

# JACKSON BLVD OFFICE + WORKSHOP SPACE

1104 JACKSON BOULEVARD  
RAPID CITY, SD 57702

FOR LEASE \$3,500/MO GROSS



3,120 SF | 2 OVERHEAD DOORS | OFF-STREET PARKING

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

# 1104 JACKSON BOULEVARD RAPID CITY, SD 57702

## PROPERTY DETAILS

### SITE & BUILDING INFORMATION

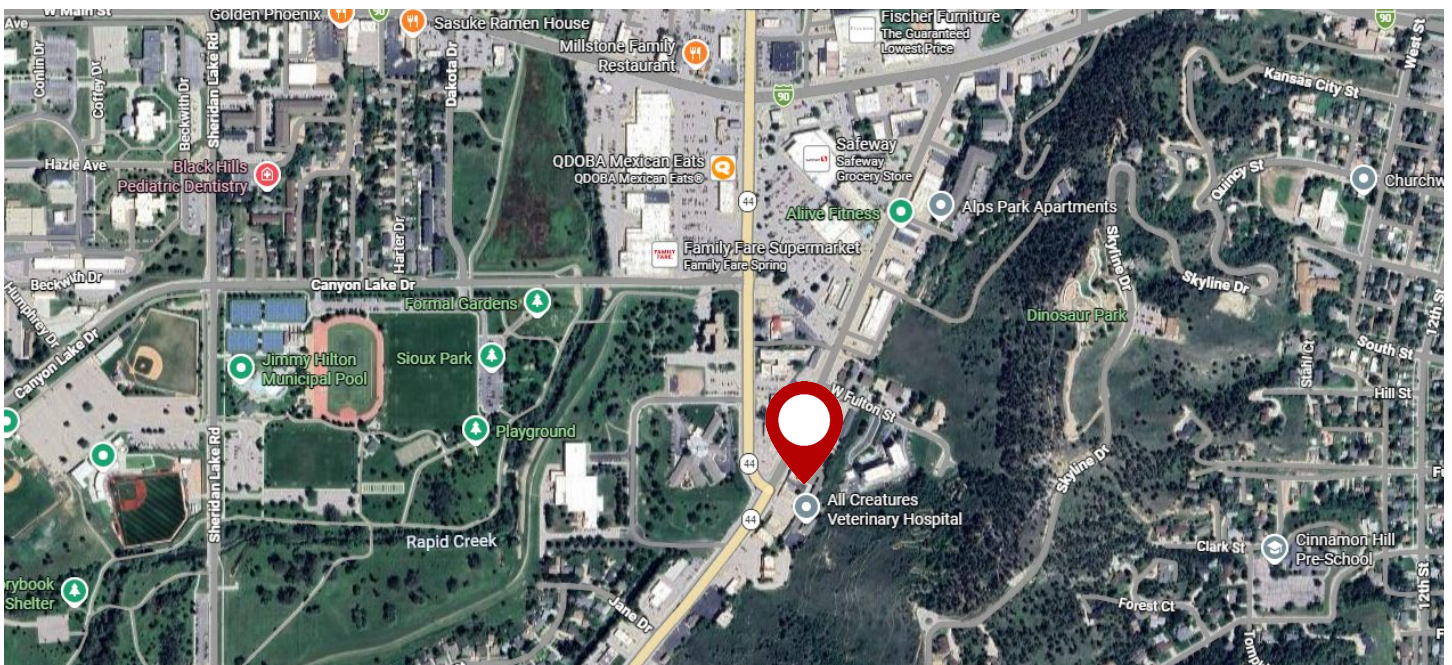
Building Size	3,120 SF
Layout	Reception, private offices, open workspace, and workshop/storage area
Restrooms	2
Overhead Doors	2 (8' x 8' and 8' x 9')
Workshop Features	200A, 240V power, floor drain, shelving, service bay
Zoning	General Commercial
Parking	Rear off-street + street parking
Traffic Count (2024 MPO)	17,805 vehicles per day

