

# RESTAURANT FOR LEASE

1756 Eglin Street, Rapid City, SD 57701

Updated December 2018



**5,593 SF Restaurant in Rushmore Crossing • New Construction • Outdoor Patio**

## Highlights

- Newly constructed, free-standing restaurant in premier retail center Rushmore Crossing, home to major retailers Target, Scheel's, Gordman's, Sam's Club, and TJ Maxx
- Flexible floor plan to accommodate many franchise models, occupancy of 152 inside and 38 on the patio
- Full bar on east side of the restaurant with walkout three-season heated patio
- Family-style seating with booths and tables on south side of restaurant
- Turn-key kitchen equipment in place and available for purchase
- Excellent visibility from I-90 and easily accessible from the E North St Exit from the east or LaCrosse St Exit from the west
- Zoned General Commercial
- Built in 2015

## Leasing Information

**Base Rent: \$30.04/SF/YR**

CAM: \$0.66/SF/YR

Taxes: \$5.56/SF/YR

Insurance (Est.): \$0.54/SF/YR

**Total: \$36.80/SF/YR**

***Tenant is responsible for utilities.***



Exclusively listed by:

**Chris Long, CCIM**

Commercial Agent

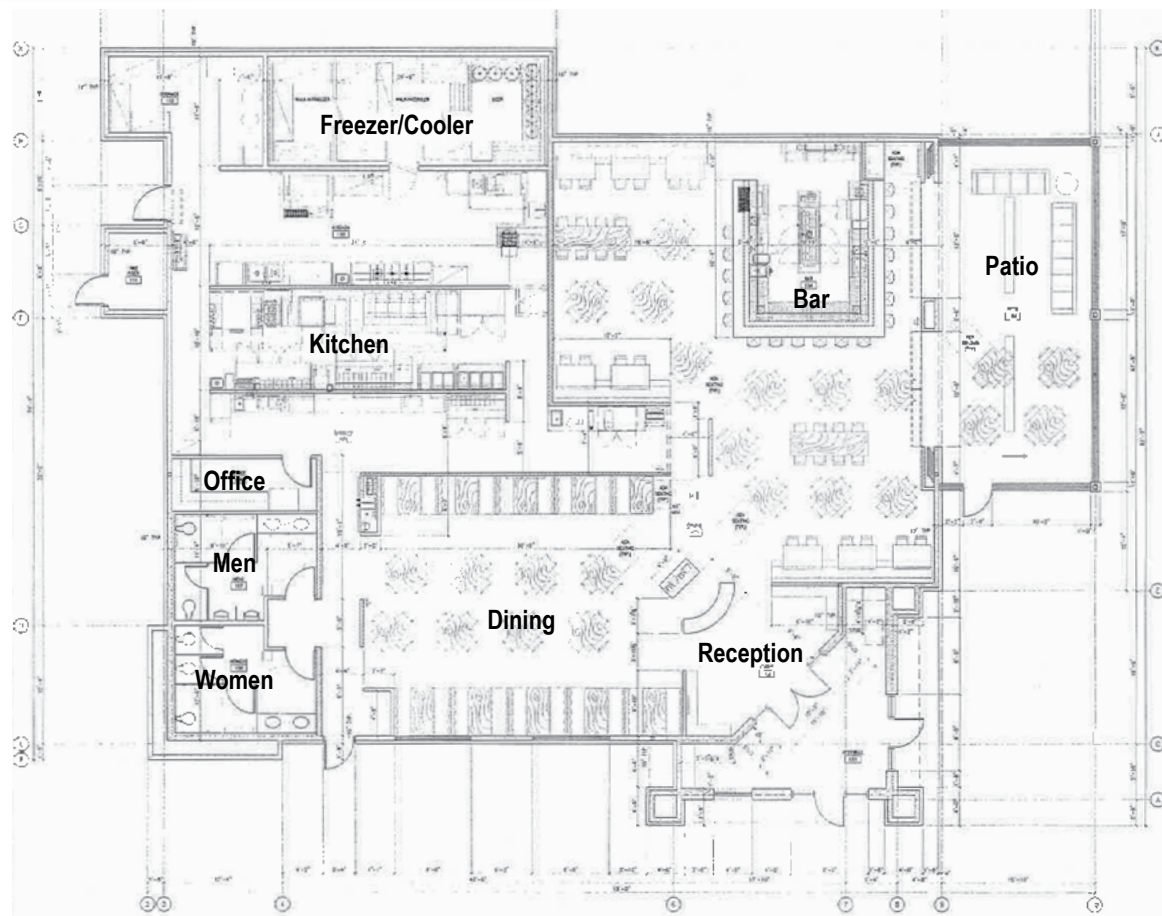
605.939.4489

[chris@rapidcitycommercial.com](mailto:chris@rapidcitycommercial.com)



