

# Tuscany Square

## RETAIL FOR LEASE

325 Omaha Street, Rapid City, SD 57701

Updated March 2021



Premium shopping center on Omaha St • 1 block east of Downtown

### Highlights

- End cap retail suite in premium shopping center on Omaha St between 3rd and 5th Streets.
- Close proximity to Main Street Square in Downtown Rapid City
- Ample parking, covered sidewalks and several access points in and out of the shopping center
- Anchored by BankWest, BES Lighting, Headlines Academy and Black Hills Flooring
- Heavy traffic on Omaha St/Hwy 44 - 26,246 vehicles per day
- Ideal for retail or office
- Zoned General Commercial
- Professionally managed by MLM Asset Management

### Leasing Information

Available Suites	Unit Size	Base Rent (\$/SF/YR)	NNN (\$/SF/YR)	Total (\$/SF/YR)	Monthly Rent
Suite 1	1,180 SF	\$15.00	\$3.50	\$18.50	\$1,820

Tenant is responsible for utilities.

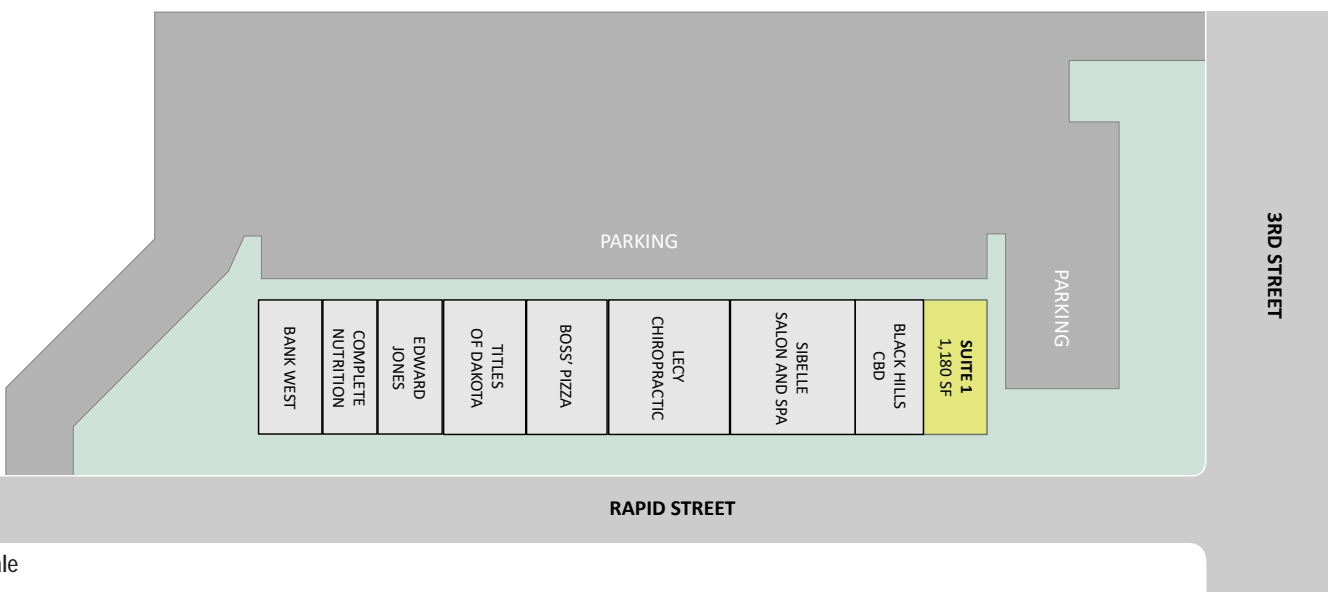


Exclusively listed by:  
**Chris Long, SIOR, CCIM**  
Commercial Broker  
605.939.4489  
chris@rapidcitycommercial.com

