



NEW CONSTRUCTION RETAIL/WAREHOUSE UNITS

2507 E ST PATRICK STREET
RAPID CITY, SD 57703

FOR LEASE \$16.00/SF/YR NNN



1,500-9,000 SF RETAIL + 1,500 SF WAREHOUSE

KW Commercial
Your Property—Our Priority SM
2401 West Main Street, Rapid City, SD 57702
605.335.8100 | www.RapidCityCommercial.com
Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent
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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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PROPERTY OVERVIEW

AVAILABLE LEASE OPTIONS

Retail Unit Size:	1,500-9,000 SF (6 units)
NNN Lease Rate:	\$16.00/SF/YR
Est. NNN:	\$2.50/SF/YR
Warehouse Unit Size:	1,500 SF (1 unit left)
NNN Lease Rate:	\$10.00/SF/YR
NNN:	\$2.50/SF/YR

TENANT IMPROVEMENT ALLOWANCE

5 year term:	\$18.00/SF
7-year term:	\$22.00/SF

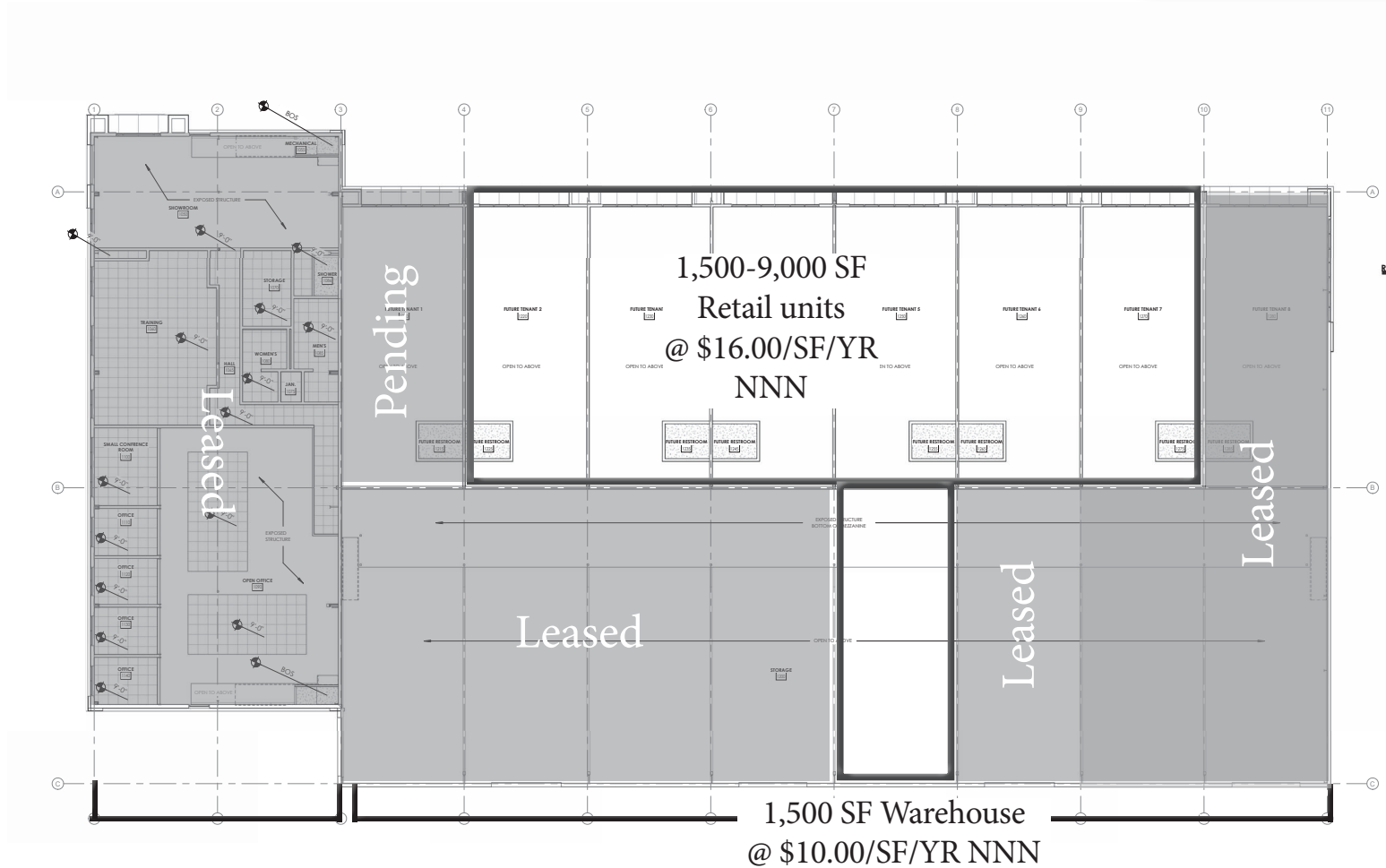
PROPERTY DETAILS

Available SQFT:	18,000 SF
Lot Size:	6.23 Acres
Tax ID:	46611
Water/Sewer:	Rapid City
Electric Provider:	West River Electric
Gas Provider:	MDU

PROPERTY OVERVIEW

- ▶ Brand new construction of retail and warehouse units on East Saint Patrick Street.
- ▶ The location sees an average of 10,438 cars per day, and is approximately 0.5 miles from SD-44 and 0.7 miles from Cambell St.
- ▶ Minimum size of 1,500 SF for retail and warehouse units.
- ▶ Ready for interior buildouts! Landlord provides a vanilla shell - plumbed with restroom, standard electrical, drywall, and ready for paint. Landlord can provide a contractor or Tenant can bring their own. Tenant improvement allowance offered!





