



HIGH VISIBILITY RETAIL SHOWROOM

907 JACKSON BOULEVARD
RAPID CITY, SD 57702

FOR LEASE \$14.50/SF/YR NNN



BUILDING FOR LEASE—2,616 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:

Dan Logan

Broker Associate

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LEASE INFORMATION

Suite Size:	2,616 Square Feet
Zoning:	General Commercial
Water:	Rapid City
Sewer:	Rapid City
Electric:	Black Hills Energy
Gas:	Montana-Dakota Utilities
Utilities:	Paid by Tenant
Lease Rate:	\$14.50/SF/YR NNN
Est. NNN:	\$2.98/SF/YR + Repairs/Maintenance
Monthly Rent:	\$3,810.64 + Repairs/Maintenance

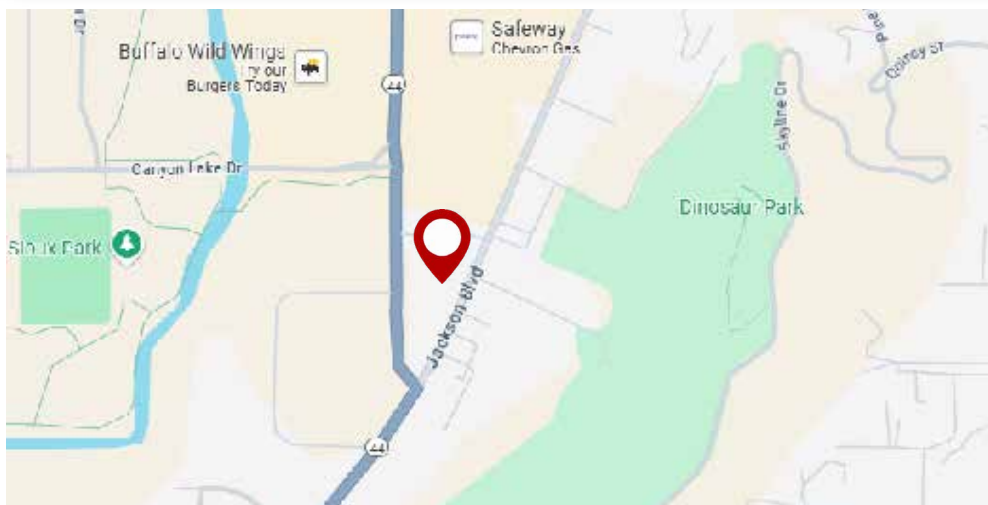
SUMMARY

PROPERTY OVERVIEW

Highly visible property zoned General Commercial on Jackson Boulevard near Baken Park and West Main Street. Front showroom is ideal for retail services, with additional open office space, breakroom, storage, and restroom in the back. Space has undergone some renovations and repairs and will be receiving new flooring and paint.

PROPERTY DETAILS

- ▶ High visibility along major arterial road
- ▶ Back office suite with 18x31 open office area
- ▶ Daily traffic count ~ 16,500 vehicles
- ▶ Asphalt parking lot with 18 spaces
- ▶ Front showroom offers large windows with great natural light



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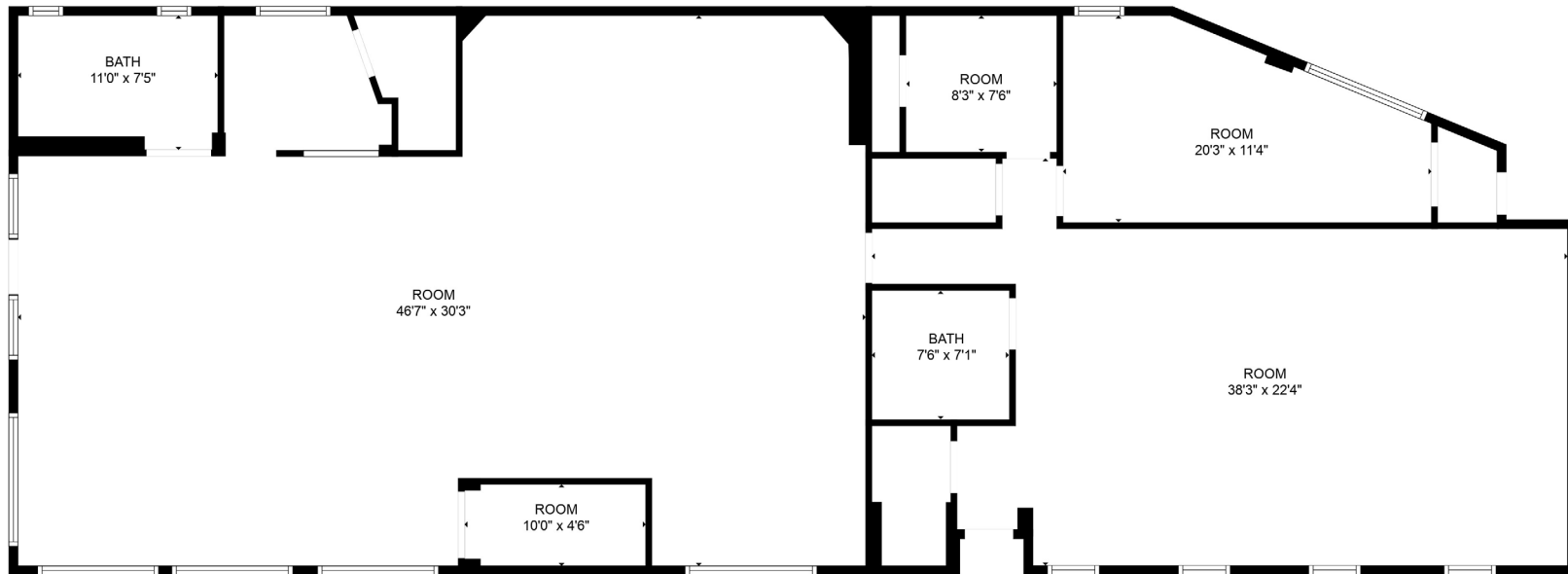
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FLOORPLAN



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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 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