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

# SITE PLAN

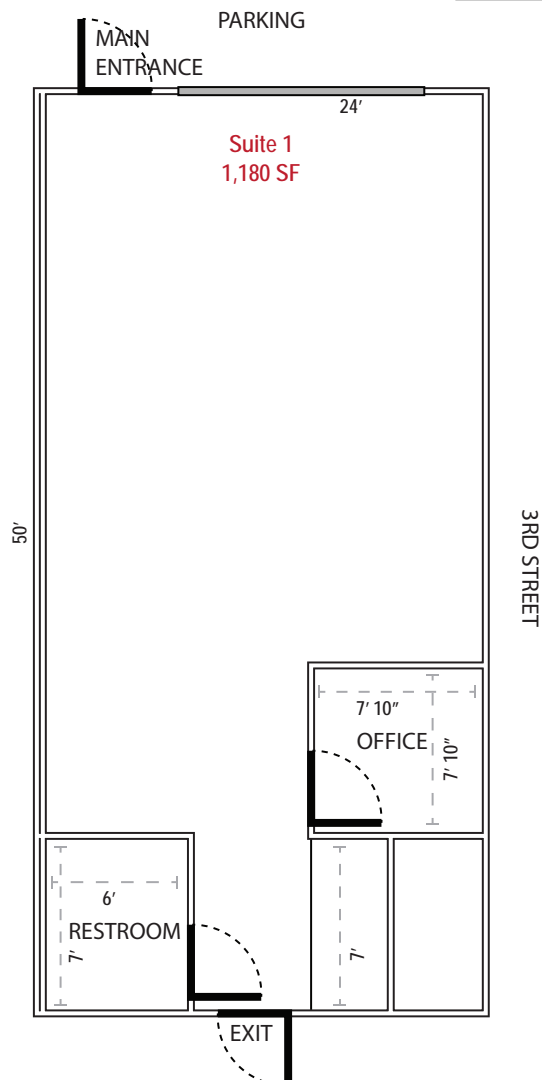
*Tuscany Square, 325 Omaha St*



\*Not to scale

## Available Suites

Suite 1: 1,180 SF retail suite with private office and large storefront windows.



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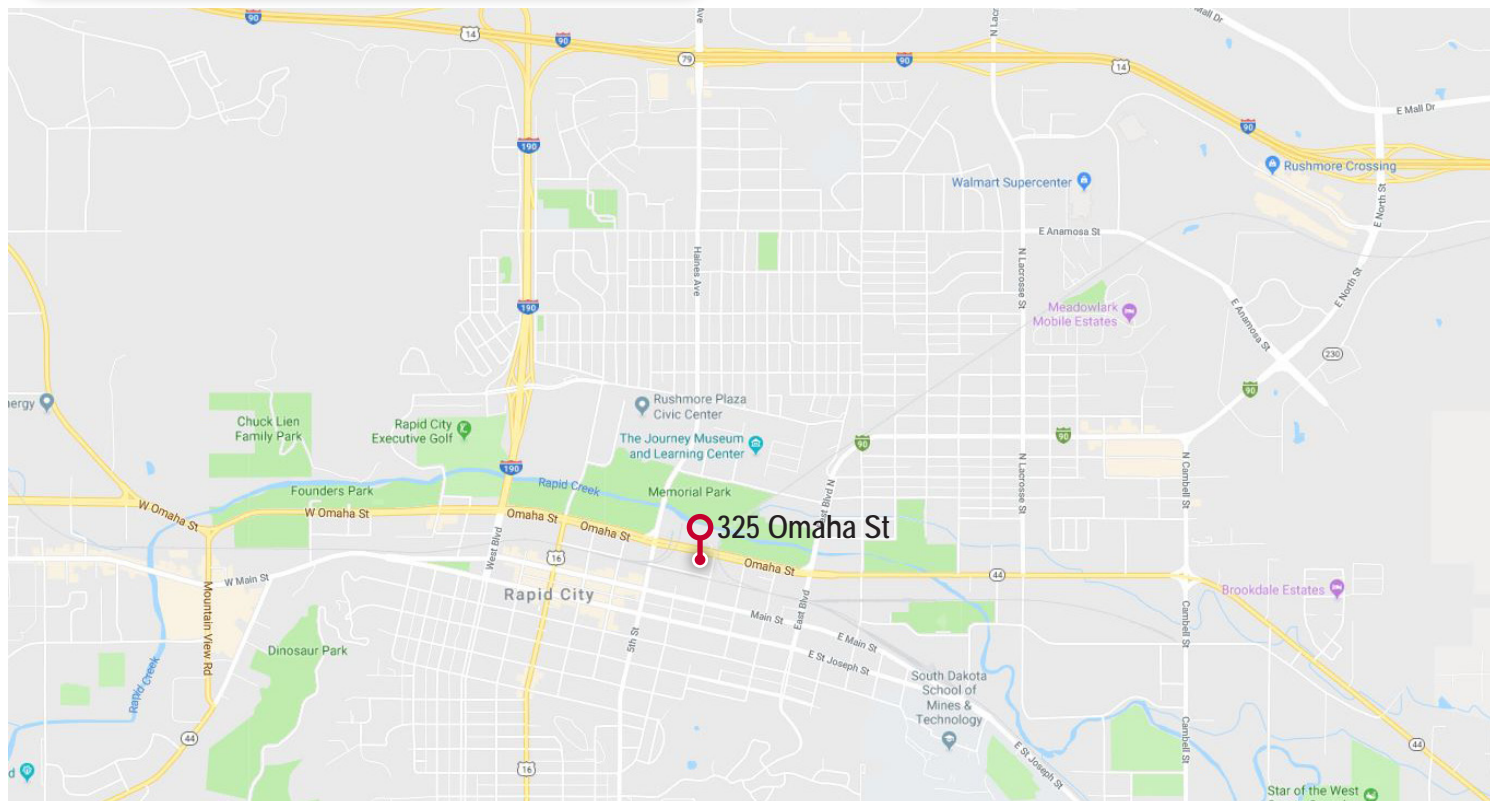
Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

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.



# LOCATION

325 Omaha Street, Rapid City, SD



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