



THE SHOPS AT RAPID CITY

811 DISK DRIVE
RAPID CITY, SD 57701

FOR LEASE \$15.50/SF/YR NNN



RETAIL/OFFICE SPACE FOR LEASE—2,849 SF

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

EXCLUSIVELY LISTED BY:

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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.

LEASE INFORMATION

SUITE 4

SQFT:	2,849
Base Rent:	\$15.50/SF/YR
NNN:	\$4.03/SF/YR plus utilities
Total:	\$19.53/SF/YR
Monthly:	\$4,636.75
TIs:	<i>Negotiable</i>



OVERVIEW

PROPERTY OVERVIEW

Retail strip center near I-90/Haines exit. High traffic shopping area near national retailers - PetSmart, Kohl's, Lowe's, Best Buy and chain restaurants - Chili's, Applebee's. Easy commute between Box Elder/Ellsworth Air Force Base to the east and Black Hawk/Summerset to the west.

HIGHLIGHTS

- ▶ Suite 4 - 35' x 76' gray shell, great place to start to customize to your business needs
- ▶ Ideal fit for retailers, professional offices, health services, restaurant
- ▶ Large storefront windows
- ▶ Signage visible from I-90 (over 30,000 vehicles per day)
- ▶ Large parking lot

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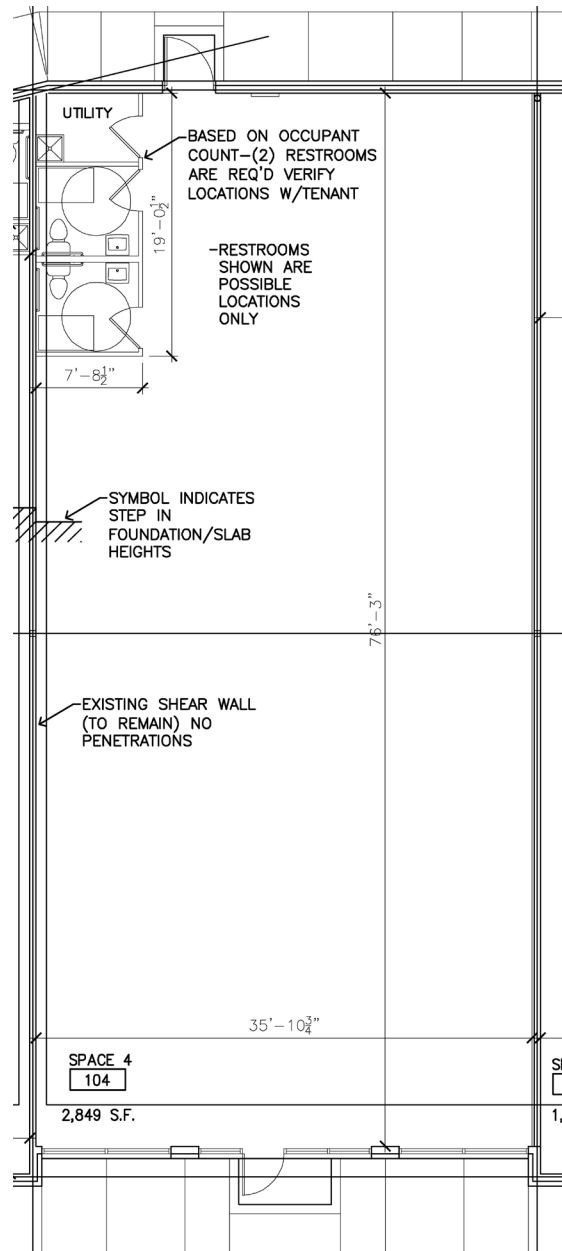
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FLOOR PLAN - SUITE 4



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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 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 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