



NEW CONSTRUCTION RETAIL/ WAREHOUSE UNITS

2507 E ST PATRICK STREET
RAPID CITY, SD 57703

FOR LEASE \$10.00-16.00/SF/YR NNN



AVAILABLE FOR LEASE | 1,500 SF—3,000 SF

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—3,000 SF (4 units left)
Lease Rate:	\$16.00/SF/YR NNN
NNN:	TBD
Warehouse Unit Size:	See Floor Plan for Availability
Lease Rate:	\$10.00/SF/YR NNN
NNN:	TBD

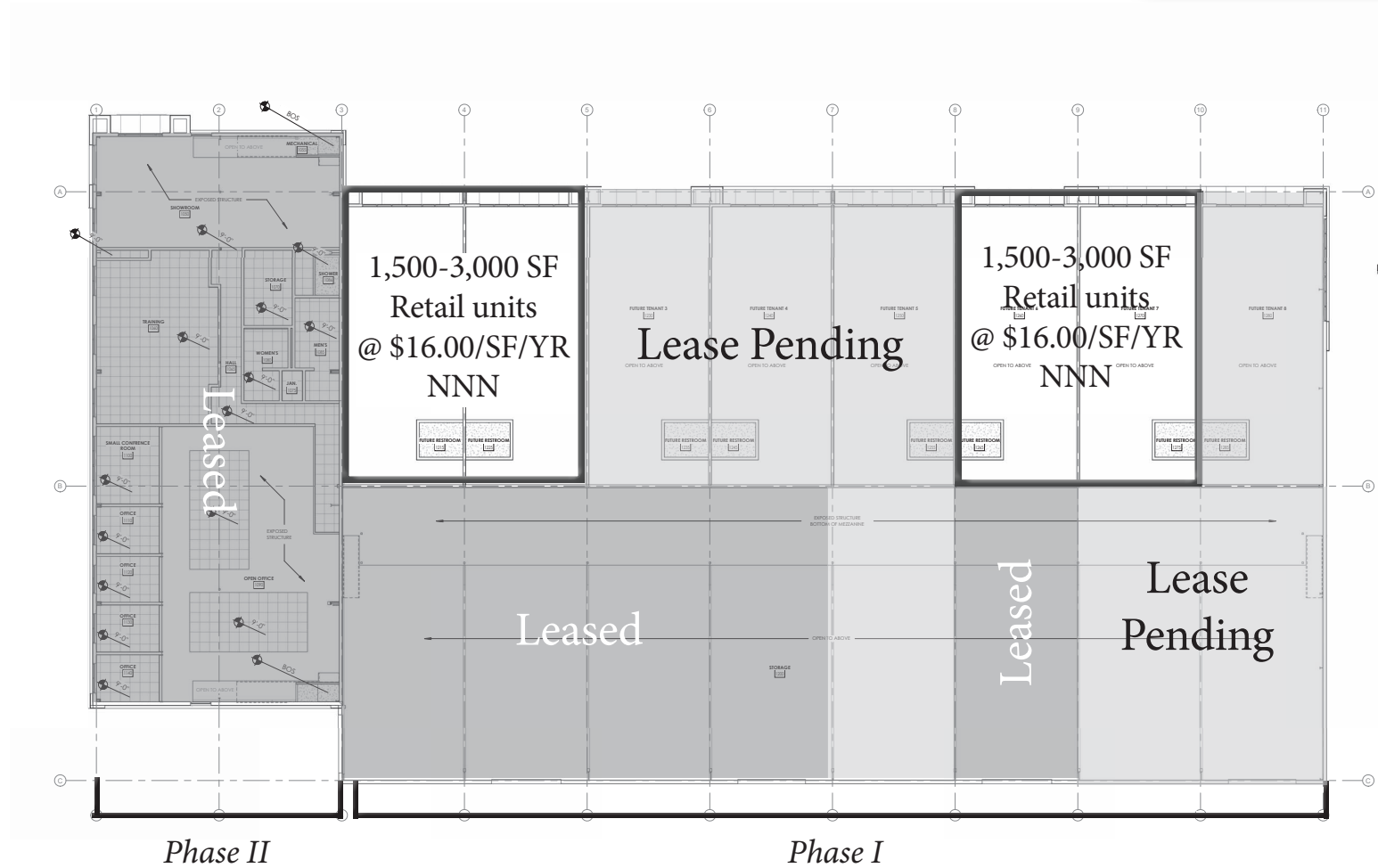
PROPERTY DETAILS

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.
- ▶ Minimum size of 1,500 SF for retail and warehouse units.
- ▶ Construction estimated completion of Summer 2025.
- ▶ Only four 1,500 SF retail units left. Call for availability.
- ▶ Ready for interior buildouts.





