

RETAIL OUTLOTS FOR SALE

3211 & 3241 East Mall Drive, Rapid City, SD 57701

Updated April 2018



Sale Price:

\$499,000
per lot

Highlights

- Premium development opportunity anchored by Cabela's sporting goods store in growing retail corridor on East Mall Drive
- Two lots (1.54 Acres and 1.32 Acres) zoned General Commercial with frontage on E Mall Dr and visible from I-90 (27,190 vehicles per day)
- Perfect opportunity to retail, restaurant, or professional services
- Close proximity to 5 new car dealerships, 3 new hotels and Rushmore Crossing Shopping Center
- Easy access from I-90 via Elk Vale Rd or E North St Exits
- 40 acres to the west also available for development
- Seller willing to develop build-to-suit facility



Exclusively listed by:

Chris Long, CCIM

Commercial Broker

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*Your Property...
Our PrioritySM*

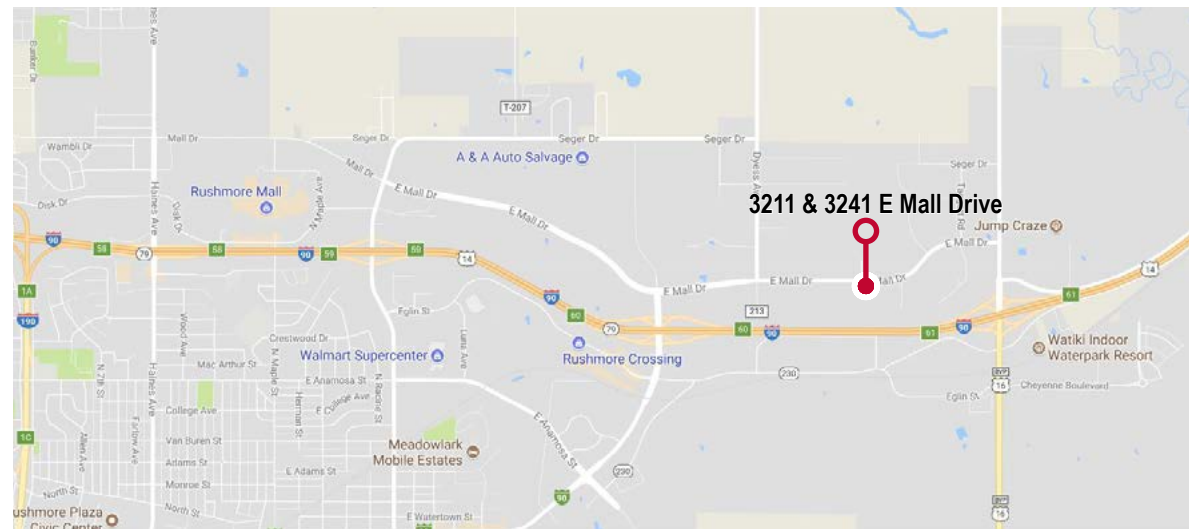
PROPERTY DETAILS

3211 & 3241 East Mall Drive

	3211 E Mall Dr Rapid City, SD 57701	3241 E Mall Dr Rapid City, SD 57701
Size:	1.32 Acres	1.54 Acres
Sale Price:	\$499,000	\$499,000
Zoning:	General Commercial	General Commercial
Legal Description:	Forefather Flats Subd, Lot 1, Less Lot H-13	Forefather Flats Subd, Lot 2, Less Lot H-13
Tax ID:	61332	61333
Taxes (2017):	\$4,377.30	\$5,108.24
Special Assessment (2017):	\$23.00	\$26.83
2017 Traffic Count (I-90):	28,257 vehicles per day (+11% from 2016)	

Utilities:

Water—City of Rapid City
Electric—Black Hills Energy
Sewer—City of Rapid City
Gas—Montana Dakota Utility Co.



