



Each office independently owned and operated

FOR LEASE | LAND

RE/MAX ADVANTAGE

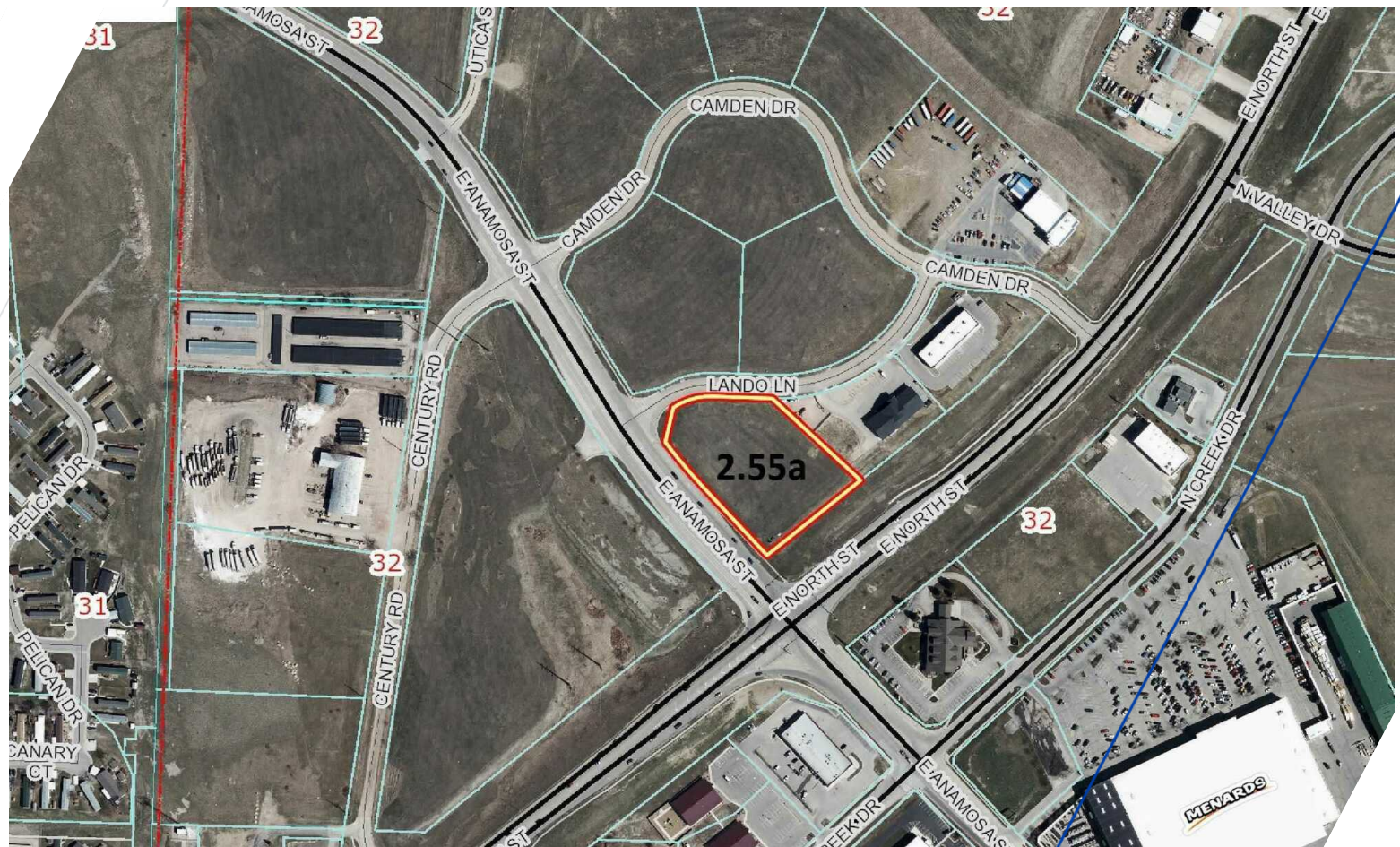
1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.343.7653

2.55A E ANAMOSA, RAPID CITY - LAND LEASE E ANAMOSA ST

2.55A E ANAMOSA STREET, RAPID CITY, SD 57701



FOR MORE
INFORMATION
CONTACT:

RANDY OLIVIER, CCIM

Commercial Broker

605.430.6246

randyolivier@remax.net

SD #15377

2.55A E ANAMOSA, RAPID CITY - LAND LEASE E ANAMOSA ST

2.55A E ANAMOSA STREET, RAPID CITY, SD 57701

PROPERTY DESCRIPTION

High visibility, grade ready, corner commercial lot for lease across from Menards, East of Walmart, and South of the Rushmore Crossing outdoor mall! One of the busiest corridors in Rapid City. The E Anamosa extension and the Dream Design project are bringing thousands of new homes and apartments to the area. Will consider build to suit. Lease at \$2sf/yr.

