

# 520 KANSAS CITY ST

520 KANSAS CITY STREET, RAPID CITY, SD 57701



## PROPERTY DESCRIPTION

Large professional office space (Suites 103 and 104) in the heart of downtown Rapid City is available for the first time! With fourteen offices, a kitchenette area, and a breakroom, coupled with a common area ADA-compliant restrooms, and multiple access points, this main-level space could be a perfect size for your business! (We will also make available Suite 103 separately if you are looking for a smaller total office and square footage space.) Remodeled in 2022, this space is functional, clean, and ready for move-in! There are multiple parking options and the walkability score is high for food, entertainment, retail, and other downtown businesses! Lease space is apx 2,400sf plus common areas and gross rent is \$4,000/mo. All utilities and NNN included in the gross! Tenant responsible for internet/phone and tenant insurance.

## PROPERTY HIGHLIGHTS

- Clean and functional space
- 14 Office spaces

## OFFERING SUMMARY

Lease Rate:	\$2,300.00 - 4,000.00 per month (Gross)
Number of Units:	2
Available SF:	1,300 - 2,400 SF
Lot Size:	0.57 Acres
Building Size:	18,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	224	1,091	4,426
Total Population	891	3,067	10,289
Average HH Income	\$33,295	\$48,431	\$53,949