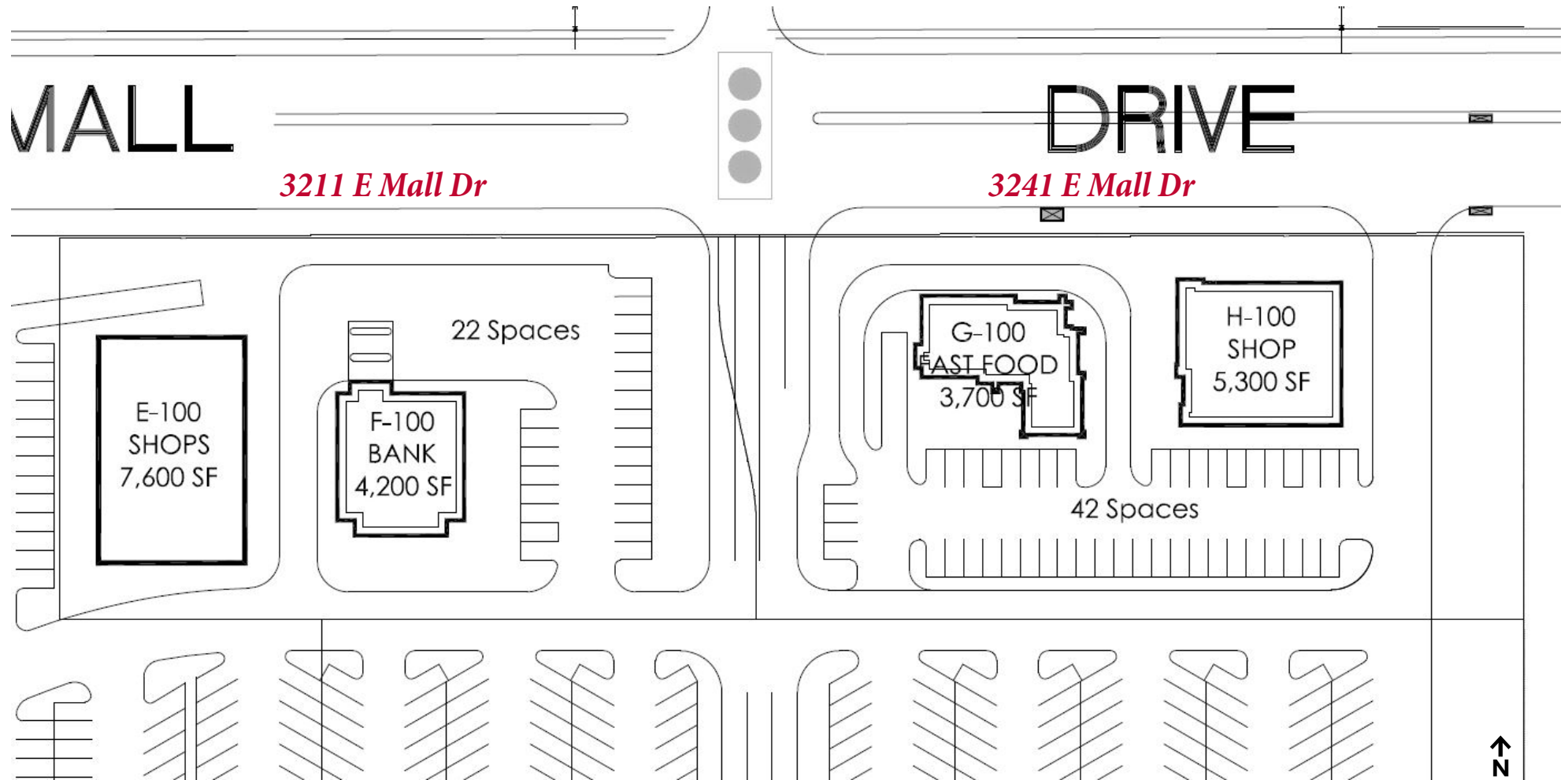
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Keller Williams Realty Black Hills | 2401 West Main Street, Rapid City, SD 57702 | 605.343.7500 | www.RapidCityCommercial.com

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.

CONCEPTUAL SITE PLAN

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DEMOGRAPHICS

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

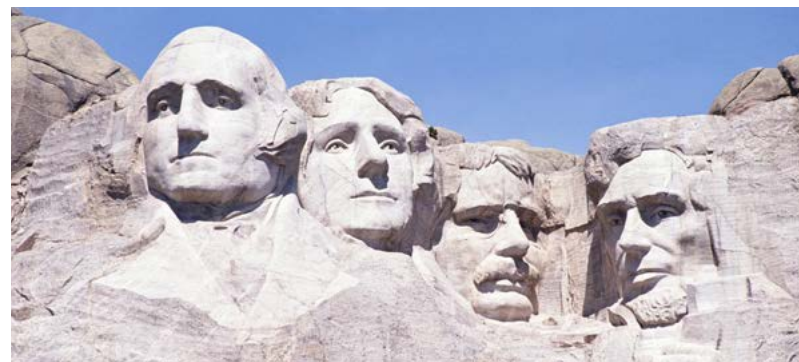
- #1** Rapid City—Best Towns
Outdoor Life, 2010
- #2** South Dakota—Best State for Business
CNBC, 2016
- #4** Rapid City— Best Places to Launch a Business
CNN Money, 2009
- #6** Rapid City—Cities with the Lowest Unemployment Rate
Forbes, 2017
- #6** Rapid City—Best Small City for Business and Careers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