PROPERTY HIGHLIGHTS

- E Anamosa extension to Elk Vale road will increase traffic
- High traffic corridor
- Owner will consider a build to suit and lease-back offer

OFFERING SUMMARY

Lease Rate:	\$2.00 SF/yr (Ground)
Available SF:	111,078 SF
Lot Size:	2.55 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,646	6,511	16,256
Total Population	3,952	14,728	37,727
Average HH Income	\$37,659	\$39,268	\$50,233



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

605.343.7653

2.55A E ANAMOSA, RAPID CITY - LAND LEASE E ANAMOSA ST

2.55A E ANAMOSA STREET, RAPID CITY, SD 57701



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

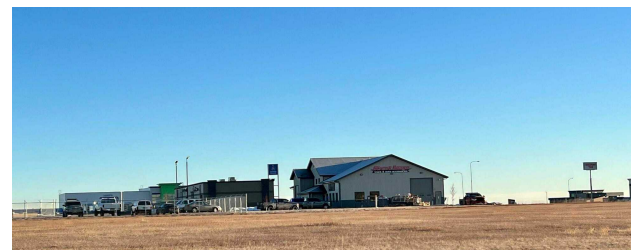
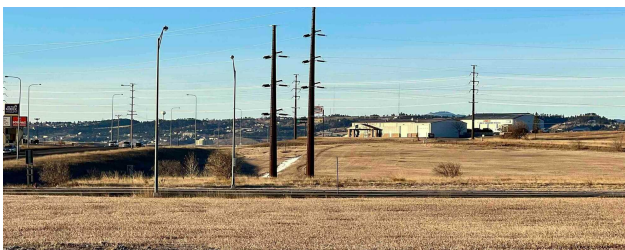
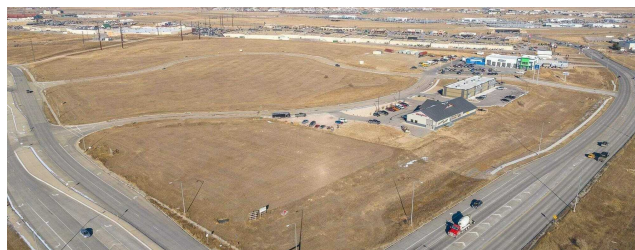
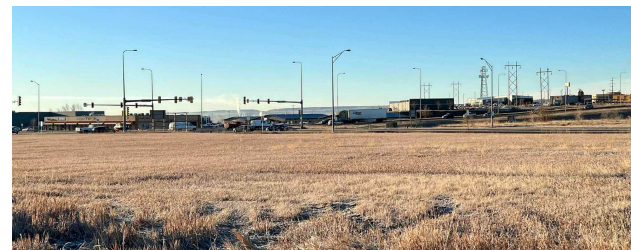
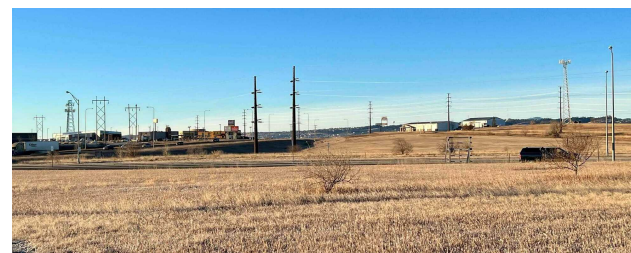
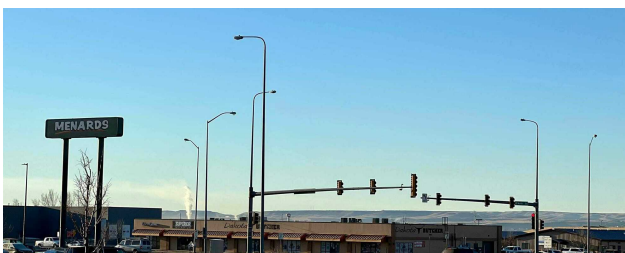
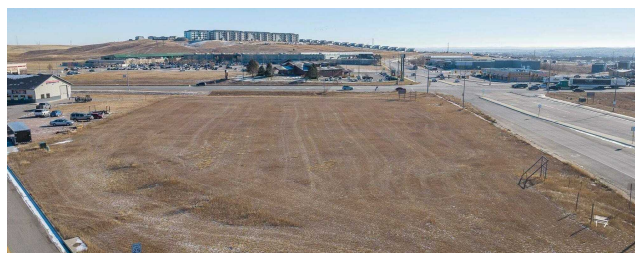
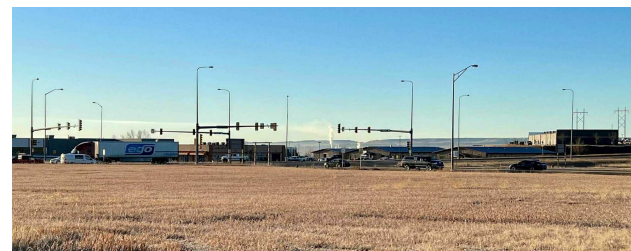
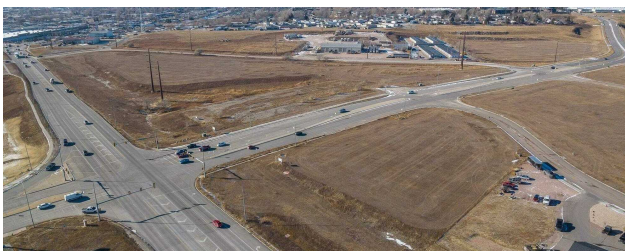
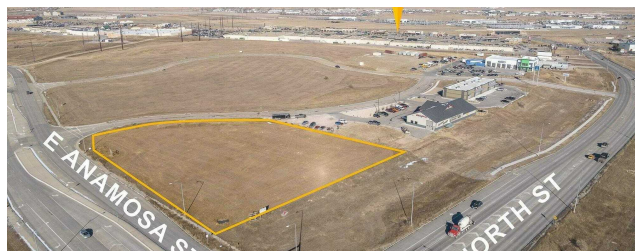
605.343.7653

