

FOR LEASE

THE SHOPS AT RAPID CITY

811 Disk Drive, Rapid City, SD 57701



Updated September 2017

HIGHLIGHTS

- Excellent location with high visibility off I-90
- 1,600—4,800 square feet available
- Multiple spaces for lease
- Interstate signage
- Customizable for any business - all first generation spaces come with a vanilla shell.
- Anchored by Kohl's And PetSmart
- Additional tenant improvement allowance to be provided by owner based on lease term

LEASE INFORMATION

Base Rent:
\$13.00/SF/YR

NNN:
\$3.35/SF/YR

Total Rent:
\$16.35/SF/YR
(\$2,180—\$6,540 per month)

Tenant responsible for utilities.



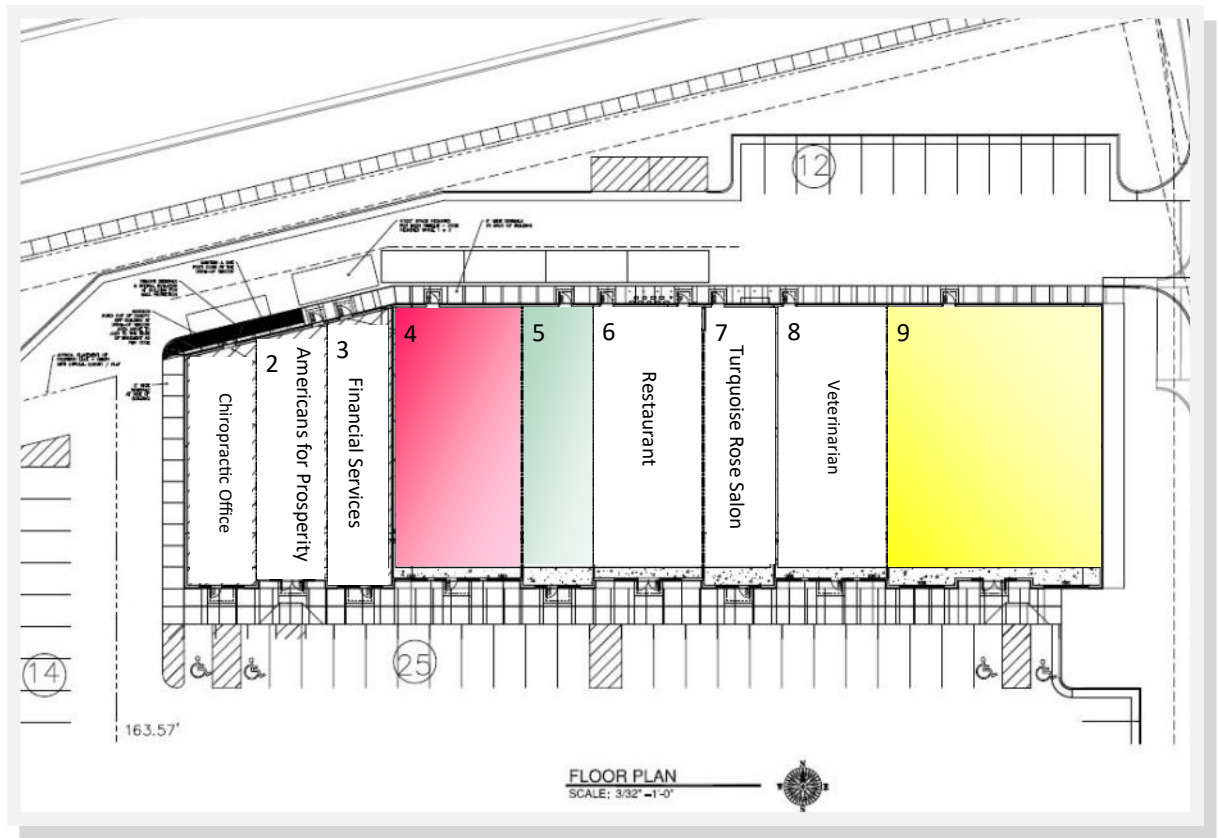
Exclusively Listed By:

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Floor Plan



Address: 811 Disk Drive, Rapid City, SD
Zoned: General Commercial

SUITES AVAILABLE

- Suite 4:** 2,850 SF
- Suite 5:** 1,600 SF
- Suite 9:** 4,800 SF

On the north side of Rapid City sits a stylish strip mall just waiting to fill the final spaces. The units are customizable and are first generation space. Quickly becoming a retail hot spot, this location boasts neighbors such as a chiropractic office, a salon, and a veterinarian. With ample parking and high traffic businesses such as Kohl's and PetSmart in the same retail center, there is never a shortage of potential customers.

The landlord is providing a vanilla shell including demising walls, HVAC, lighting/drop down ceilings and bathroom(s). There may also be a TI allowance depending on the lease term.

