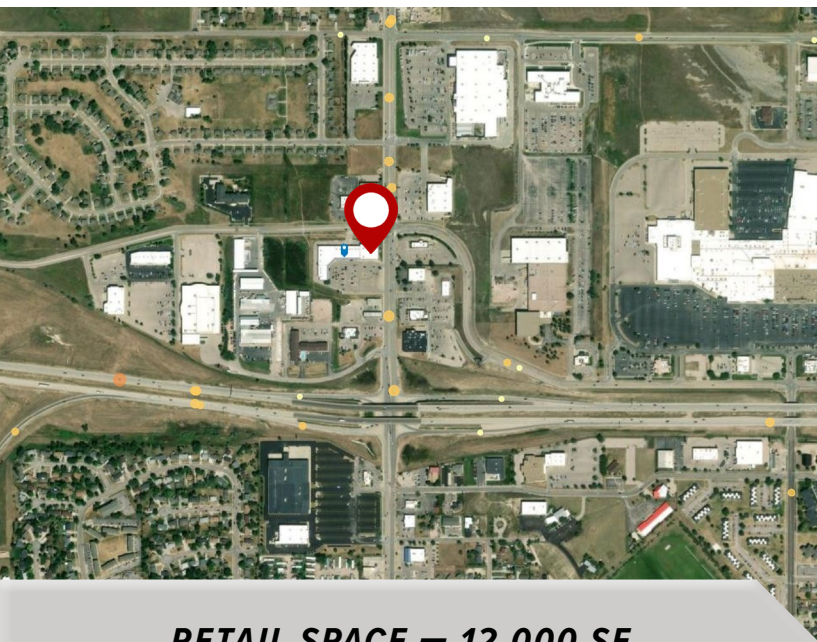




PRIME RETAIL FOR LEASE

2255 HAINES AVE, SUITE 100
RAPID CITY, SD 57701

FOR LEASE \$9/SF/YR NNN



RETAIL SPACE — 12,000 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:

Gina Plooster

Leasing Agent

605.519.0749

gina@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.

PROPERTY DETAILS



LEASE INFORMATION

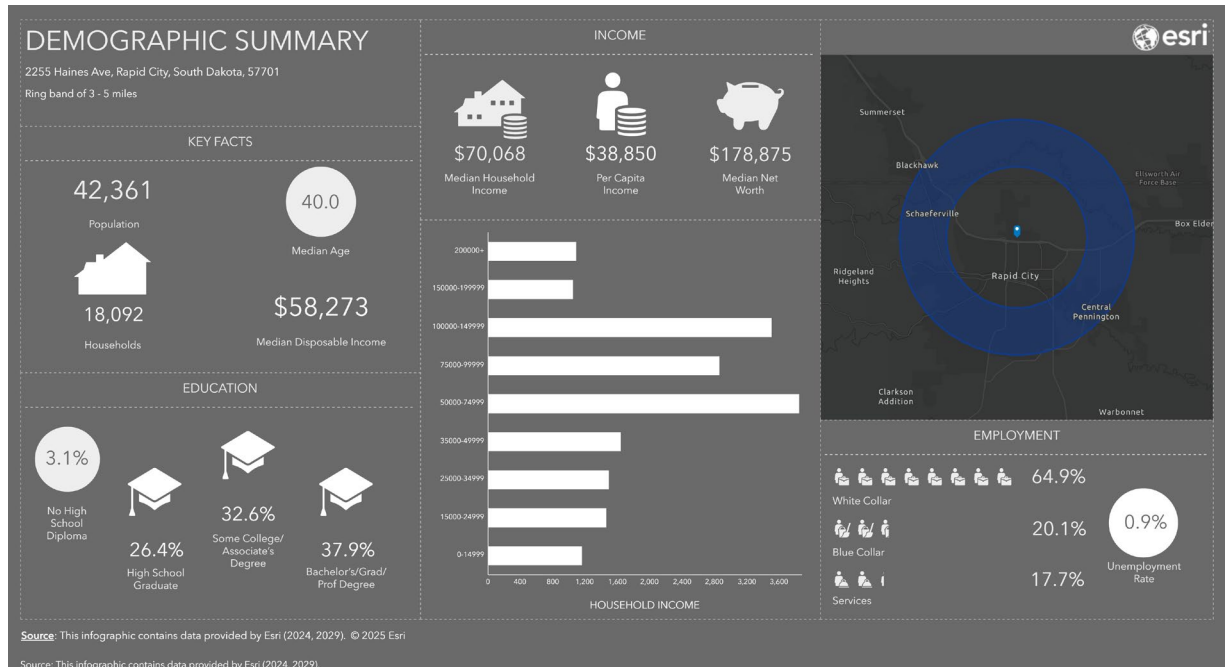
SUITE 100

SQFT:	12,000
Base Rent:	\$9.00/SF/YR NNN
NNN:	TBD
Monthly:	\$9,000.00

OVERVIEW

Prime 12,000 SF anchor space available in a **high-traffic retail center** on Haines Avenue—Rapid City's dominant northside commercial corridor. Formerly occupied by Joann Fabrics, this endcap unit features **excellent visibility, prominent building signage, and convenient access with ample parking**. Surrounded by national retailers and dense residential neighborhoods, the location offers strong foot traffic and **daily exposure to over 20,000 vehicles**. Ideal for soft goods, fitness, medical, or large-format retail.

