

# RETAIL FOR LEASE

Rushmore Crossing, 1612, 1725 & 1745 Eglin St  
Rapid City, SD 57701



## Highlights

- 4 suites available—1,490 SF, 1,550 SF, 2,300 SF and 3,700 SF
- 1 restaurant-ready suite with hood, freezer/cooler and dishwasher
- Excellent visibility from I-90
- High traffic locations along Eglin St
- Zoned General Commercial

## Leasing Information

**Base Rent: \$21.00 - \$21.93/SF/YR**

**NNN: \$7.75/SF/YR**

**Total: \$28.75-\$29.68/SF/YR**

**Tenant is responsible for utilities.**



Exclusively listed by:  
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**Shannon Brinker**  
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*Your Property...  
Our Priority<sup>SM</sup>*

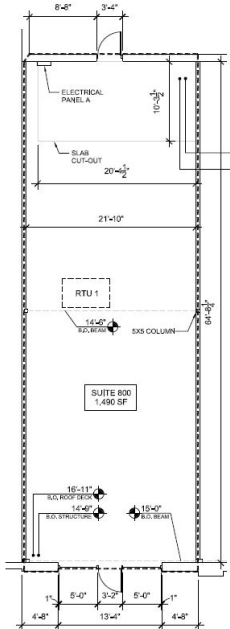
# SITE PLAN

Rushmore Crossing, Rapid City, SD

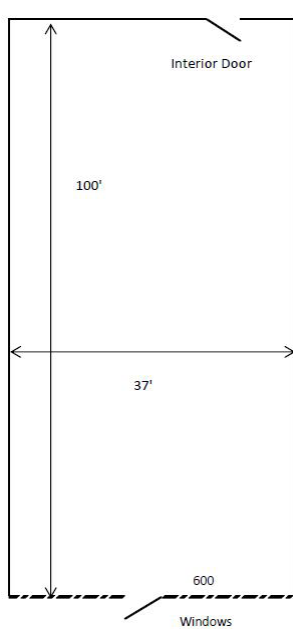
## Rushmore Crossing Site Plan



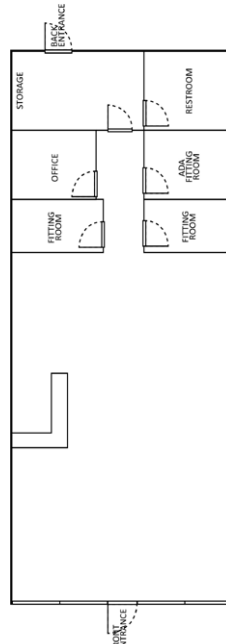
**Suite 800**  
1,490 SF (64'8" x 22'8")



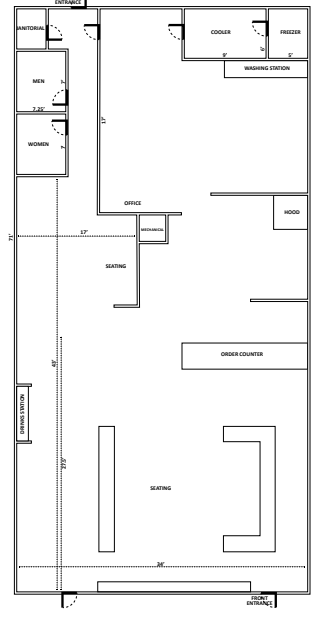
**Suite 600**  
3,700 SF (37' x 100')



