



NEW CONSTRUCTION RETAIL/ WAREHOUSE UNITS

2507 E ST PATRICK STREET

RAPID CITY, SD 57703

FOR LEASE \$10.00-12.00/SF/YR NNN



AVAILABLE FOR LEASE | 1,500 SF—12,000 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

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.



PROPERTY DETAILS

AVAILABLE LEASE OPTIONS

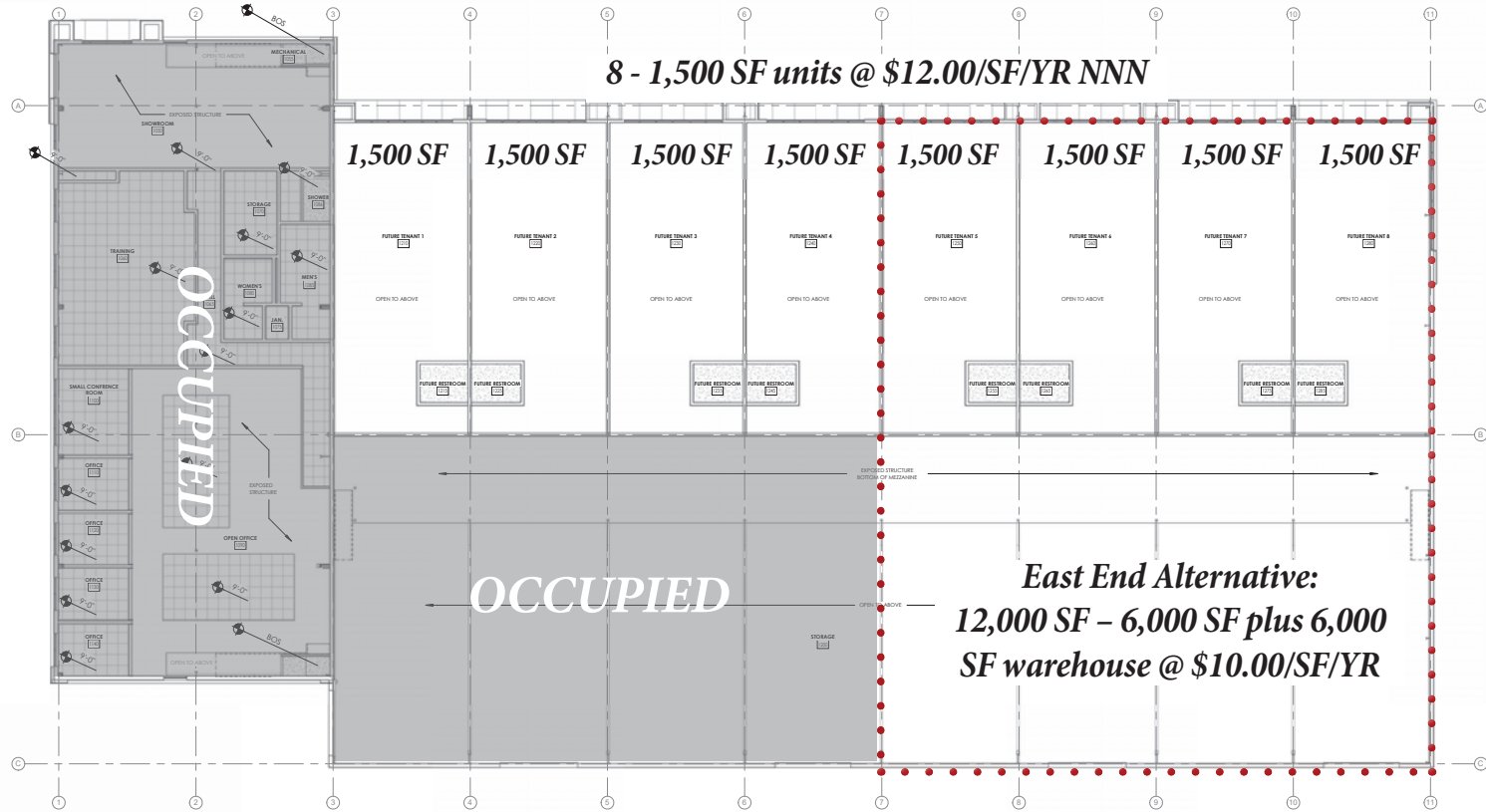
Unit SQFT:	1,500
Lease Rate:	\$12.00/SF/YR NNN
NNN:	TBD
Monthly Rent:	\$1,500 NNN
Unit SQFT:	3,000
Lease Rate:	\$12.00/SF/YR NNN
NNN:	TBD
Monthly Rent:	\$3,000 NNN
Unit SQFT:	6,000
Lease Rate:	\$12.00/SF/YR NNN
NNN:	TBD
Monthly Rent:	\$6,000 NNN
Unit SQFT:	12,000 (East End Only)
Lease Rate:	\$10.00/SF/YR NNN
NNN:	TBD
Monthly Rent:	\$12,000 NNN

PROPERTY OVERVIEW

Brand new construction of retail and warehouse units on East Saint Patrick Street. Minimum size of 1,500 SF for retail units. Options are available to combine retail units up to 6,000 SF, or combined to have a 12,000 SF warehouse/retail unit. Retail unit sizes displayed in the site plan can be adjusted prior to build. Scheduled loading dock access for tenants. Warehouse space will include 12’x14’ OH doors. Construction is scheduled to begin in April 2024 with estimated completion by Spring 2025.

