

JACKSON BLVD OFFICE + WORKSHOP SPACE

1104 JACKSON BOULEVARD
RAPID CITY, SD 57702

FOR LEASE \$3,000/MO +UTILITIES



3,120 SF | 2 OVERHEAD DOORS | OFF-STREET PARKING

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

1104 JACKSON BOULEVARD RAPID CITY, SD 57702

PROPERTY DETAILS

SITE & BUILDING INFORMATION

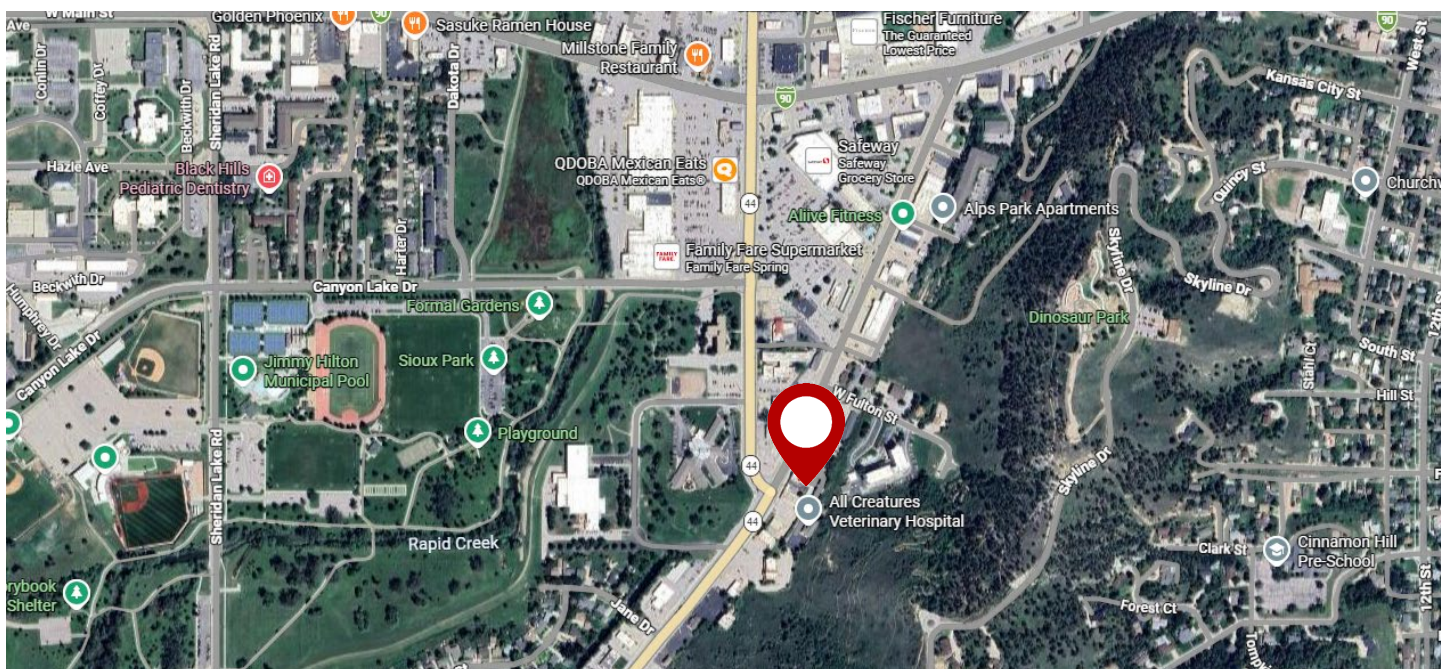
Building Size	3,120 SF
Layout	Reception, private offices, open workspace, and workshop/storage area
Restrooms	2
Overhead Doors	2 (8' x 8' and 8' x 9')
Workshop Features	200A, 240V power, floor drain, shelving, service bay
Zoning	General Commercial
Parking	Rear off-street + street parking
Traffic Count (2025 MPO)	16,801 vehicles per day

