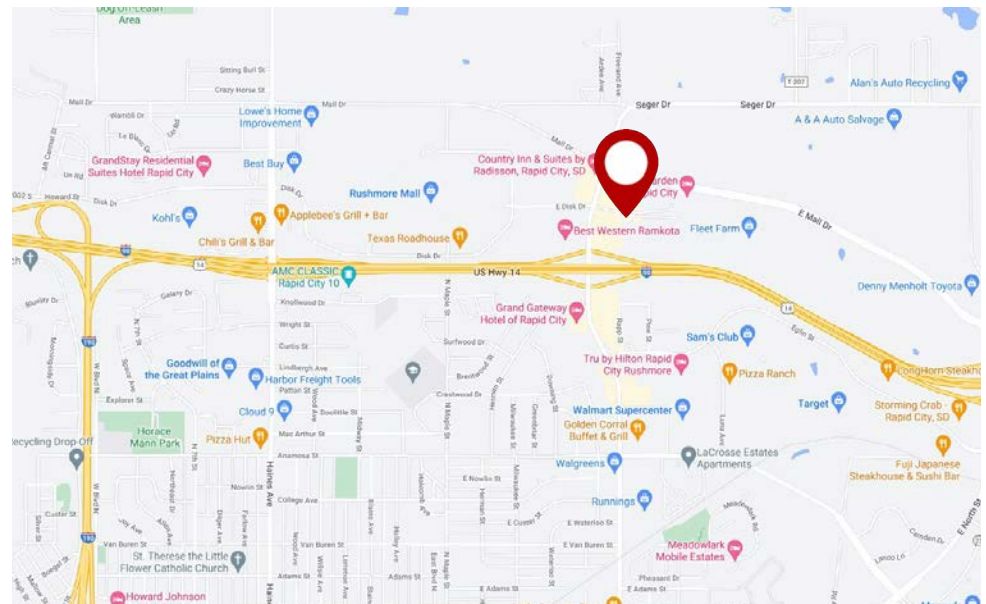
PROPERTY INFORMATION

621 E Mall Drive, Rapid City, SD 57701

Sale Price:	\$1,995,000
Lot Size:	7.23 Acres
Zoning:	General Commercial
Legal Description:	East Mall Business Center Subd, BLOCK 1, Lot 4
Tax ID:	67695
Taxes (2023):	\$21,973
Special Assessment:	\$126
Utilities:	Water & Sewer—City of Rapid City Electric—Black Hills Energy Gas—Montana Dakota Utility Co.

PROPERTY HIGHLIGHTS

- 7.23 acre parcel in heavy retail, hospitality and restaurant corridor at LaCrosse and Mall Dr, adjacent to national chain hotels and restaurants.
- In close proximity to regional shopping centers Rushmore Crossing and Rushmore Mall and major retailers - Fleet Farm, Cabela's, Lowe's, Sam's Club, Target, JCPenney, Scheel's.
- Infrastructure to site from previous development - water, sewer, electric and gas.
- Secondary access possible from E Disk Dr.
- Neighboring 13.47 acres to the south also available for sale.
- Premium location with easy access to I-90 exits - LaCrosse, Haines Ave, E North St, and Elk Vale via Mall Dr.



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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.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.

DEMOGRAPHICS

Rapid City, SD



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.

SD Tourism 2021 Statistics

- ↑ Room nights
33%
- ↑ Park Visits
11%
- ↑ Total Visitation
28%
- ↑ Visitor Spending
28%

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

Business Friendly South Dakota

- 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



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