PROPERTY DETAILS

Available SQFT:	18,000 SF
Lot Size:	6.23 Acres
Tax ID:	46611
Water/Sewer:	Rapid City
Electric Provider:	West River Electric
Gas Provider:	MDU



* Estimated construction completion Spring 2025.

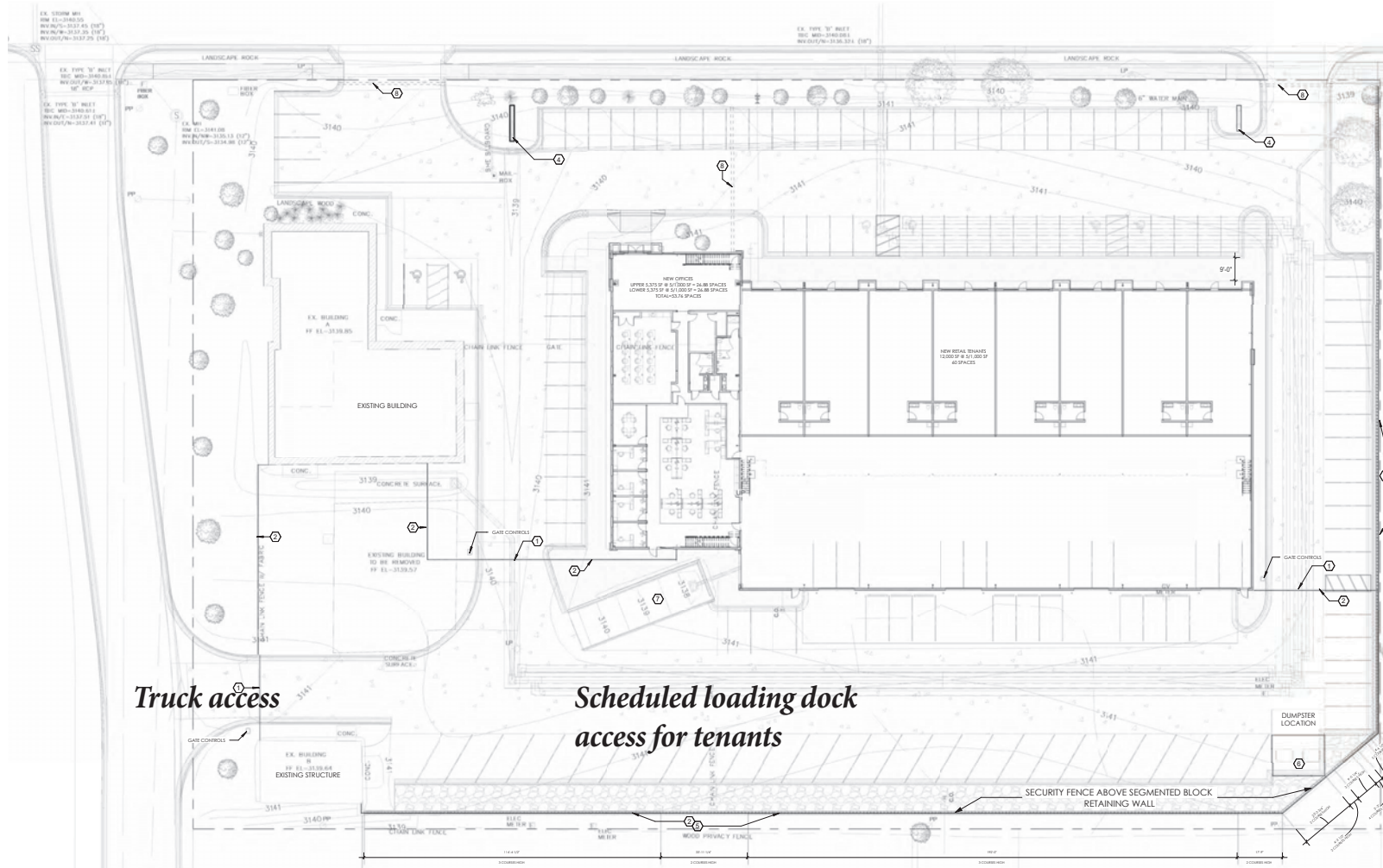
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INTERIOR RENDERINGS



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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