



HIGH TRAFFIC OFFICE/RETAIL
1520 HAINES AVENUE
RAPID CITY, SD 57701

FOR LEASE \$9.75/SF/YR NNN



SUITE FOR LEASE—5,426 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

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Chris Long, SIOR, CCIM

Commercial Broker

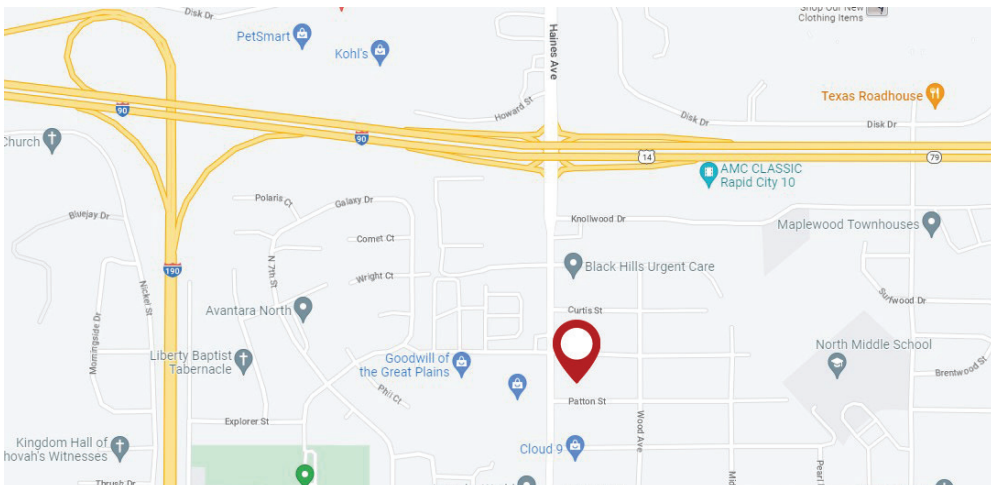
605.939.4489

chris@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.



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LEASE INFORMATION

SQFT:	5,426
Base Rent:	\$9.75/SF/YR
NNN:	\$3.50/SF/YR
Total Rent:	\$13.25/SF/YR
Monthly:	\$5,991.21

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- ▶ Prime commercial property located on a high traffic street (21,099 vehicles/day) with easy access to I-90
- ▶ Modern and well-maintained newer construction building
- ▶ Versatile space suitable for both office or retail use
- ▶ Mostly open floor plan with six private offices and a large conference room
- ▶ M/W restrooms, Breakroom with kitchenette
- ▶ Two entrances, ample parking
- ▶ Anchored by popular tenants such as Papa Johns and Sweet Treats
- ▶ Conveniently located near various amenities including shopping centers and restaurants.
- ▶ Zoned General Commercial