FOR LEASE | LAND

ADDITIONAL PHOTOS

2.55A E ANAMOSA, RAPID CITY - LAND LEASE E ANAMOSA ST

2.55A E ANAMOSA STREET, RAPID CITY, SD 57701



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

605.343.7653

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

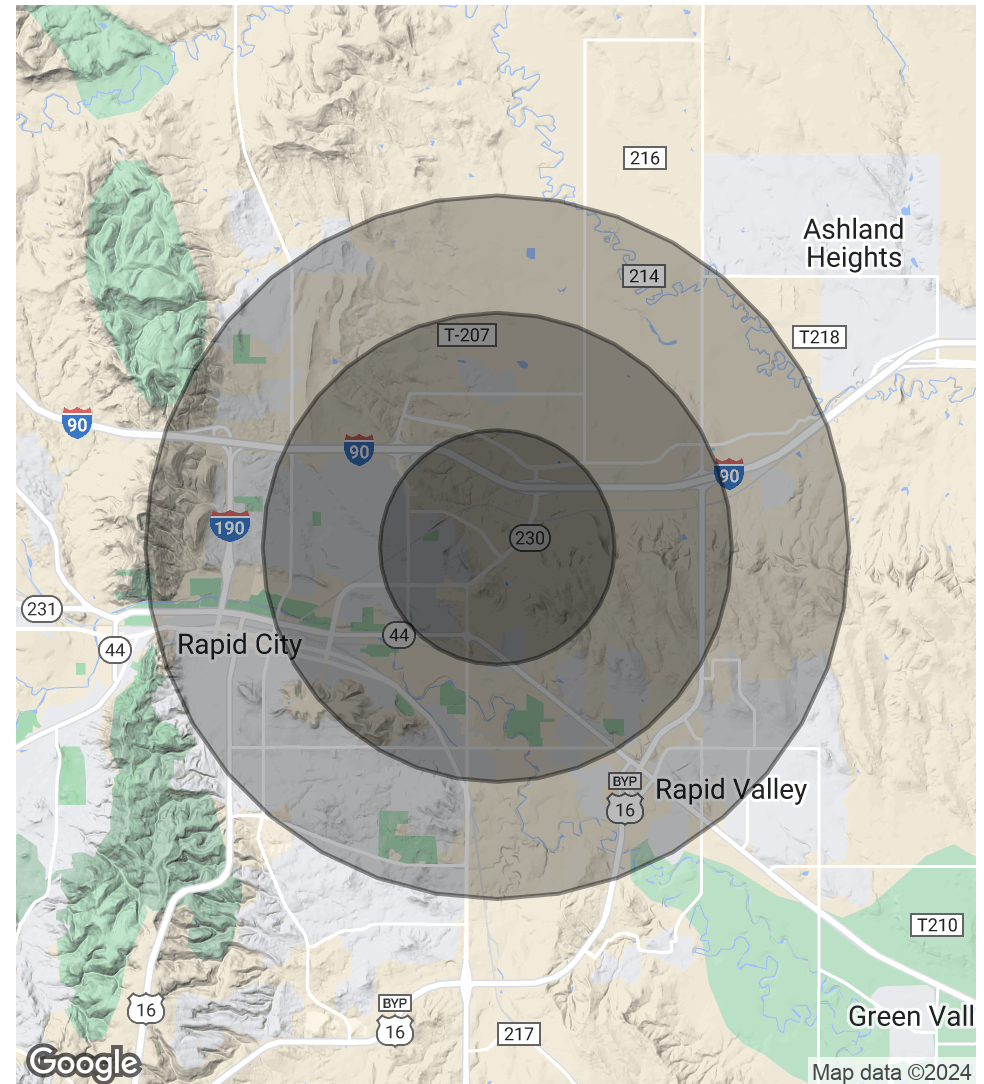
2.55A E ANAMOSA, RAPID CITY - LAND LEASE E ANAMOSA ST

2.55A E ANAMOSA STREET, RAPID CITY, SD 57701

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,952	14,728	37,727
Average Age	34.4	32.6	35.5
Average Age (Male)	30.5	29.8	33.3
Average Age (Female)	38.3	34.6	38.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,646	6,511	16,256
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$37,659	\$39,268	\$50,233
Average House Value	\$111,788	\$118,744	\$141,792

* Demographic data derived from 2020 ACS - US Census



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

605.343.7653