



RETAIL FOR LEASE

306 MAIN ST
RAPID CITY, SD 57701

FOR LEASE \$10.00/SF/YR NNN



2,500 SQFT

KW Commercial

Your Property—Our PrioritySM

2401 West Main Street, Rapid City, SD 57702
605.335.8100 | www.RapidCityCommercial.com

Keller Williams Realty Black Hills

EXCLUSIVELY LISTED BY:

Gina Plooster

Leasing Agent

605.519.0749

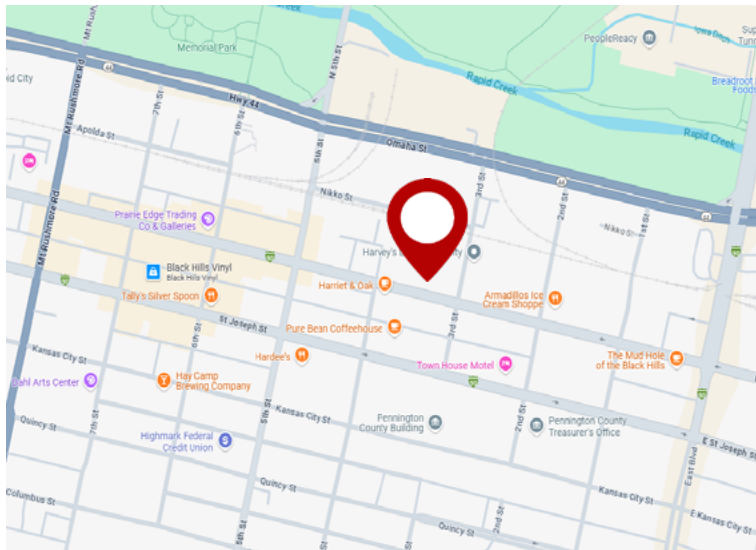
gina@rapidcitycommercial.com

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.

PROPERTY DETAILS

PROPERTY OVERVIEW

- ▶ 2,500 square foot space with flexible layout *ideal for retail, showroom, studio, or specialty use*
- ▶ Street-facing visibility, tall ceilings, and *charming historic character*
- ▶ Ease of access from Omaha St or St Joe via 3rd St — *an ideal central location for customers and clients*
- ▶ Large open showroom (approx. 32'5" x 37'10") *featuring high ceilings, decorative columns, and built-in display areas*
- ▶ Back area contains raised workspace with *spacious storage/work area* with built-in shelving and utility access
 - ▶ *perfect for backstock, customer service/ product repair or fulfillment.*
- ▶ Common hallway provides access to common area restrooms



LEASE INFORMATION

SQFT:	2,518 SF
Base Rent:	\$10.00/SF/YR
NNN:	\$4.99/SF/YR
Total:	\$14.99/SF/YR
Monthly:	\$3,145.40

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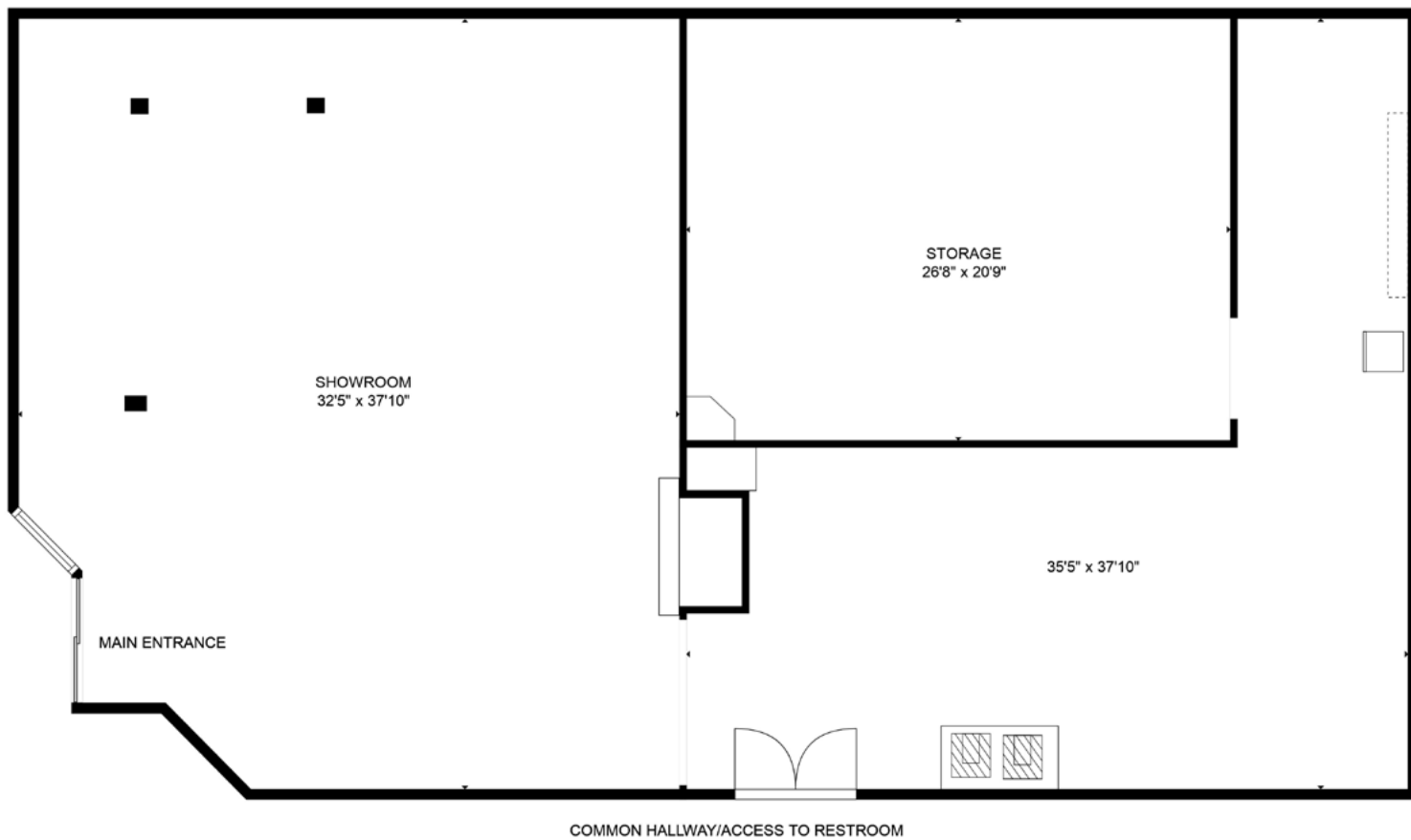
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FLOORPLAN



PHOTOS



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	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M. Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business