### ADVANTAGE

Each office independently owned and operated

### RANDY OLIVIER, CCIM

Commercial Broker

605.343.7653

randyolivier@remax.net

SD #15377

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

605.343.7653

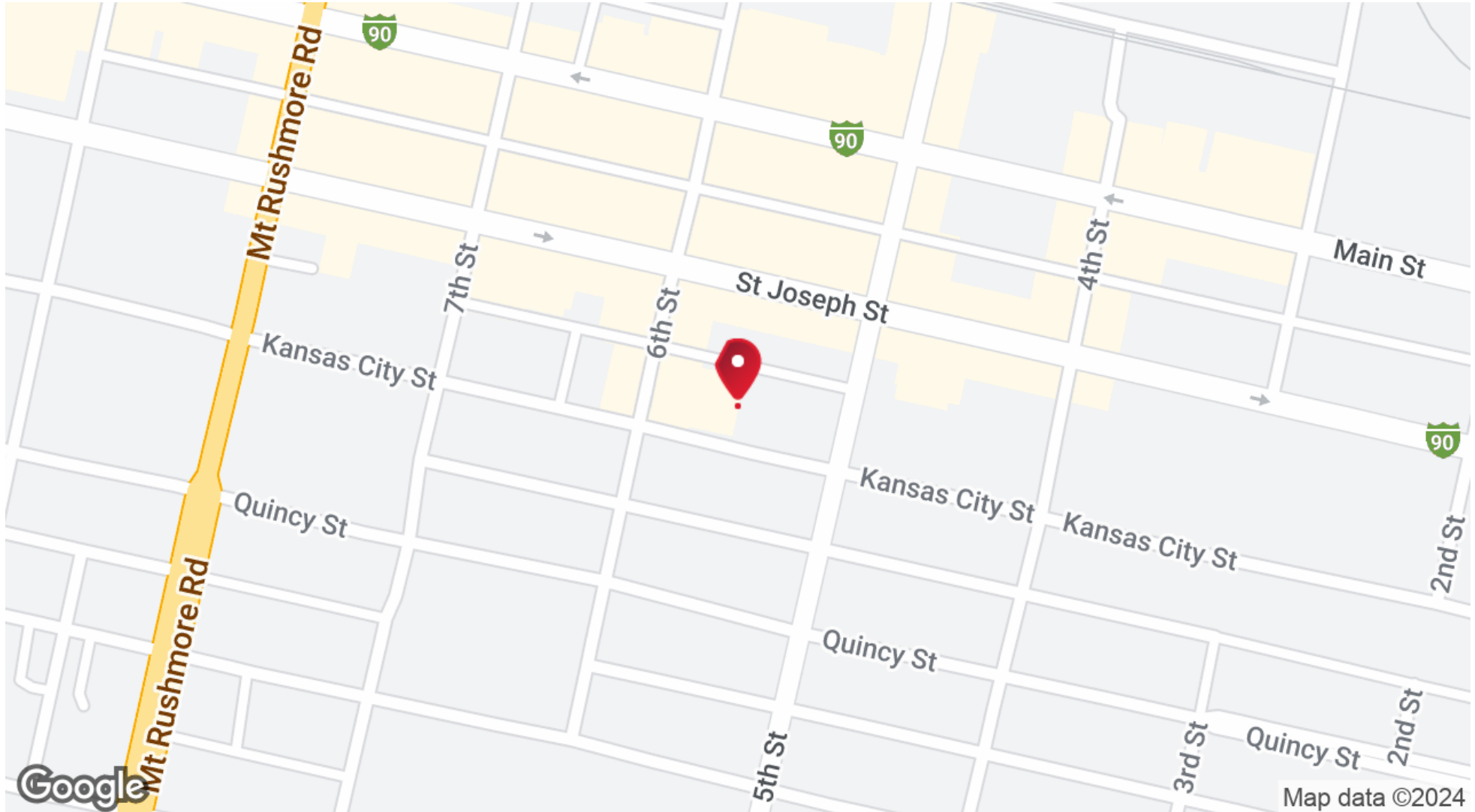
FOR LEASE

OFFICE BUILDING

LOCATION MAP

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520 KANSAS CITY STREET, RAPID CITY, SD 57701



Map data ©2024



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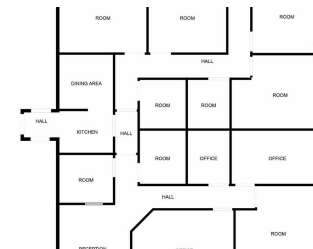
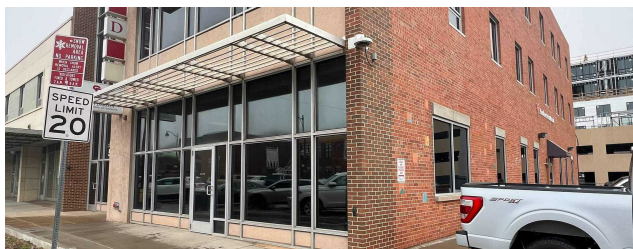
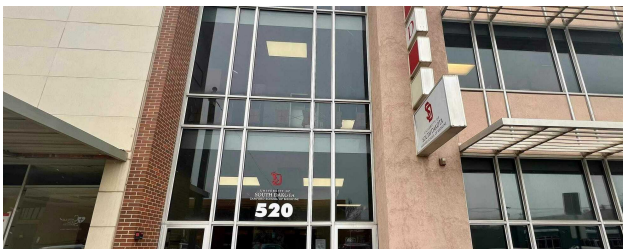
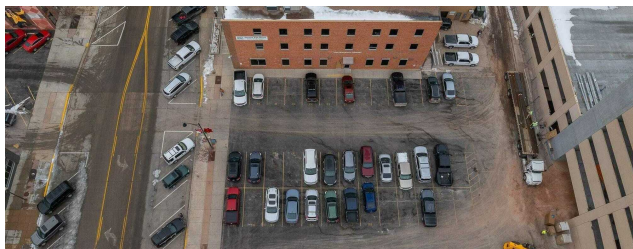
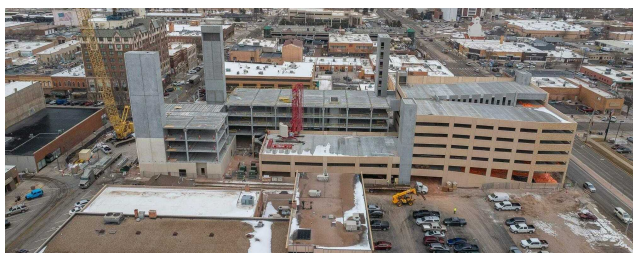
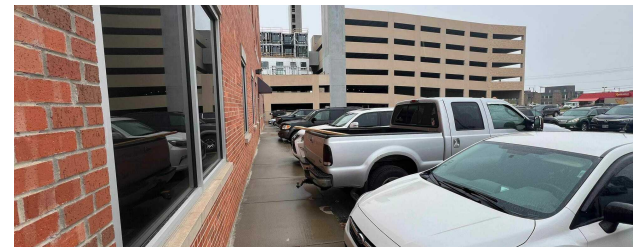
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ADDITIONAL PHOTOS