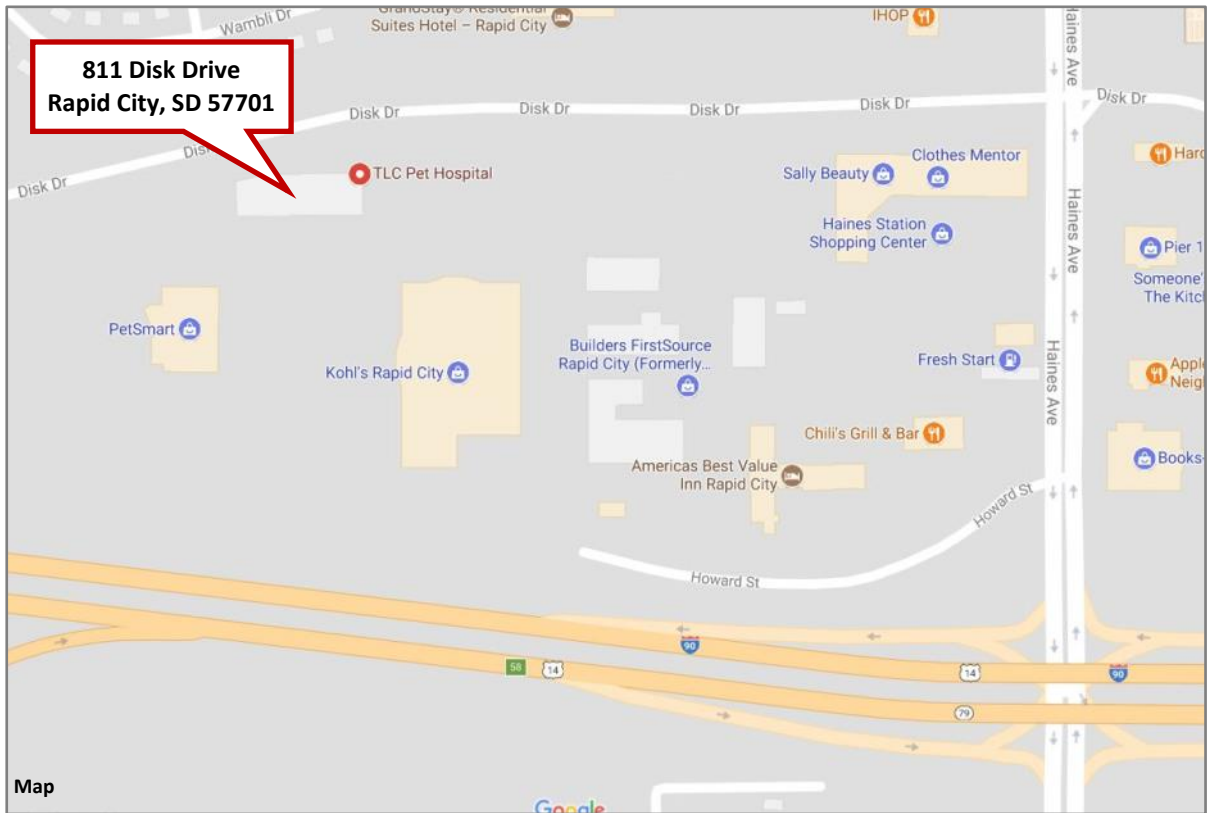


Disclaimer

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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Location



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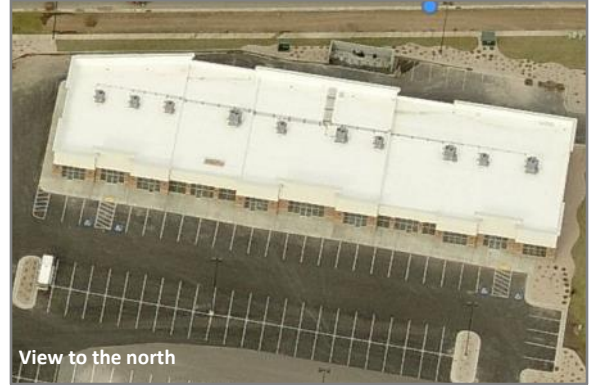
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Location



View to the northeast



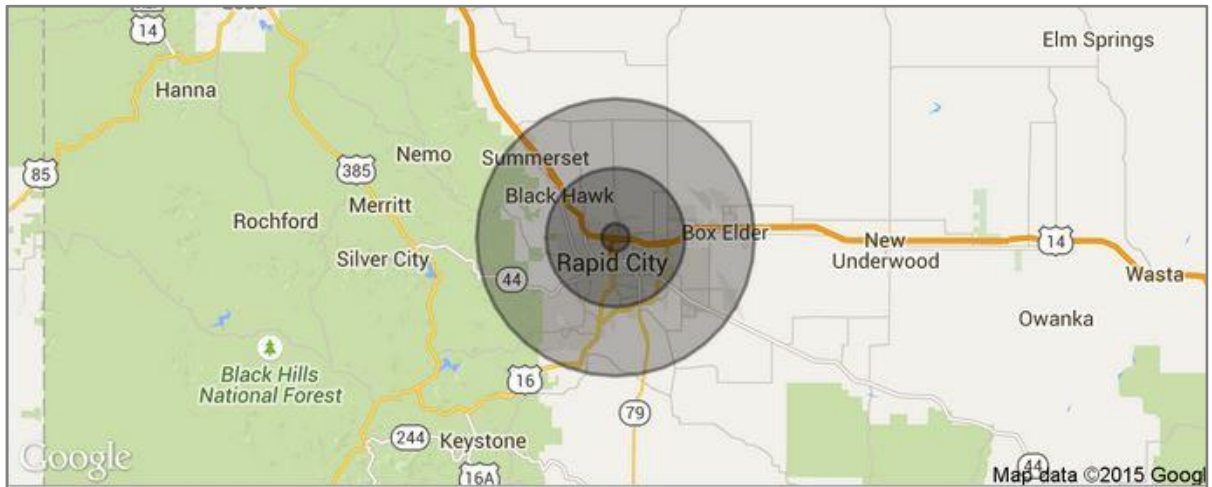
View to the north



Vanilla shell



East anchor suite



	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	3,065	72,671	114,372
MEDIAN AGE	27.4	34.5	35.3
MEDIAN AGE (MALE)	25.7	32.7	34.0
MEDIAN AGE (FEMALE)	30.4	36.3	36.8
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,284	30,688	46,792
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$35,523	\$49,661	\$60,094
AVERAGE HOUSE VALUE	\$136,910	\$151,709	\$183,195

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