LEASING DETAILS

Lease Rate	\$11.54/SF/YR Modified Gross
Monthly Rent	\$3,000 + utilities

LEASE HIGHLIGHTS

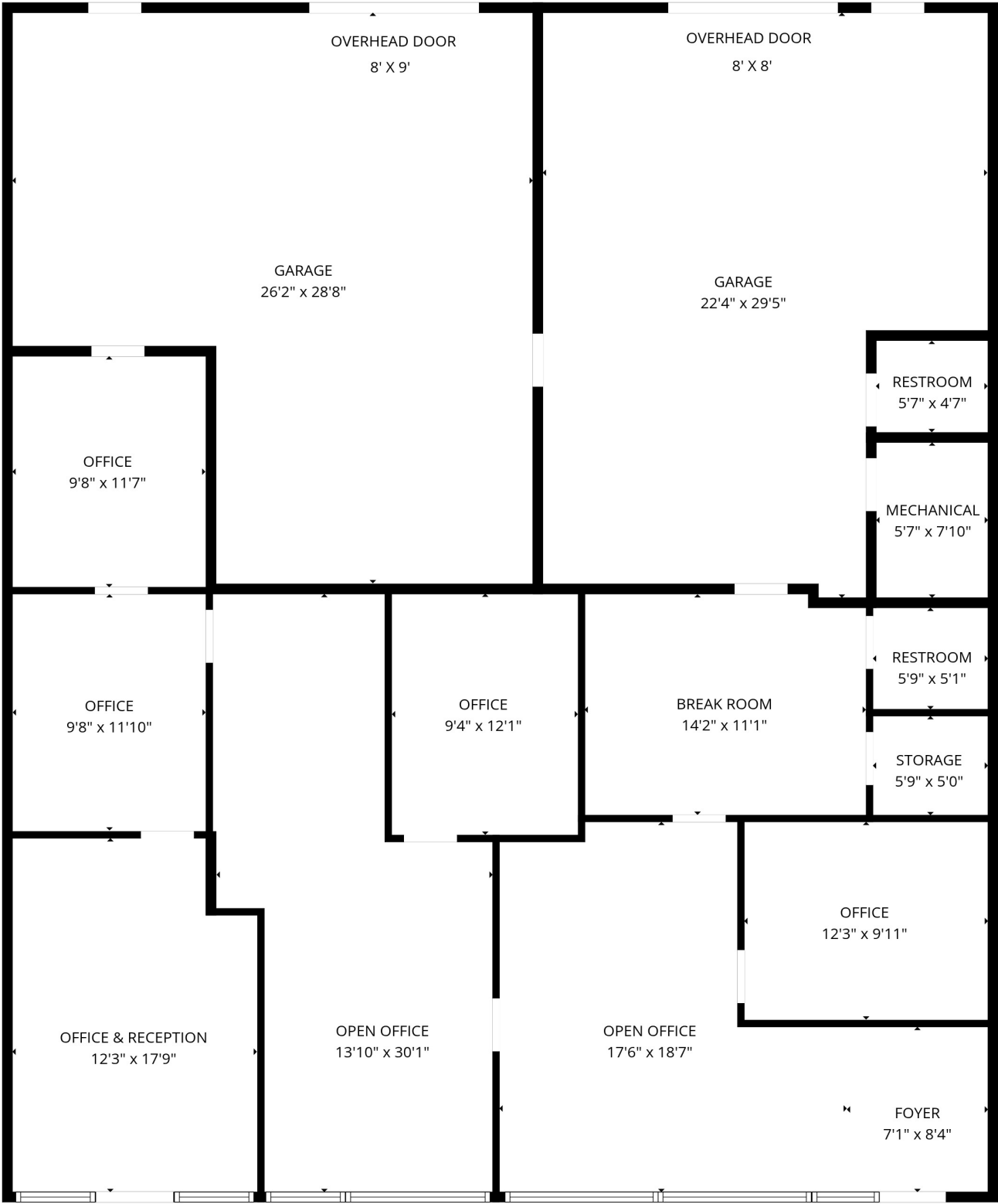
- ▶ Office/retail building with integrated workshop space along Jackson Blvd, suited for service-based businesses, contractors, or specialty users needing both visibility and operational functionality
- ▶ 3,120 SF layout combining reception, private offices, open workspace, break room, and dedicated shop/storage area
- ▶ Two overhead doors (8' x 8' and 8' x 9') supporting equipment access, service work, and deliveries
- ▶ Rear workshop area with floor drain, 200A, 240V power, and storage or service space
- ▶ Rear off-street parking with additional street parking available for customers and staff
- ▶ Strong frontage along Jackson Blvd with existing signage and large storefront windows
- ▶ Positioned near the planned Chick-fil-A site and other west-side retail, benefiting from continued traffic growth (16,801 VPD 2025)



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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FLOOR PLAN



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INTERIOR PHOTOS



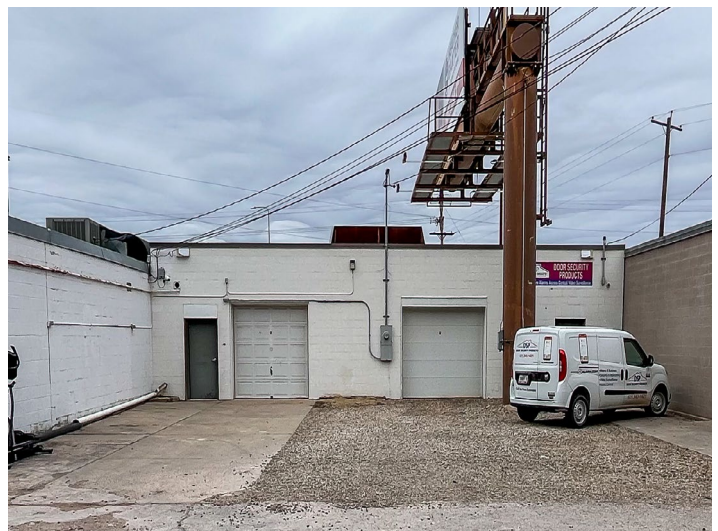
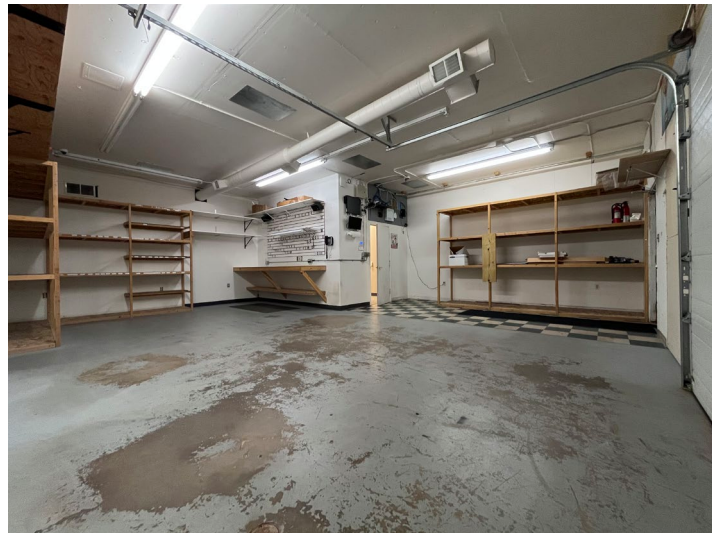
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INTERIOR PHOTOS



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WAREHOUSE 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	156,686
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

DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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