* Estimated construction completion Summer 2025.

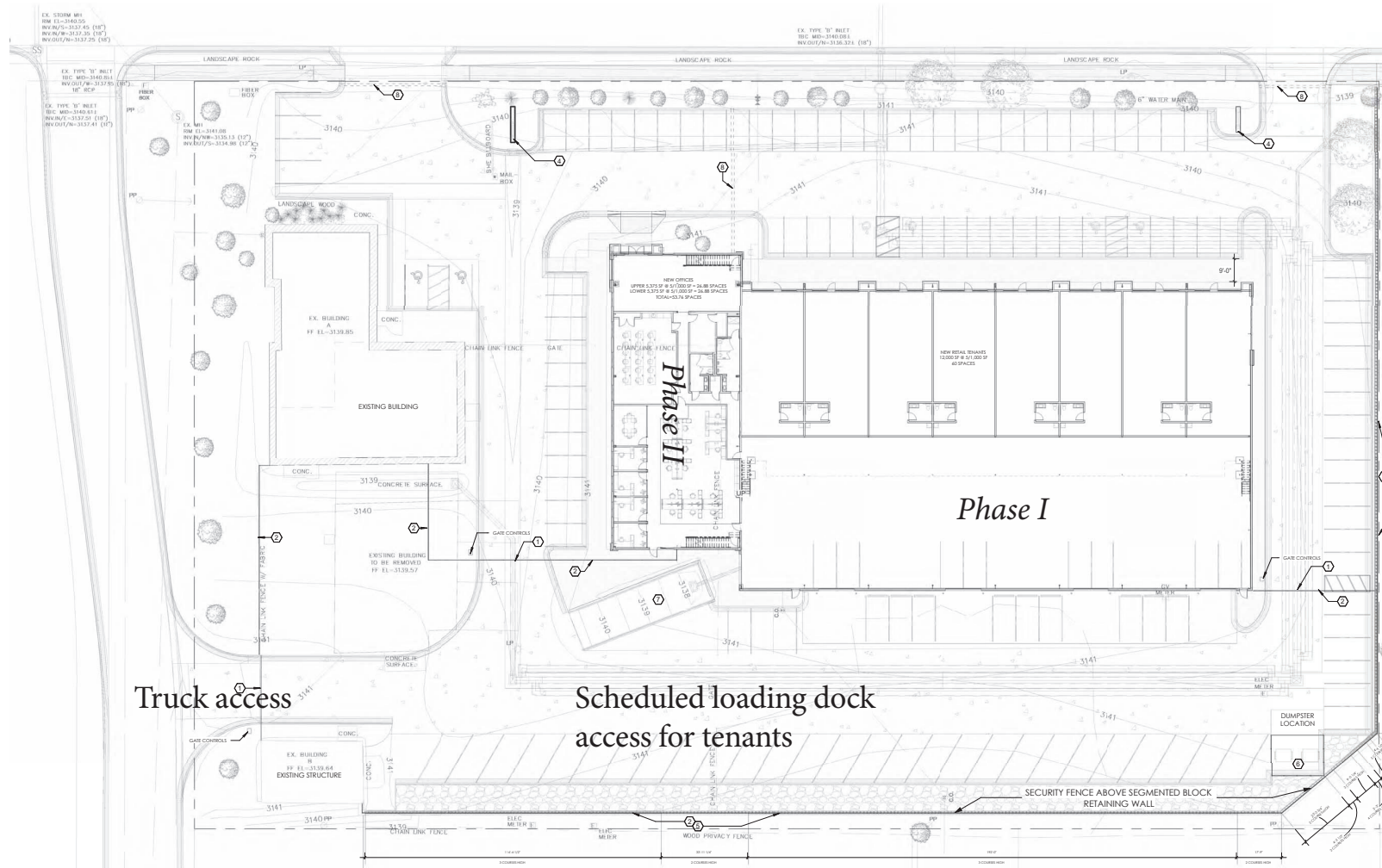
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EXTERIOR PICTURES



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INTERIOR RENDERINGS



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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 - 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

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 CNN Money—Best Place to Launch a Business
- #4 Wall Street Journal—Emerging Housing Markets
- #4 WalletHub—Best Places to rent
- #11 Forbes—Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list



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Each Office Independently Owned and Operated

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