- ▶ 12,000 SF of open retail floor (100' deep x 120' wide)
- ▶ 12' ceiling height
- ▶ M/W restrooms
- ▶ Store room with double doors for deliveries
- ▶ Breakroom and office within the store room



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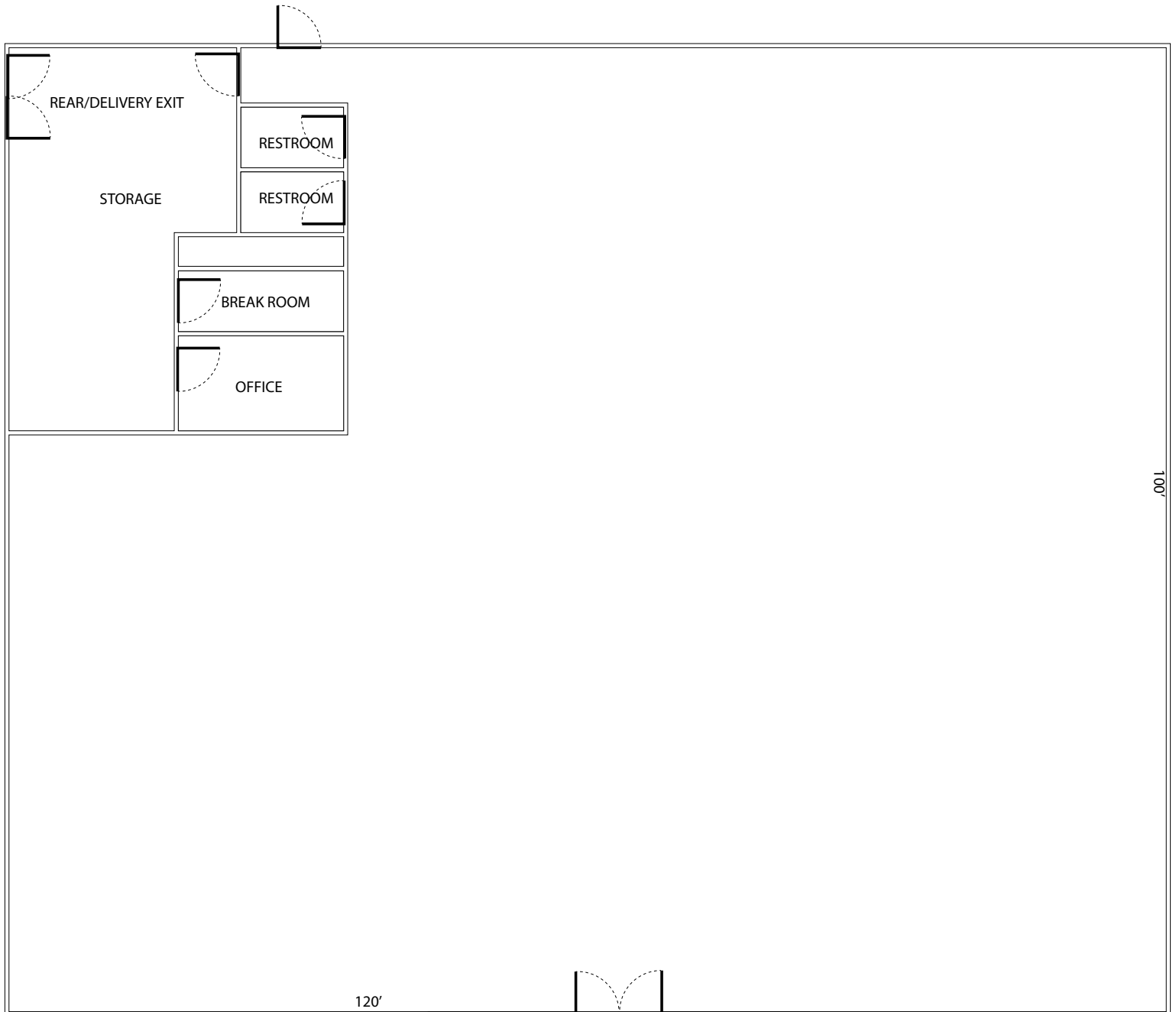
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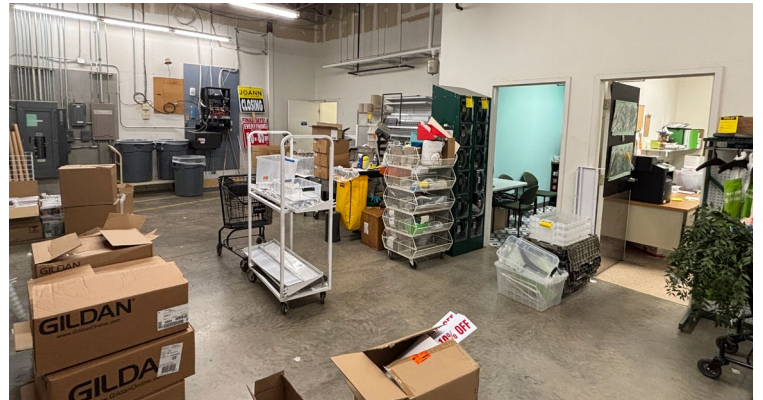


2255 HAINES AVE, SUITE 100
RAPID CITY, SD 57701

FLOOR PLAN



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 - 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.



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	187,027
Rapid City Population Growth	2.08% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$56,531

SD TOURISM 2021

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

RAPID CITY

- #1** Outdoor Life—Best hunting and fishing town
- #4** Wall Street Journal—Emerging Housing Markets
- #11** Forbes—Best Small City for Business
- #4** CNN Money—Best Place to Launch a Business
- #4** WalletHub—Best Places to rent
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

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