### LEASING DETAILS

Lease Rate	\$13.46/SF/YR Gross
<b>Monthly Rent</b>	<b>\$3,500 + utilities</b>

### LEASE HIGHLIGHTS

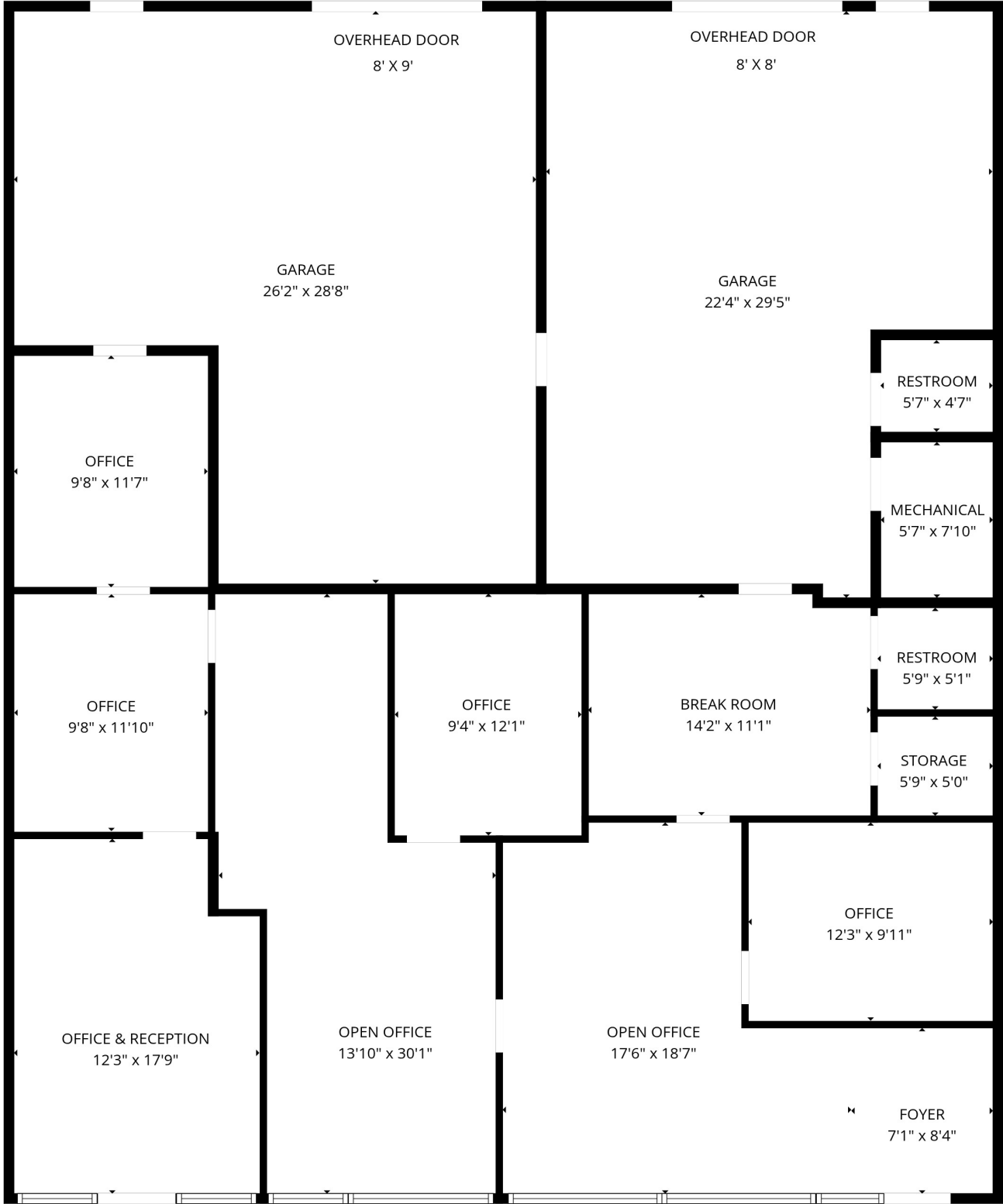
- ▶ Office/retail building with integrated workshop space along Jackson Blvd, suited for service-based businesses, contractors, or specialty users needing both visibility and operational functionality
- ▶ 3,120 SF layout combining reception, private offices, open workspace, break room, and dedicated shop/storage area
- ▶ Two overhead doors (8' x 8' and 8' x 9') supporting equipment access, service work, and deliveries
- ▶ Rear workshop area with floor drain, 200A, 240V power, and storage or service space
- ▶ Rear off-street parking with additional street parking available for customers and staff
- ▶ Strong frontage along Jackson Blvd with existing signage and large storefront windows
- ▶ Positioned near the planned Chick-fil-A site and other west-side retail, benefiting from continued traffic growth (17,805 VPD)



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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FLOOR PLAN



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INTERIOR PHOTOS



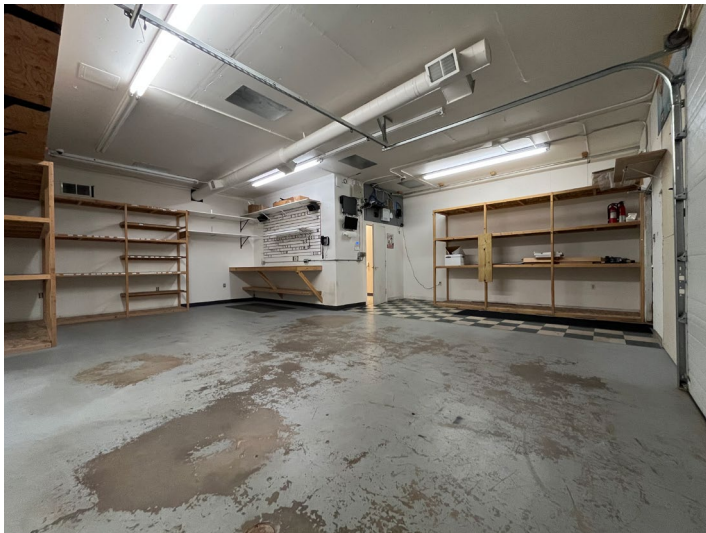
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INTERIOR PHOTOS



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

### SOUTH DAKOTA

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

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