



# RETAIL/OFFICE FOR LEASE

1090 DEADWOOD AVE, SUITE 2  
RAPID CITY, SD 57702

**FOR LEASE \$1,500 PER MONTH**



**1,000 SQUARE FEET**

KW Commercial  
*Your Property—Our Priority*<sup>SM</sup>  
2401 West Main Street, Rapid City, SD 57702  
605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)  
Keller Williams Realty Black Hills

**EXCLUSIVELY LISTED BY:**

**Gina Plooster**  
*Leasing Agent*  
**605.519.0749**  
[gina@rapidcitycommercial.com](mailto: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.



1090 DEADWOOD AVE, SUITE 2  
RAPID CITY, SD 57701

**PROPERTY DETAILS**



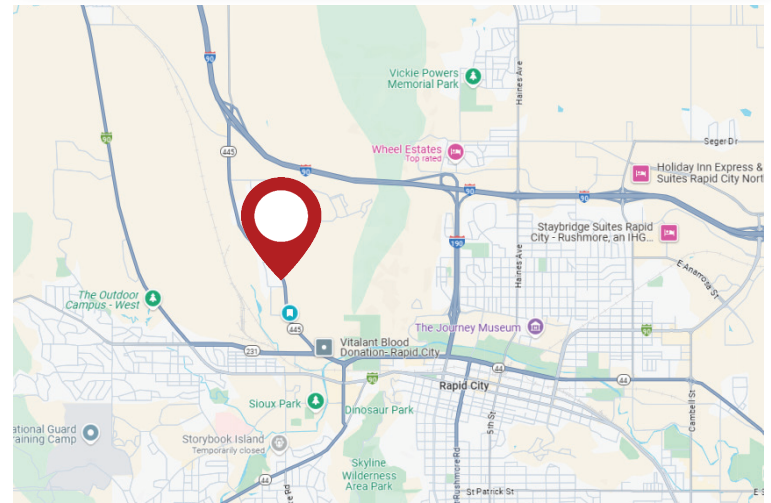
- 1,000 SF of versatile commercial office or retail suite, ideal for a variety of businesses on Deadwood Ave.
- Features a spacious showroom or open office area, perfect for displaying products or creating a collaborative work environment.
- Includes a kitchenette for your convenience, a private office for focused tasks or meetings, and a restroom located at the back of the suite.
- 7 parking spots on the south end of the lot could be available for a small car dealer.
- Easy customer parking and dedicated spot in front of the unit.
- Neighbors Big Deal Auto and Rustic Nook Bakery.
- Very visible spot on Deadwood Ave with 15,000+ vehicles per day.



**LEASE INFORMATION**

**SUITE 2**

SQFT:	1,000
Monthly Rent:	\$1,500
NNN:	Included
Utilities	Included



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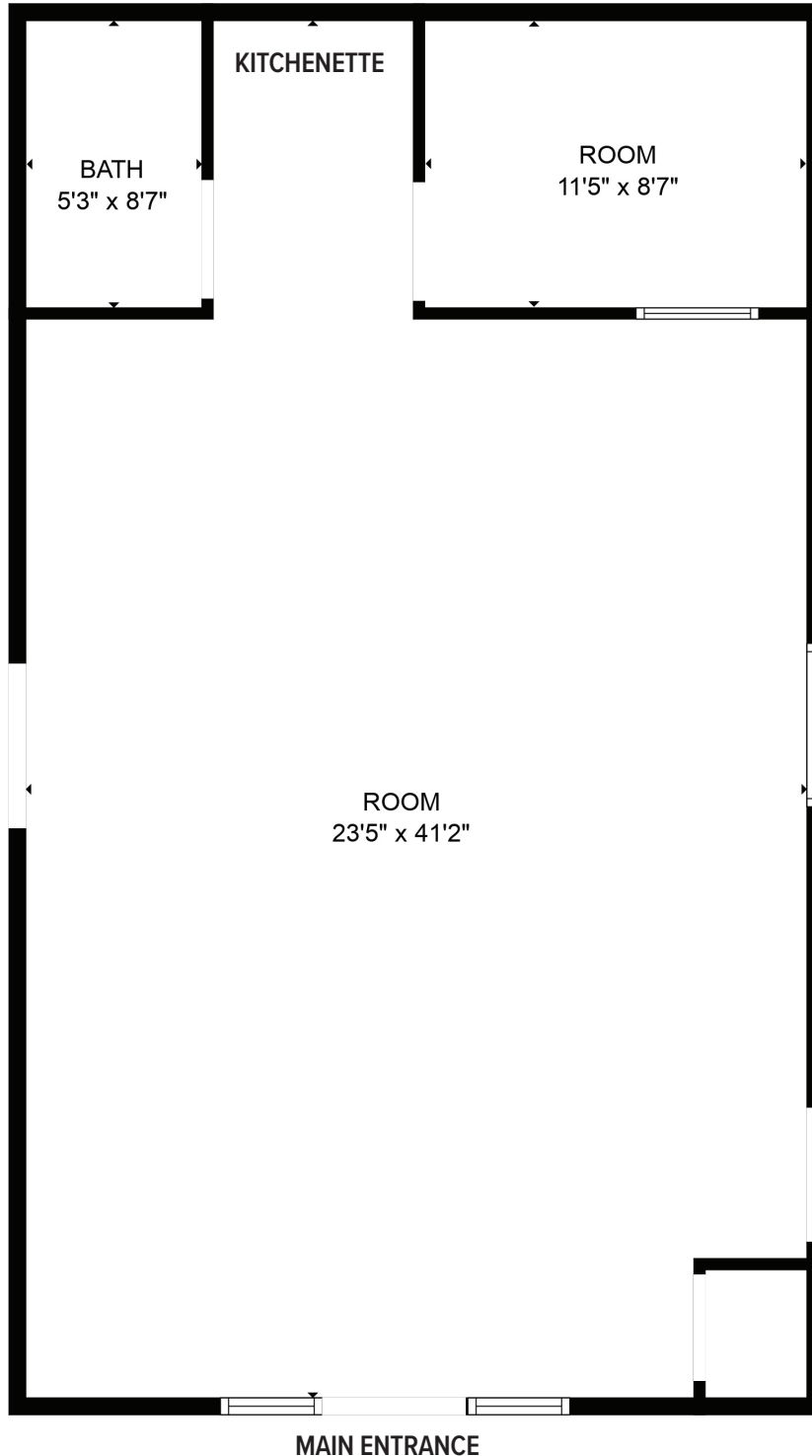
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**FLOOR PLAN**



PICNIC TABLE  
COMMON AREA  
FOR TENANTS ONLY



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

<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> 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