**Suite 440**  
1,550 SF (15'5" x 100')



**Suite 660**  
2,300 SF (34' X 71')



\*Not to scale



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# LOCATION

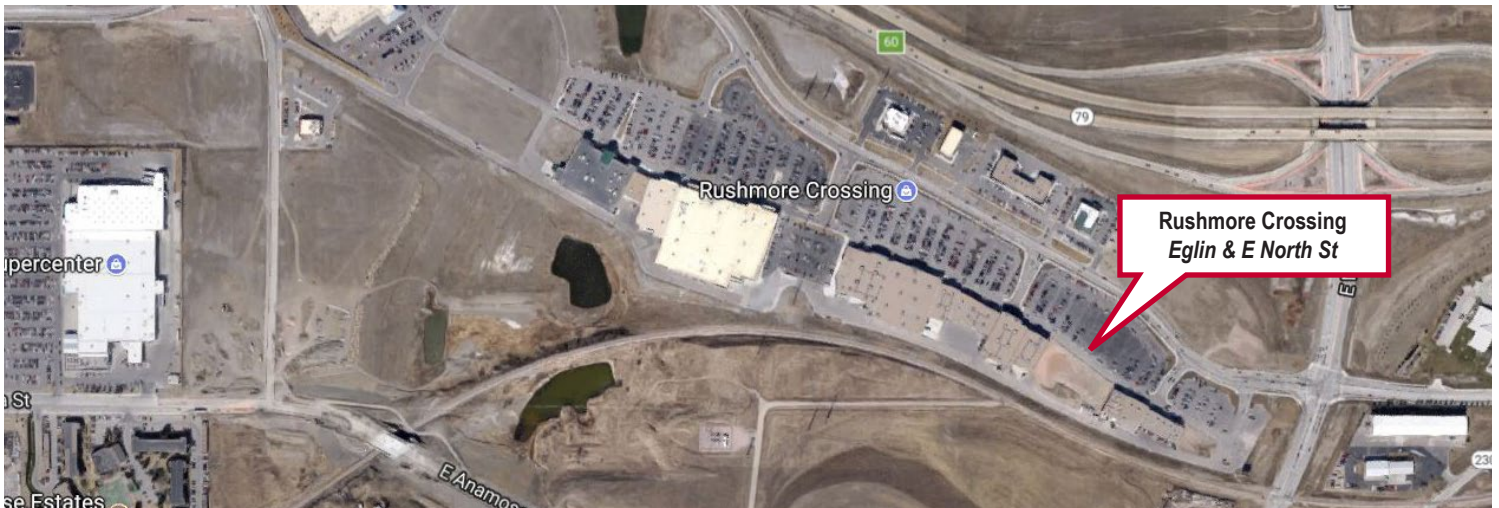
*Rushmore Crossing, Rapid City, SD*



## Zoning

General Commercial

©gis.rapidcity.gov



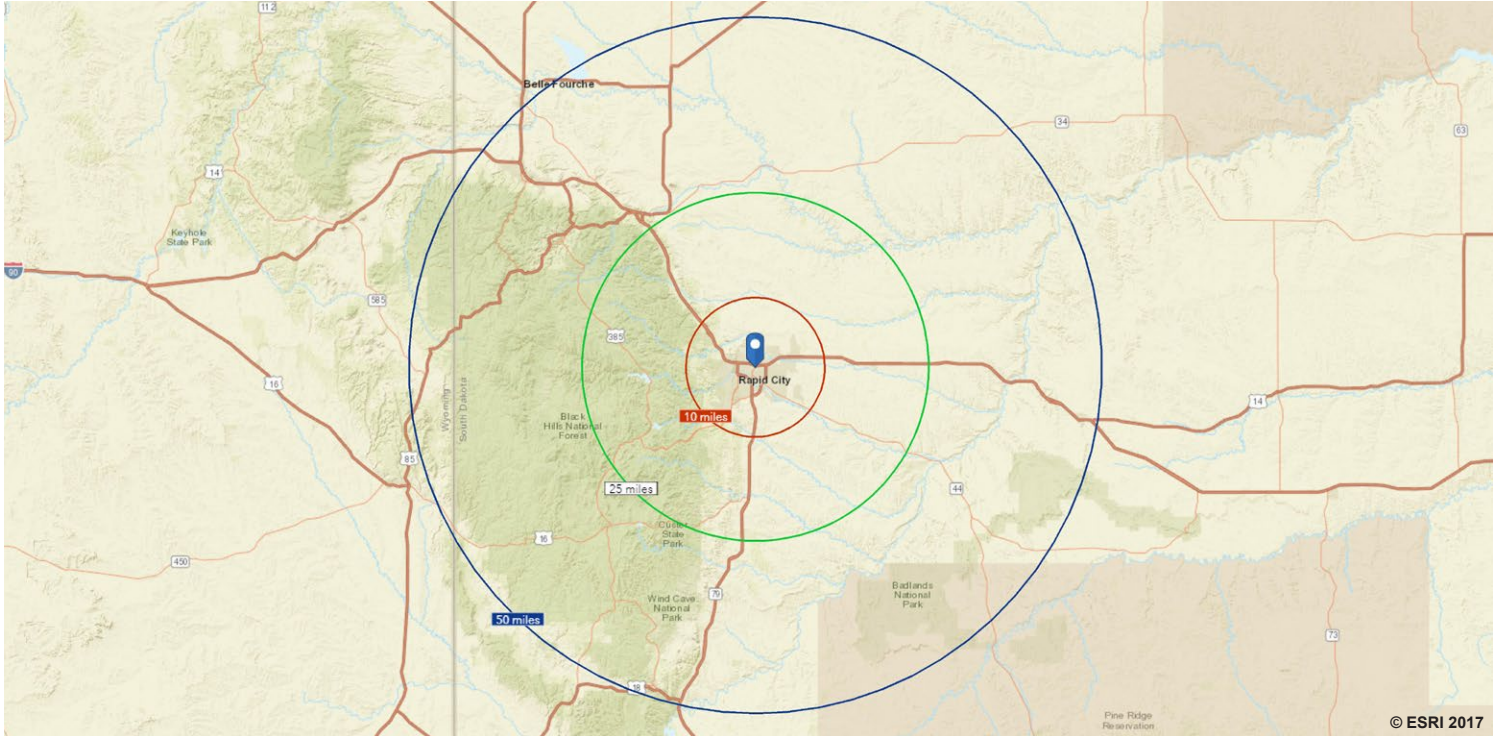
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# DEMOGRAPHICS

