

E NORTH ST SHOWROOM + STORAGE

1625 LANDO LANE, SUITE 100 & 200
RAPID CITY, SD 57701

FOR LEASE \$18.00/SF/YR NNN



4,000 SF | SHOWROOM + STORAGE | OVERHEAD DOOR

EXCLUSIVELY LISTED BY:

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1625 LANDO LANE RAPID CITY, SD 57701

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Suite Size	4,000 SF
Year Built	2020
Zoning	General Commercial
Ceiling Height	17'
Overhead Door	8' x 10'
Parking	32 spaces
Traffic Count (2025)	16,982 VPD on E North St (MPO)

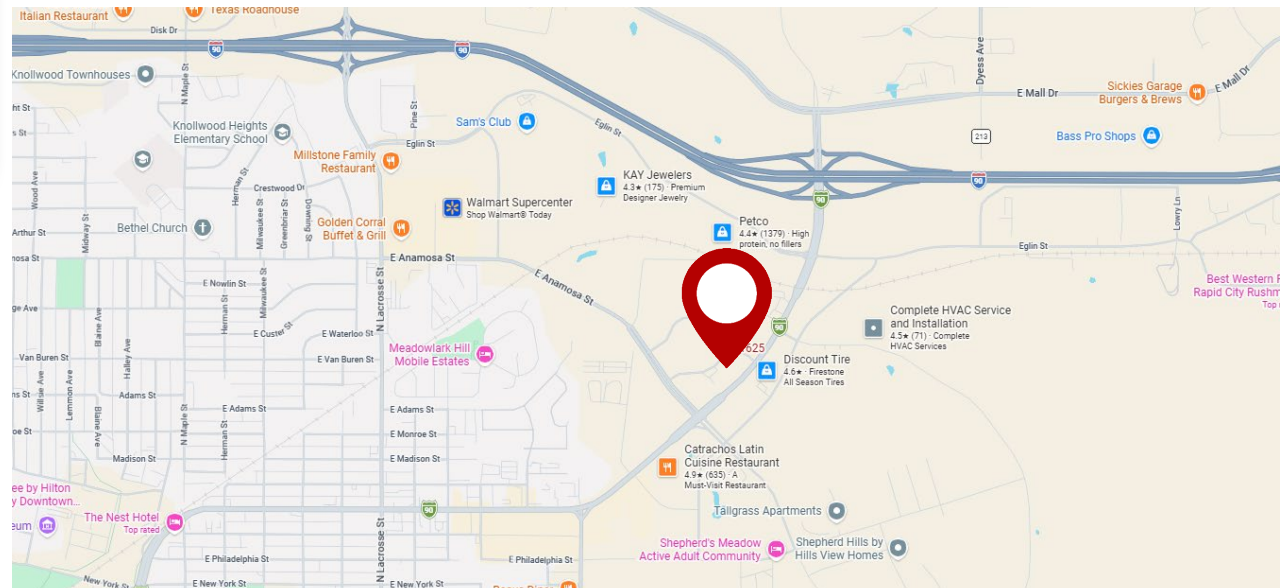
LEASING DETAILS

Tax ID	63355
Base Rent	\$18.00/SF/YR
NNN (est.)	\$4.50
Utilities	Tenant's responsibility
Monthly Rent	\$7,500/month



LEASE HIGHLIGHTS

- ▶ Retail showroom and stockroom suited for customer-facing businesses that also need storage or light operational capacity.
- ▶ The layout combines an open showroom, stock room, two additional support rooms, and a restroom.
- ▶ 17' ceiling height throughout the space with an 8' x 10' overhead door serving the stockroom.
- ▶ 2 front entrances for customer access and 2 rear exits support receiving and delivery operations.
- ▶ 32 shared parking spaces, including two ADA spaces, serve the two-unit building.
- ▶ Located along E North St within Rapid City's I-90 commercial corridor, 0.50 miles to I-90 and the Rushmore Crossing area.
- ▶ The building is shared with Sherwin-Williams and sits across E North St from Menards, with additional retail, service, and automotive businesses nearby.



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.

