

Prime commercial development site along one of Rapid City's strongest growth corridors with excellent visibility, quick Interstate 90 access, and proximity to hotels, restaurants, retail, entertainment and expanding residential development.

**Ownership will consider land lease or build-to-suit options for qualified tenants.**



### SITE SUMMARY

- **LOCATION**  
4111 Cheyenne Blvd, Rapid City, SD 57701
- **LEASE TYPE**  
Land lease or build-to-suit options available
- **NEARBY DEMAND DRIVERS**  
Hotels, restaurants, Watiki Waterpark, BHSU University Center, I-90 corridor
- **POSITIONING**  
Development site for drive-thru, QSR, coffee, retail, office or commercial use

### PROPERTY HIGHLIGHTS

- **FLEXIBLE OPTIONS**  
Land lease or build-to-suit
- **VISIBILITY**  
High traffic exposure
- **ACCESS**  
Quick I-90 access
- **IDEAL USES**  
Drive-thru, QSR, retail, office
- **UTILITIES**  
Available to site

### AERIAL AMENITIES & REGIONAL ACCESS

Actual aerials with site outline shown



### ESTIMATED 3-MILE DEMOGRAPHICS & TRAFFIC COUNTS

<b>32,500+</b> Population	<b>12,800+</b> Households	<b>\$82,000+</b> Avg HH Income	<b>30,000+ VPD</b> I-90	<b>16,000+ VPD</b> Elk Vale Rd	<b>9,000+ VPD</b> Cheyenne Blvd
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Information deemed reliable but not guaranteed. Buyer/lessee to verify all information. Lot lines are approximate.