

E OMAHA SHOP & WAREHOUSE

832 E OMAHA STREET
RAPID CITY, SD 57701

FOR LEASE \$2,500/MO



2,400 SF | 2 OVERHEAD DOORS

EXCLUSIVELY LISTED BY:

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Keller Williams Realty Black Hills

832 E OMAHA STREET RAPID CITY, SD 57701

PROPERTY DETAILS

SITE & BUILDING INFORMATION

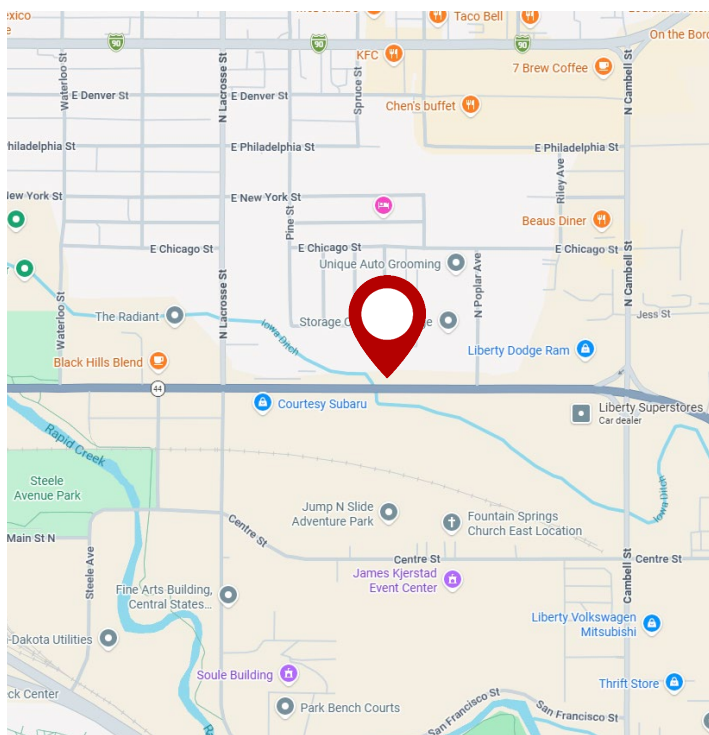
Building Size	2,400 SF
Lot Size	0.37 Acres
Year Built	1956, effective 1991
Zoning	Light Industrial
Parking	Off-Street, Gravel & Paved
Overhead Doors	2 (12' x 12')
Ceiling Height	13'
Power	240 V, 400 Amp, 3-phase power
Traffic Count (2024 MPO)	20,976 VPD
Use Restrictions	Automotive Repair

LEASING DETAILS

Utilities	Tenant responsible for utilities
Monthly Rent	\$2,500 + utilities

LEASE HIGHLIGHTS

- ▶ 2,400 SF shop space combining warehouse, office, and restroom
- ▶ Well-suited for contractor, trades, or light industrial users
- ▶ Two 12' x 12' overhead doors supporting equipment and vehicle access
- ▶ 13' clear height suitable for light industrial operations
- ▶ 240V, 400 Amp, 3-phase power to support equipment needs
- ▶ Heated shop space allowing for year-round use
- ▶ Updated interior with new paint and refreshed restroom
- ▶ Fenced rear yard area for outdoor storage or equipment
- ▶ 0.37-acre site with frontage on Omaha Street, a primary east–west corridor
- ▶ Automotive repair use restricted