# FLOOR PLAN

1756 Eglin Street, Rapid City, SD



*Your Property...Our Priority<sup>SM</sup>*

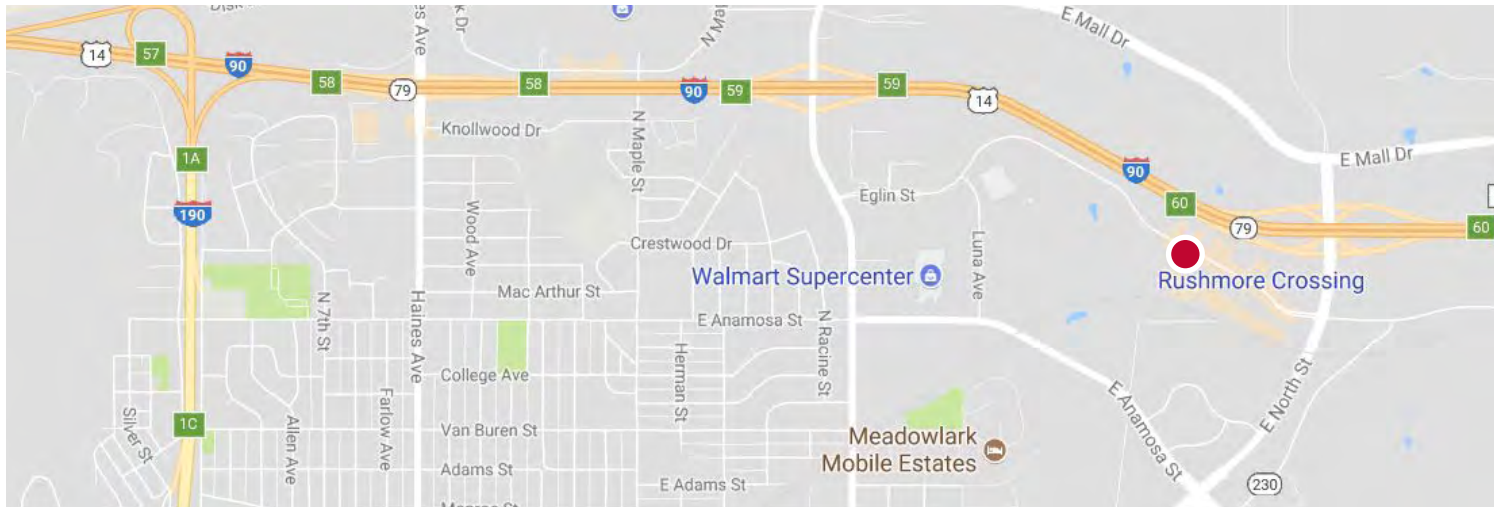
Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

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.



# LOCATION

1756 Eglin Street, Rapid City, SD



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# PHOTOS

1756 Eglin Street, Rapid City, SD



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# DEMOGRAPHICS

1756 Eglin Street, Rapid City, SD

## Welcome to South Dakota and Rapid City!

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.

Rapid City is a gem of a city in the state. Located in the west, it is situated on I-90 with direct access to the Black Hills and the surrounding energy fields and is the regional economic and medical hub for a 200 mile radius containing 630,000 people. Rapid City has a diverse economy of many thriving small businesses boosted by the area's major industries of tourism, healthcare, Ellsworth Air Force Base, and financial call centers.

## National Rankings

- #1** Rapid City—Best Towns  
*Outdoor Life, 2010*
- #2** South Dakota—Best State for Business  
*CNBC, 2016*
- #4** Rapid City—Best Places to Launch a Business  
*CNN Money, 2009*
- #6** Rapid City—Cities with the Lowest Unemployment Rate  
*Forbes, 2017*
- #6** Rapid City—Best Small City for Business and Careers  
*Forbes, 2013*



## Rapid City Area Key Stats

Total Work Force .....	65,250
Employed.....	62,900
Unemployed .....	2,350
Unemployment Rate .....	3.6%
Right-to-work Law.....	Yes

## Employment by Sector:

Retail Trade .....	8,400
Transportation, Warehousing & Utilities .....	11,600
Professional & Business Services .....	5,100
Educational & Health Services .....	10,600
Leisure & Hospitality.....	7,800
Government.....	10,700



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