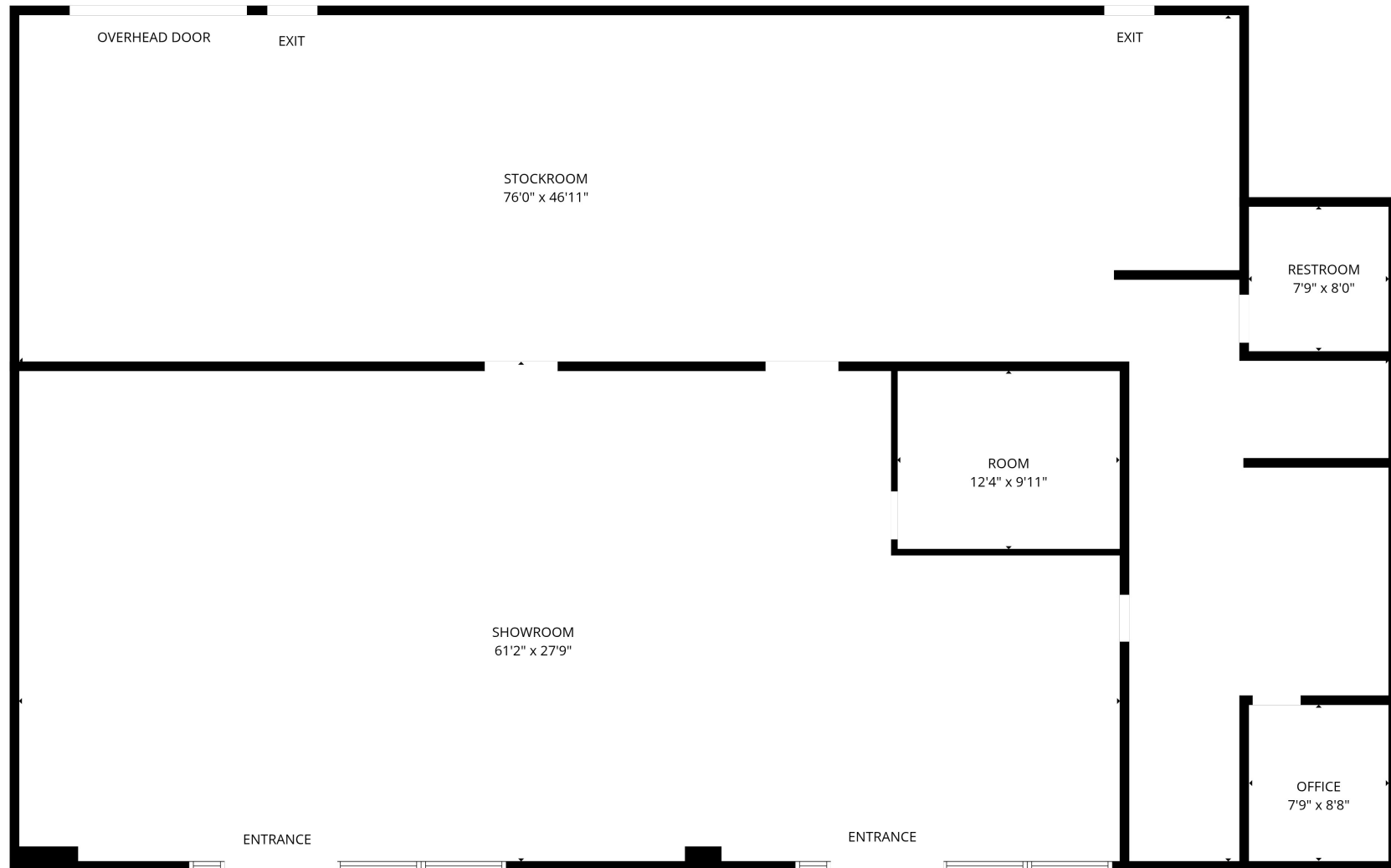
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LOCATION OVERVIEW



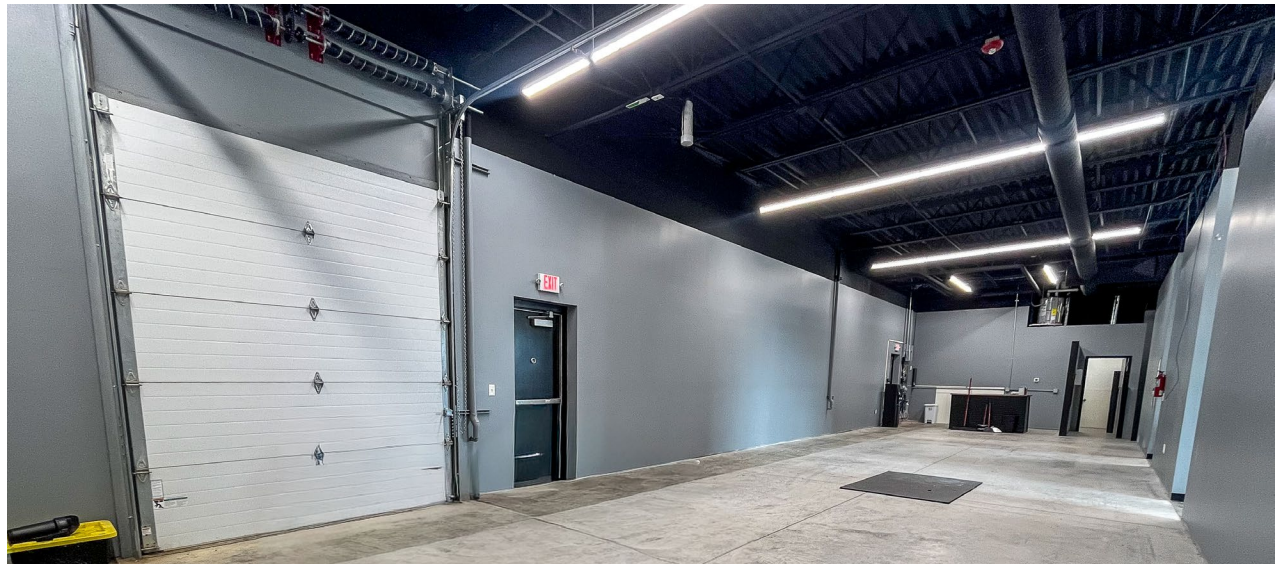
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FLOOR PLAN



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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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