

4111 CHEYENNE BLVD

Rapid City, South Dakota | Land Lease Opportunity



Exceptional commercial land lease opportunity positioned along one of Rapid City's strongest growth corridors. The site offers excellent visibility, immediate Interstate 90 access, and proximity to national retailers, hotels, restaurants, and expanding residential development. Ideal for drive-thru, restaurant, coffee, retail, or other high-traffic commercial use.

TJ Wojtanowicz | Black Hills Realty | 605-863-1920 | TJW@BHSDRealty.com

PROPERTY HIGHLIGHTS



Opportunity	Land Lease
Visibility	Strong Commercial Exposure
Access	Quick Interstate 90 Access
Nearby Uses	Hotels, Restaurants & National Retailers
Ideal Use	Drive-Thru, QSR, Coffee, Retail
Utilities	Available
Growth	Rapid Residential & Commercial Expansion

3-MILE DEMOGRAPHICS & TRAFFIC COUNTS

Demographics	3-Mile Radius
Population	32,500+
Households	12,800+
Avg Household Income	\$82,000+
Median Age	36.2
Daytime Population	28,000+
Annual Growth	Strong Positive Growth

Traffic Counts	Estimated Vehicles Per Day
Interstate 90	30,000+ VPD
Elk Vale Rd	16,000+ VPD
Cheyenne Blvd Corridor	9,000+ VPD

REGIONAL ACCESS & SURROUNDING DEVELOPMENT



Strategically located near Interstate 90 and surrounded by hotels, restaurants, entertainment destinations, educational facilities, and national retailers. The area continues to experience significant residential and commercial growth, making this corridor one of Rapid City's strongest long-term commercial development locations.



Scan for Property Photos & Media Package

Access aerials, marketing photos, and additional property information.

MLS Description:

Listed by TJ Wojtanowicz at Black Hills Realty | 605-863-1920. Prime land lease opportunity at 4111 Cheyenne Blvd in Rapid City, SD. Excellent visibility and quick I-90 access in one of Rapid City's growing commercial corridors. Ideal site for a drive-thru restaurant, coffee concept, quick service restaurant, retail, or other commercial development. Property is positioned near multiple hotels, established restaurants, entertainment destinations, and national retailers supporting strong traffic counts and visibility. Strong surrounding residential and commercial growth with utilities available and convenient access make this an outstanding development opportunity.