



RETAIL/OFFICE FOR LEASE

1625 CAMBELL STREET
RAPID CITY, SD 57701

FOR LEASE \$5,000 PER MONTH



4,000 SQUARE FEET

KW Commercial

*Your Property—Our Priority*SM

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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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.

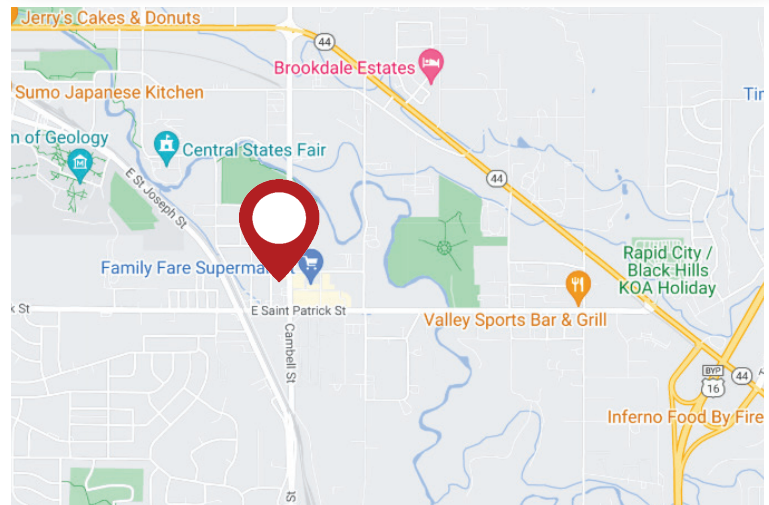
PROPERTY DETAILS



- Approximately 4,000 SF two-level end unit of retail center on Cambell Street across from Family Fare and Taco John's, one block north of E St Patrick and Cambell (23,571 vehicles/day).
- Large sales floor for product display surrounded by reception and offices on the perimeter, and on the mezzanine level additional offices and open floor space.
- 3 restrooms - 1 on main level and 2 on the upper level.
- Distinctive wall of windows into the showroom bring in natural light throughout the entire space.
- Plenty of parking for customers or possible outside display of product.
- Flexible, spacious layout ideal for customer service office or retail tenant.
- Zoned General Commercial.

LEASE INFORMATION

END CAP	
SQFT:	4,000
Monthly Rent:	\$5,000
NNN:	Included
Utilities	Included



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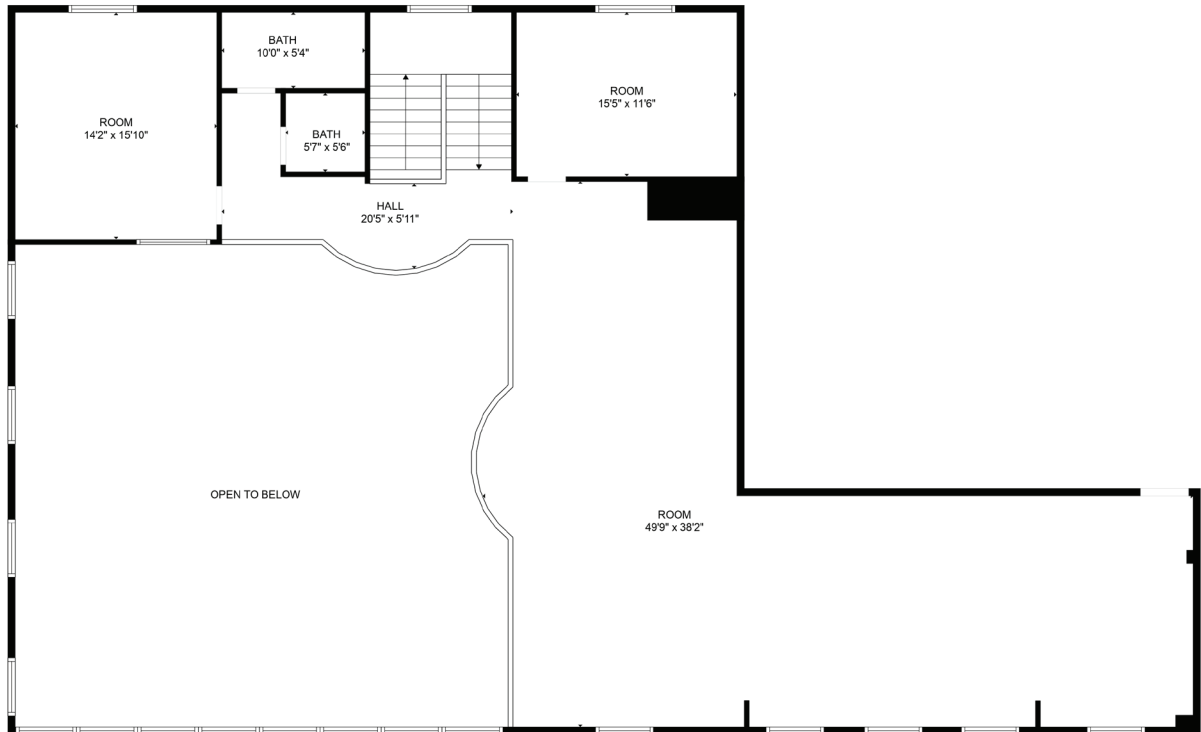
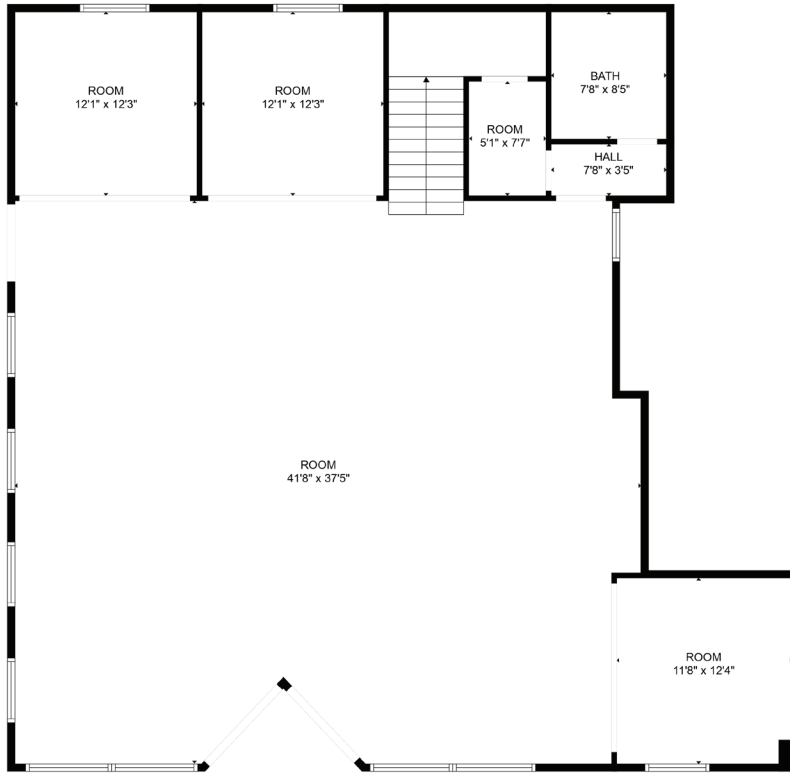
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FLOOR PLAN





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 - 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

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	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 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