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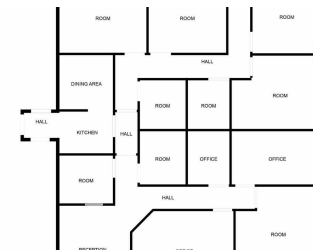
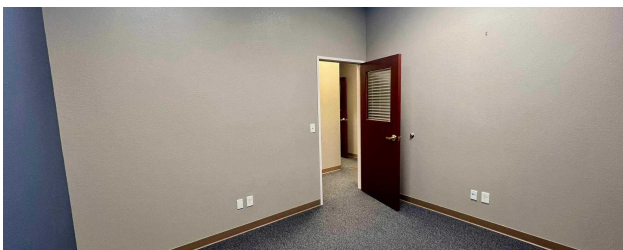
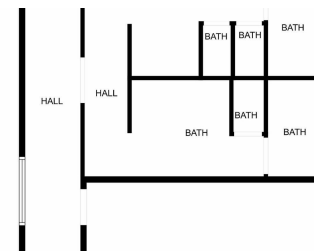
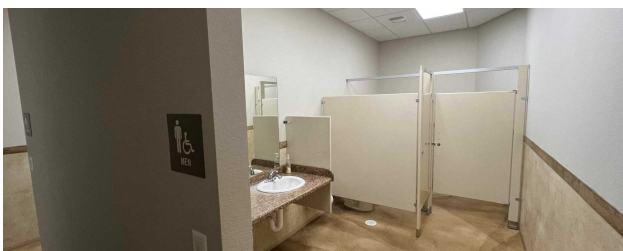
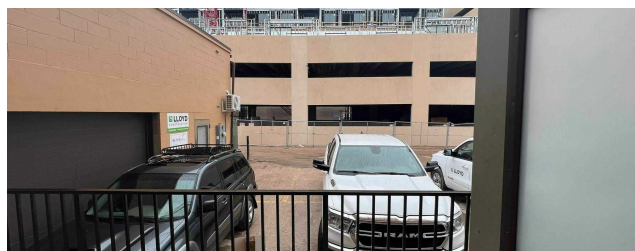
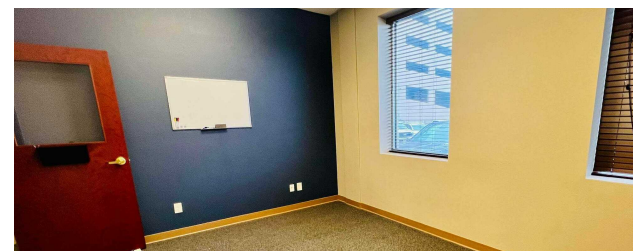
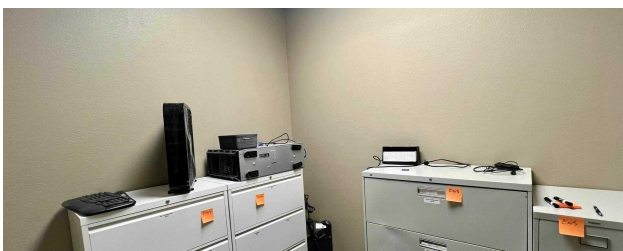
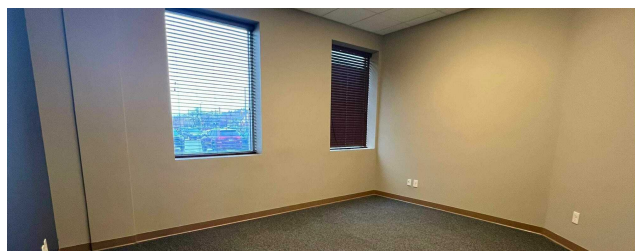
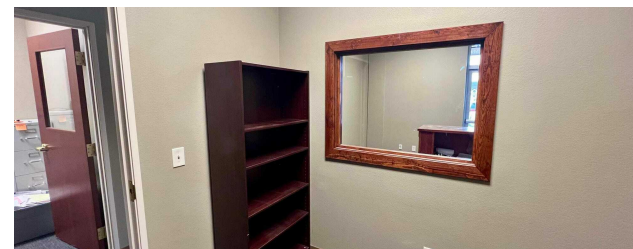
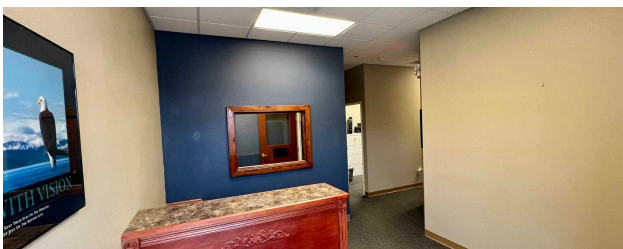
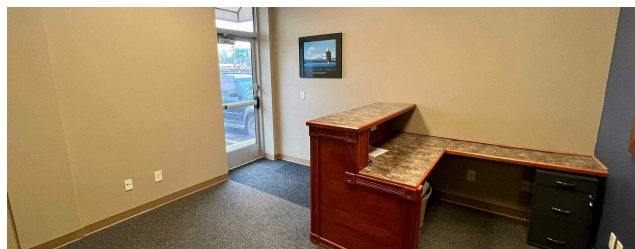