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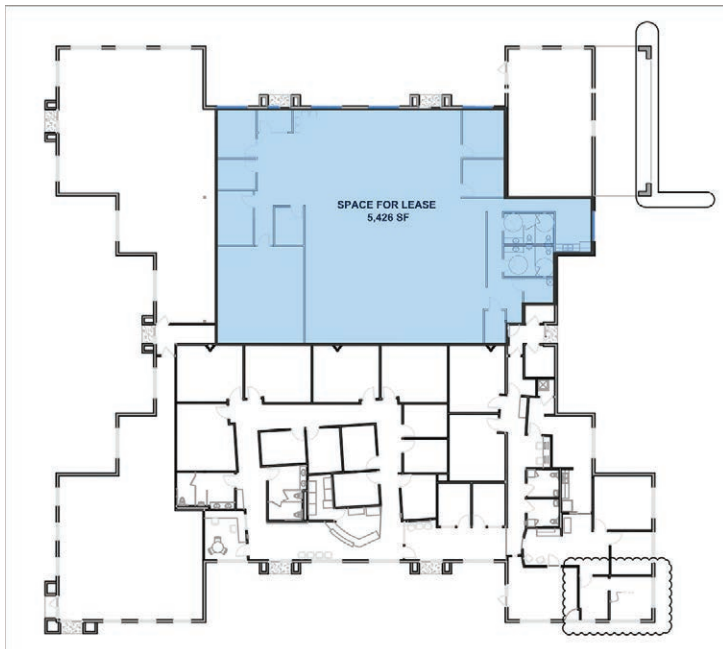
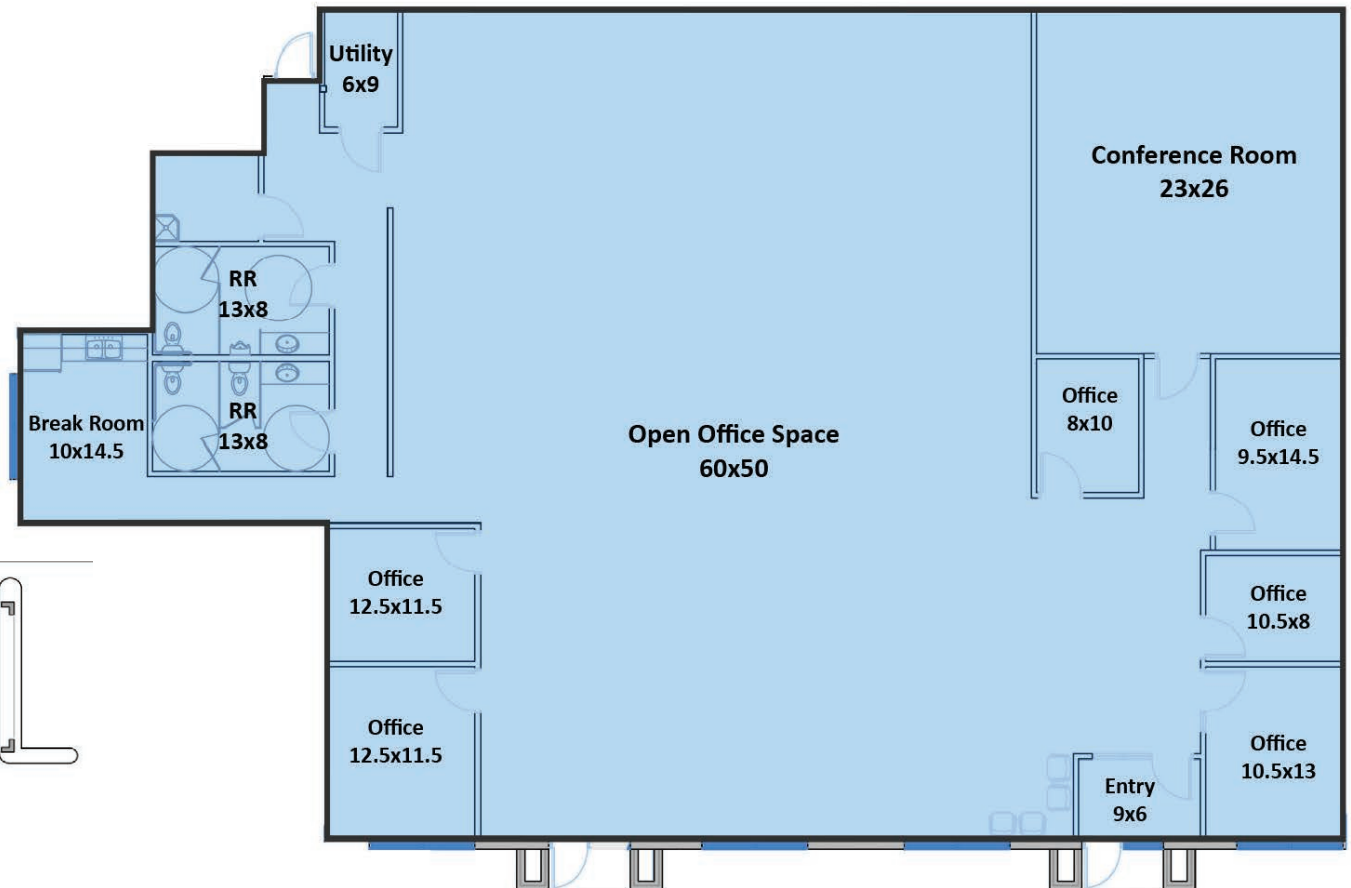
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FLOORPLAN



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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 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** WalletHub—Best Places to rent

- #4** CNN Money—Best Place to Launch a Business
- #11** Forbes—Best Small City for Business

- #4** Wall Street Journal—Emerging Housing Markets
- #16** Top 100 Best Places to Live

SOUTH DAKOTA

- #1** Best State for Starting a Business
- #2** Best Business Climate in the US
- #2** Business Tax Climate by the Tax Foundation

- #1** America's Friendliest State for Small Business
- #2** Best State for Quality of Life
- #3** US News Fiscal Stability 2019 list

- #2** Best State for Small Business Taxes
- #2** Best State for Overall Well-Being and Happiness
- #3** Small Business Policy Index 2018 list