* Estimated construction completion Summer 2025.

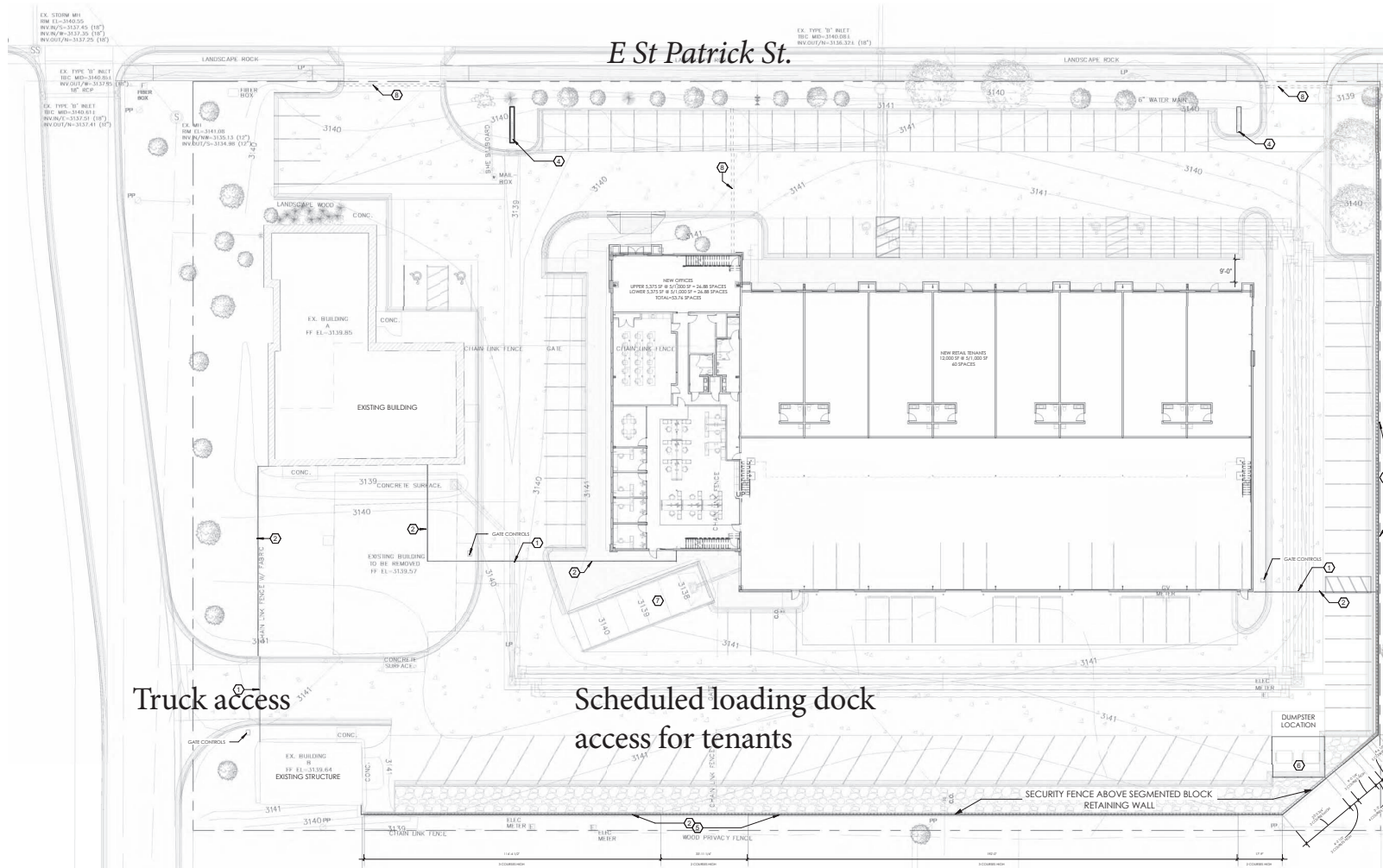
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EXTERIOR PICTURES



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INTERIOR RENDERINGS



* Sample rendering for 3,000 SF

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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
- #10** CNN Travel-Best American Towns to Visit

- #1** US Census-Fastest-Growing City in Midwest
- #17** Milken Institute-Best-Performing Small City

- #4** Realtor.com-Emerging Housing Markets
- #33** WalletHub-Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To



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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.

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