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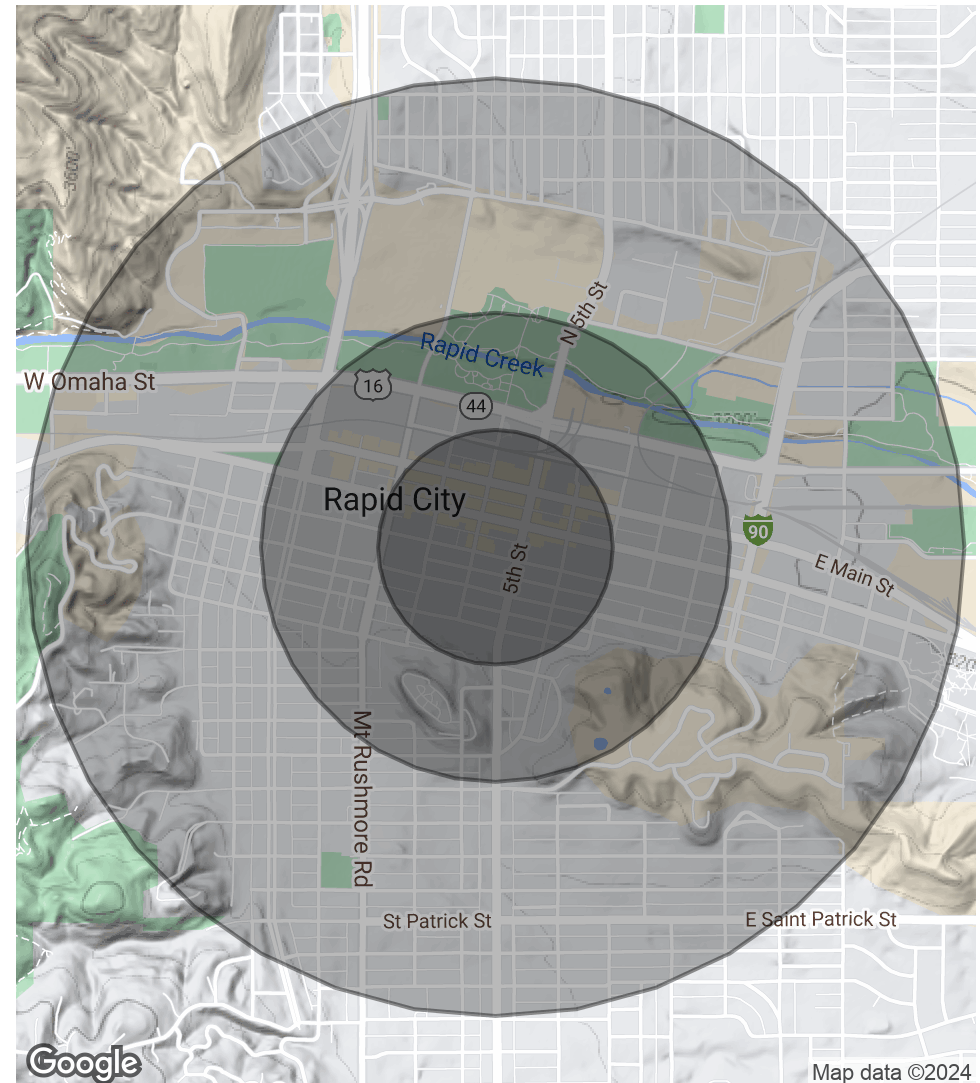
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	891	3,067	10,289
Average Age	34.4	33.6	33.8
Average Age (Male)	31.6	31.3	33.7
Average Age (Female)	39.1	39.4	36.3

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	224	1,091	4,426
# of Persons per HH	4.0	2.8	2.3
Average HH Income	\$33,295	\$48,431	\$53,949
Average House Value	\$40,958	\$103,570	\$135,716

2020 American Community Survey (ACS)



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