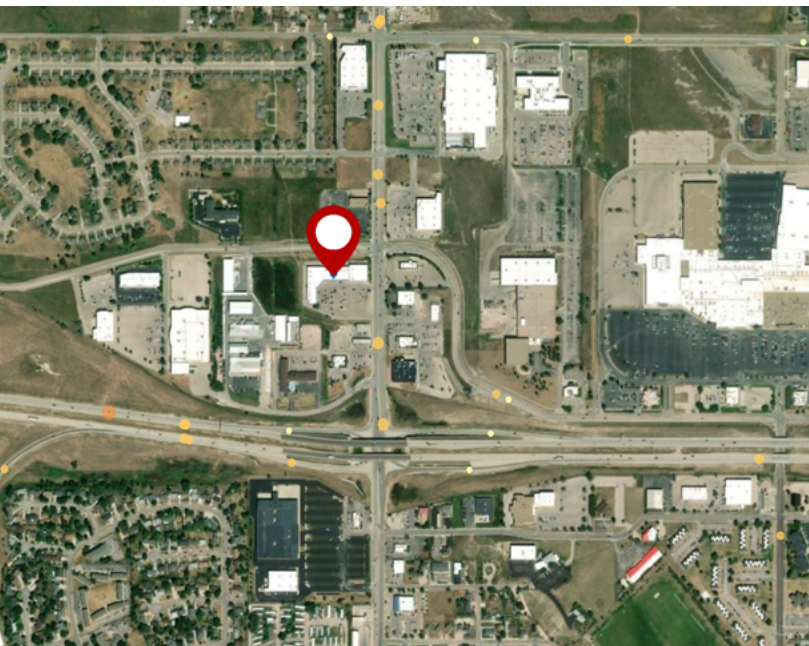


RETAIL FOR LEASE IN HIGH-TRAFFIC HUB

2255 HAINES AVE
RAPID CITY, SD 57701

FOR LEASE \$11.00/SF/YR NNN



SUITE 204 | 4,800 SF



EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

gina@rapidcitycommercial.com

Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.335.8100 | www.RapidCityCommercial.com

PROPERTY DETAILS

LEASE INFORMATION

SUITE 204

SQFT:

4,800 SF

Base Rent:

\$11.00/SF/YR

NNN:

\$2.74/SF/YR

Monthly:

~ \$5,496.00/Mo



SUITE 204 OVERVIEW

Prime 4,800 SF in-line retail space available in a **high-traffic retail center** on Haines Avenue—Rapid City's dominant northside commercial corridor. Haines Station 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**.

- ▶ Open-floor retail in the front
- ▶ Warehouse/storage in the back with an overhead door



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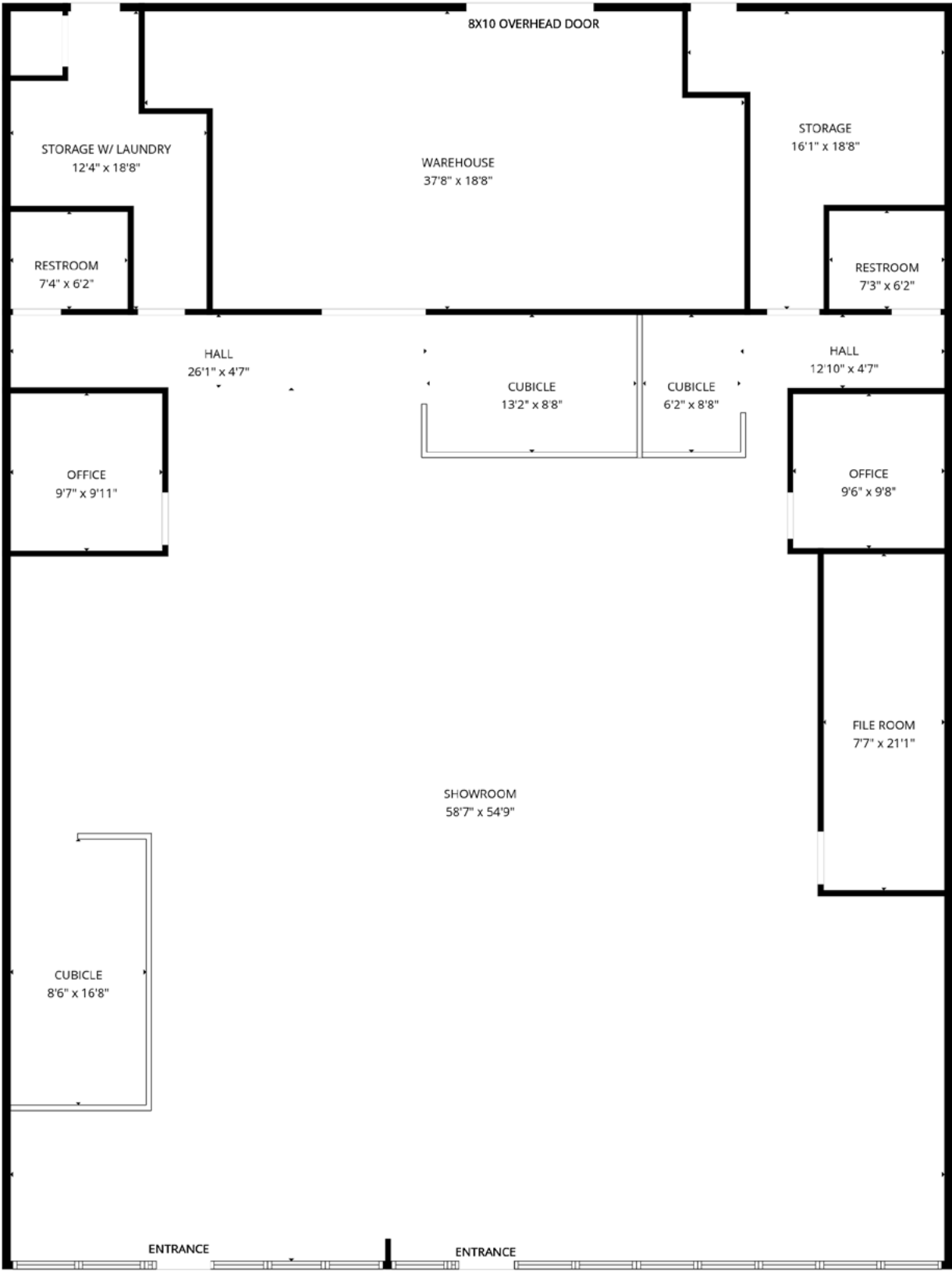
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Disclaimer: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

2255 HAINES AVE
RAPID CITY, SD 57701

FLOOR PLAN



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 - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with **14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained** by the tourism 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 Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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