

NEW CONSTRUCTION E ST PATRICK ST RETAIL UNITS

2515 E ST PATRICK ST
RAPID CITY, SD 57703

FOR LEASE \$16.00/SF/YR NNN



1,500-9,000 SF | COMBINABLE | NEW CONSTRUCTION

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

2515 E ST PATRICK ST RAPID CITY, SD 57703

PROPERTY DETAILS

SITE & BUILDING INFORMATION

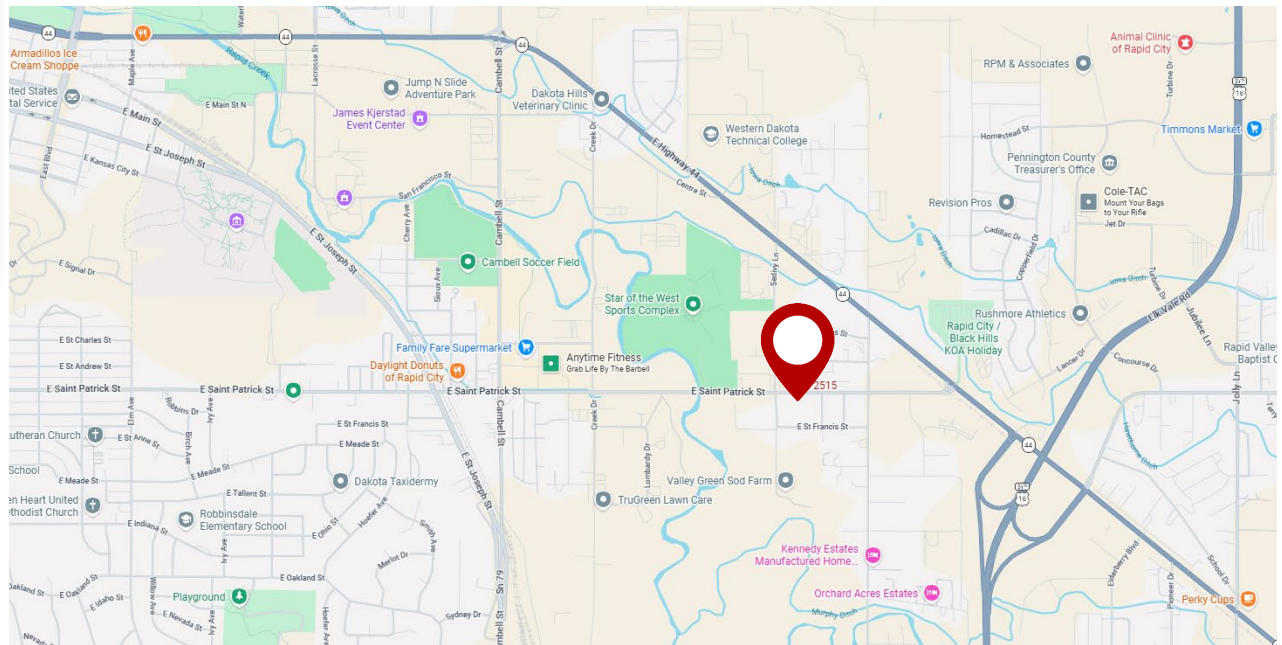
Available Space	1,500-9,000 SF
Lot Size	6.23 acres
Year Built	2025
Zoning	Light Industrial
Parking	Shared surface parking
Traffic	10,439 VPD (2025 MPO)

LEASE DETAILS

Tax ID	46611
Base Rent	\$16.00/SF/YR
NNN (est.)	\$ 2.50/SF/YR
Utilities	Tenant's responsibility
Monthly Rent (1,500 SF)	\$2,312.50 + utilities
TI Allowance	5-year term: \$18.00/SF 7-year term: \$22.00/SF

LEASE HIGHLIGHTS

- ▶ 1,500–9,000 SF retail or office space in combinable suites
- ▶ 6 storefront suites available individually or combined
- ▶ 2025 construction with modern storefront glass and private entrances
- ▶ Flexible shell space ready for tenant-specific buildout
- ▶ \$18–\$22/SF TI allowance based on lease term
- ▶ Storefront parking with additional shared on-site parking
- ▶ Tenant signage permitted subject to landlord approval and permits
- ▶ 10,439 vehicles per day on E St Patrick St (2025 MPO)
- ▶ Convenient access to Hwy 44 and Cambell St



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.

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FLOOR PLAN

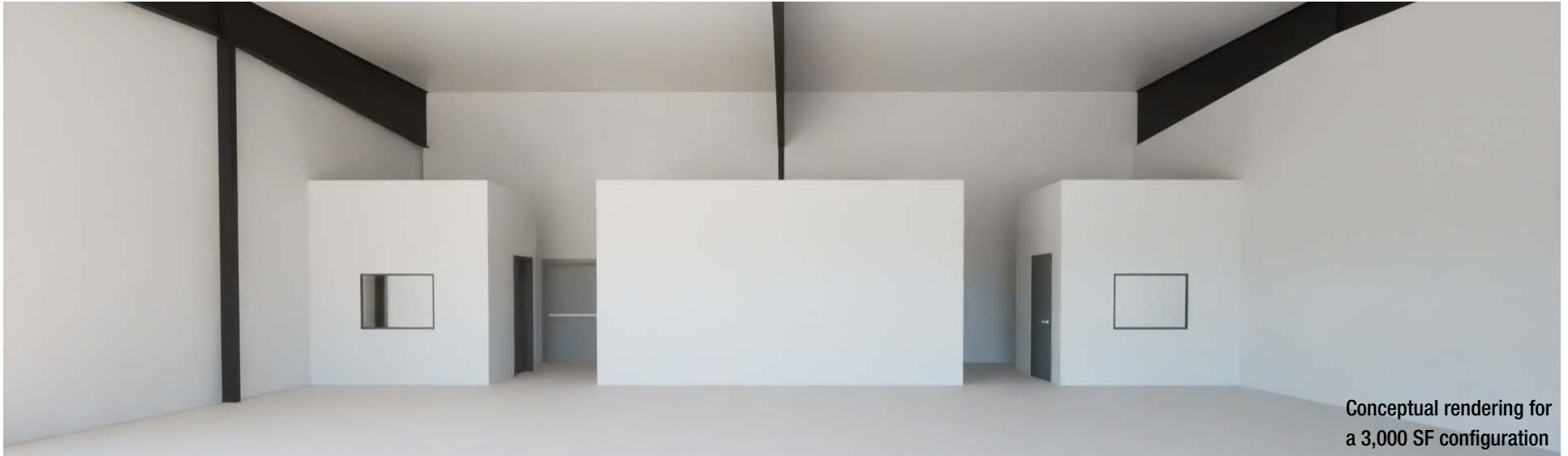


SITE PLAN

TRUCK ACCESS

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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 - 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	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	\$70,870

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	\$398.7 M

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit

- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for or from the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