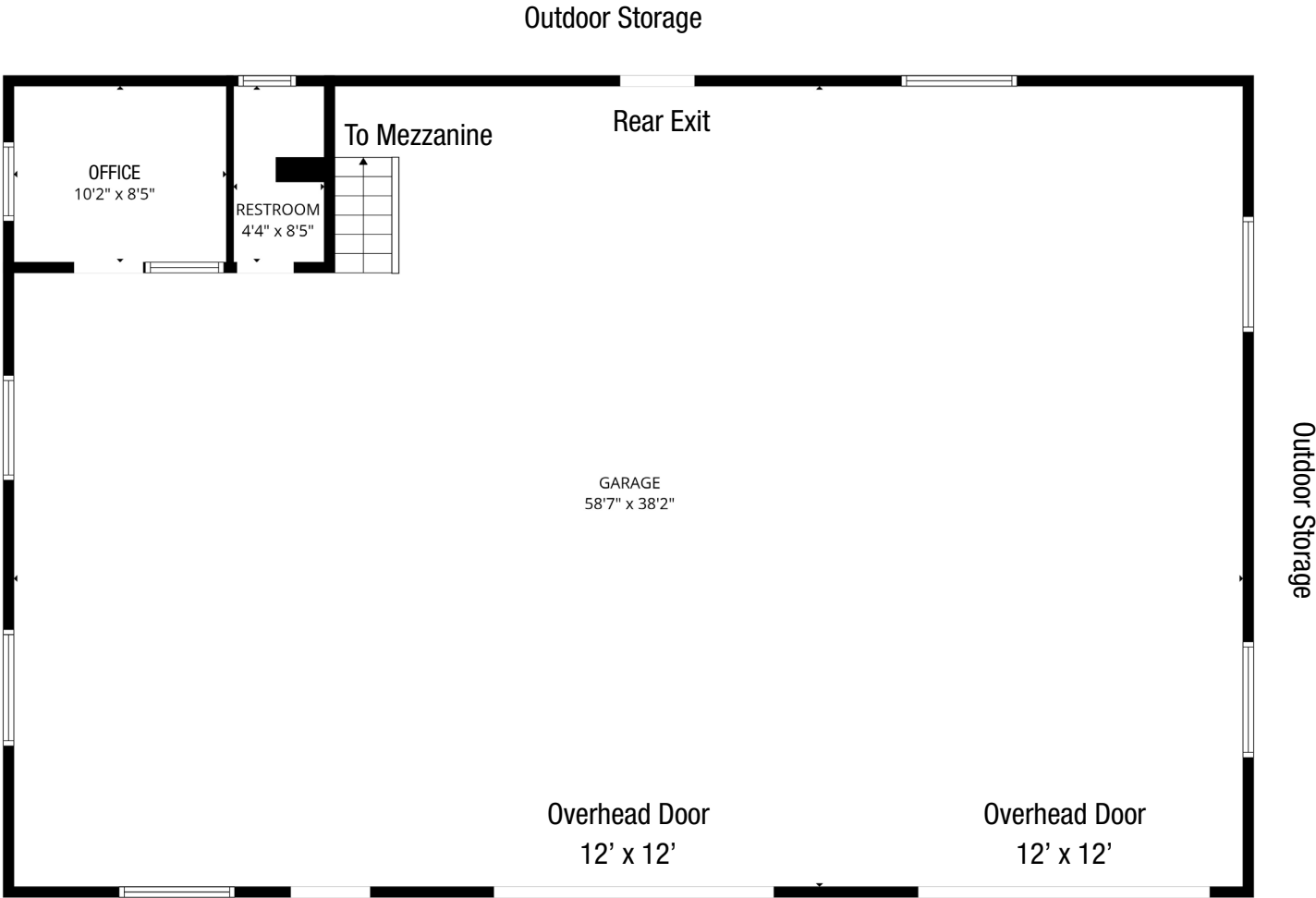


REAR YARD SPACE

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.

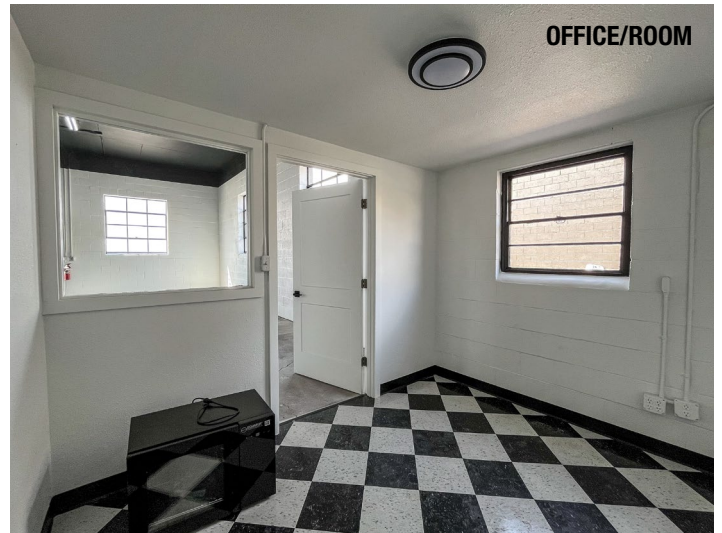
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FLOOR PLAN



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

SOUTH DAKOTA

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

DISCLAIMER

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

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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