

# 621 E MALL DRIVE | GENERAL COMMERCIAL ZONING

**FOR SALE \$1,995,000**



*Exclusively listed by:*

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Our Priority<sup>SM</sup>*

# PROPERTY INFORMATION

621 E Mall Drive, Rapid City, SD 57701

**Sale Price:** **\$1,995,000**

**Lot Size:** 7.23 Acres

**Zoning:** General Commercial

**Legal Description:** East Mall Business Center Subd, BLOCK 1, Lot 4

**Tax ID:** 67695

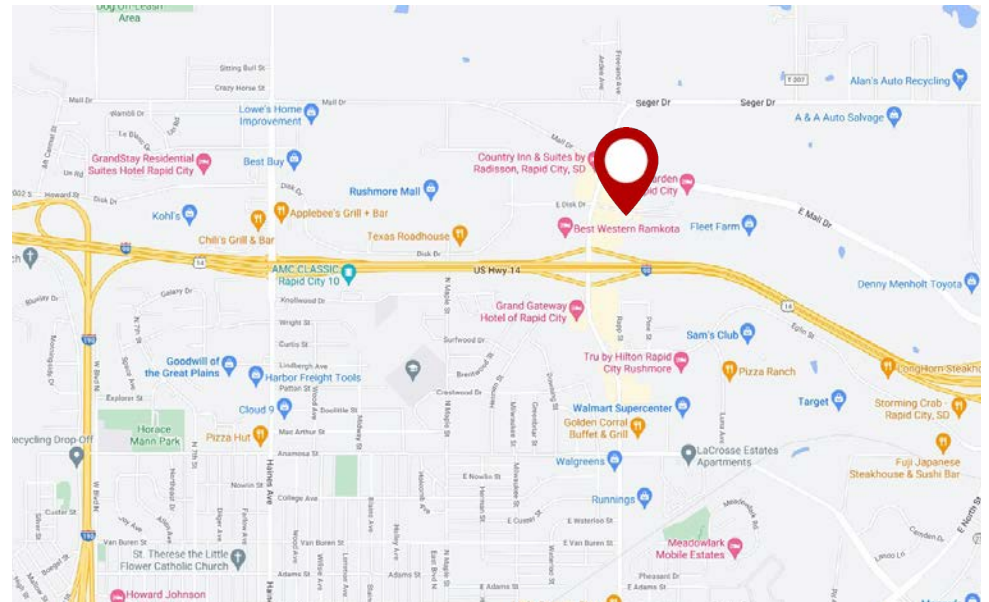
**Taxes (2023):** \$21,973

**Special Assessment:** \$126

**Utilities:**  
Water & Sewer—City of Rapid City  
Electric—Black Hills Energy  
Gas—Montana Dakota Utility Co.

## PROPERTY HIGHLIGHTS

- 7.23 acre parcel in heavy retail, hospitality and restaurant corridor at LaCrosse and Mall Dr, adjacent to national chain hotels and restaurants.
- In close proximity to regional shopping centers Rushmore Crossing and Rushmore Mall and major retailers - Fleet Farm, Cabela's, Lowe's, Sam's Club, Target, JCPenney, Scheel's.
- Infrastructure to site from previous development - water, sewer, electric and gas.
- Secondary access possible from E Disk Dr.
- Neighboring 13.47 acres to the south also available for sale.
- Premium location with easy access to I-90 exits - LaCrosse, Haines Ave, E North St, and Elk Vale via Mall Dr.



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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | [www.RapidCityCommercial.com](http://www.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.

## 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

|                                              |
|----------------------------------------------|
| <b>NO</b> corporate income tax               |
| <b>NO</b> franchise or capital stock tax     |
| <b>NO</b> personal property or inventory tax |
| <b>NO</b> personal income tax                |
| <b>NO</b> 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
- #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