



OFFICE/RETAIL FOR LEASE

1745 EGLIN ST, SUITE 110

RAPID CITY, SD 57701

1,464 SF



PROPERTY HIGHLIGHTS

- ▶ Office/retail space in Rapid City's premium high-traffic shopping center.
- ▶ Immediate access to I-90 at E North Street.
- ▶ Professional office layout with open front area for cubicles or showroom. Private restroom, storage/data room, and small conference room. High quality finishes throughout. Sublease from current tenant.
- ▶ Neighbors high volume fast food restaurants and retailers.



\$24.00/SF/YR NNN

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.

PROPERTY DETAILS

LOCATION OVERVIEW

Rushmore Crossing is Rapid City's premium shopping center, home to major retailers Target, Sam's Club, Big Lots, TJ Maxx, PetCo, Scheel's, among many others, servicing the entire Black Hills/Western SD region. Conveniently located near I-90, this bustling retail hub is easily accessible to locals and travelers alike, ensuring a steady flow of visitors throughout the year.



LEASE INFORMATION

SUITE	110
SQFT	1,464
BASE RATE	\$24.00/SF/YR
NNN	\$4.68/SF/YR
MONTHLY RENT	\$3,498.96
UTILITIES:	<i>Tenant responsible for utilities.</i>

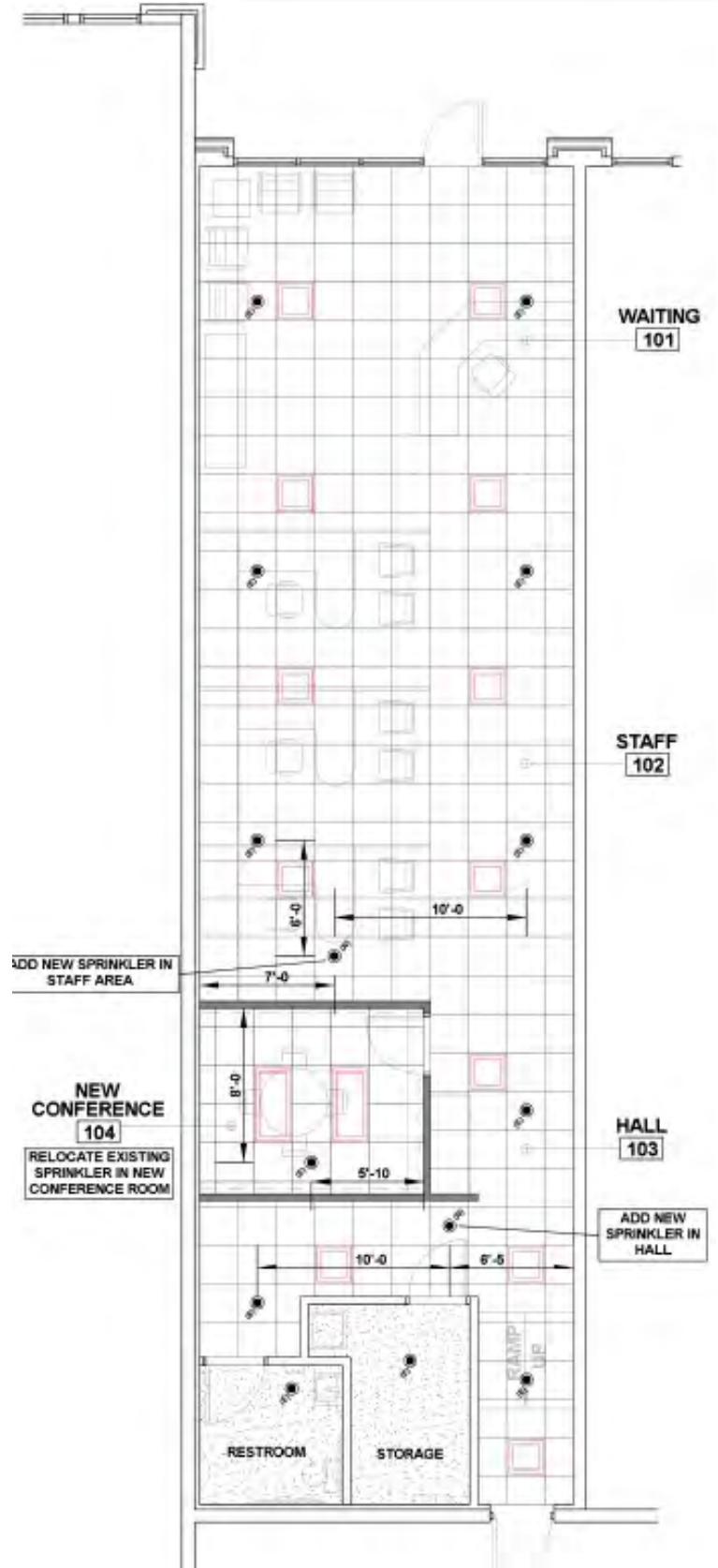


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FLOORPLAN





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 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