*Rushmore Crossing, Rapid City, SD*



|                                 | 10 Miles | 25 Miles | 50 Miles |
|---------------------------------|----------|----------|----------|
| 2017 Population                 | 111,680  | 129,864  | 181,238  |
| 2017-2022 Projected Growth Rate | 1.39%    | 1.38%    | 1.23%    |
| 2017 Median Age                 | 36.1     | 37.5     | 39.5     |
| 2017 Male Population            | 49.9%    | 50.1%    | 50.1%    |
| 2017 Female Population          | 50.1%    | 49.9%    | 49.9%    |
| 2017 Average Household Income   | \$68,485 | \$71,222 | \$69,141 |
| 2017 Average Household Size     | 2.40     | 2.40     | 2.34     |



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# DEMOGRAPHICS

## Rapid City, SD

### Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

### National Rankings

- #1** Rapid City—Best Towns  
*Outdoor Life, 2010*
- #2** South Dakota—Best State for Business  
*CNBC, 2016*
- #4** Rapid City— Best Places to Launch a Business  
*CNN Money, 2009*
- #6** Rapid City—Cities with the Lowest Unemployment Rate  
*Forbes, 2017*
- #6** Rapid City—Best Small City for Business and Careers  
*Forbes, 2013*

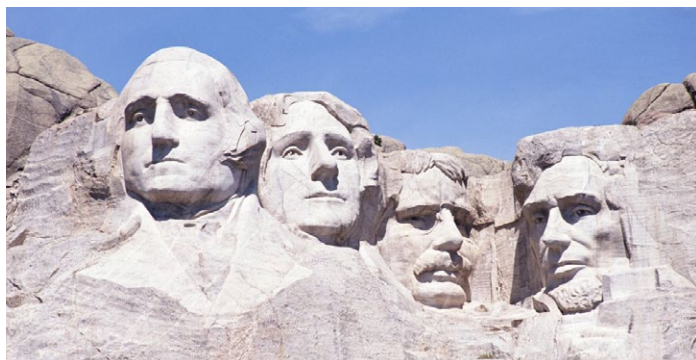


### Rapid City Area Key Stats

|                         |        |
|-------------------------|--------|
| Total Work Force .....  | 65,250 |
| Employed.....           | 62,900 |
| Unemployed .....        | 2,350  |
| Unemployment Rate ..... | 3.6%   |
| Right-to-work Law.....  | Yes    |

### Employment by Sector:

|   |        |
|---|--------|
| Retail Trade .....                            | 8,400  |
| Transportation, Warehousing & Utilities ..... | 11,600 |
| Professional & Business Services .....        | 5,100  |
| Educational & Health Services .....           | 10,600 |
| Leisure & Hospitality.....                    | 7,800  |
| Government.....                               | 10,700 |



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