

FOR SALE

NORTH MAPLE AVENUE LAND | Rapid City, SD 57701



3.02 Acres

\$299,000 • Zoned General Commercial



Exclusively Listed By:

Chris Long

CCIM, Commercial Broker

605-939-4489

chris@rapidcitycommercial.com

FOR SALE

PROPERTY INFORMATION

Address:	TBD North Maple Avenue Rapid City, SD 57701
Size:	3.02 Acres
Zoning:	General Commercial
Legal Description:	Lot 4, LJS Subd, R08E, T2N, S30
Tax ID:	67969; Recently replatted—Parent Tax ID: 62204
Taxes (2016):	TBD
Assessed Value (2017):	TBD
Special Assessment (2016):	TBD
Traffic Count (2016):	4,922 cars per day (Up 30% from 2015)

Utilities:
Water: City of Rapid City
Sewer: City of Rapid City
Gas: MDU
Electricity: Black Hills Energy

- Highlights:**
- Infrastructure is already built with curb, gutter and sidewalks.
 - Mall Drive is now complete all the way through to Elk Vale Road so traffic counts continue to grow in this new, developing retail corridor.
 - Customers and employees will have easy access from the LaCrosse and Haines Ave I-90 exits.
 - Only \$2.27/SF - General Commercial land for Light Industrial price.



Street view from Mall Dr & Maple Ave



Southwest



South



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.

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LOCATION



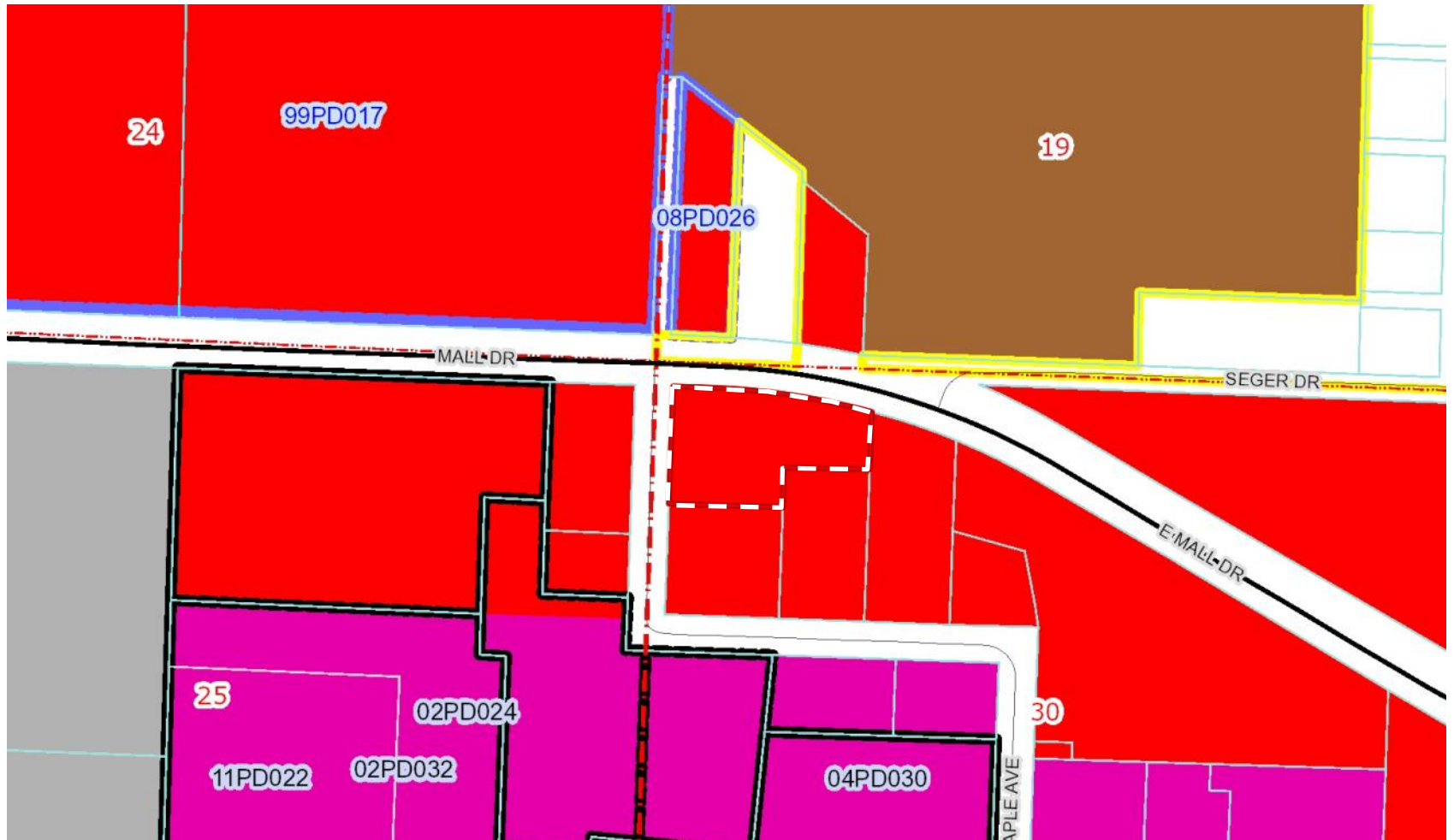
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ZONING



LEGEND

- Rapid City Planned Developments
- Rapid City Planned Development Designations
- Rapid City Overlay Districts
- Tax Parcels
- Lot Line

- Light Industrial District
- General Commercial District
- Community Shopping District
- Heavy Industrial District

- Interstate
- Highways & Main Roads
- Paved Road
- Unpaved Road

Source: gis.rcgov.org

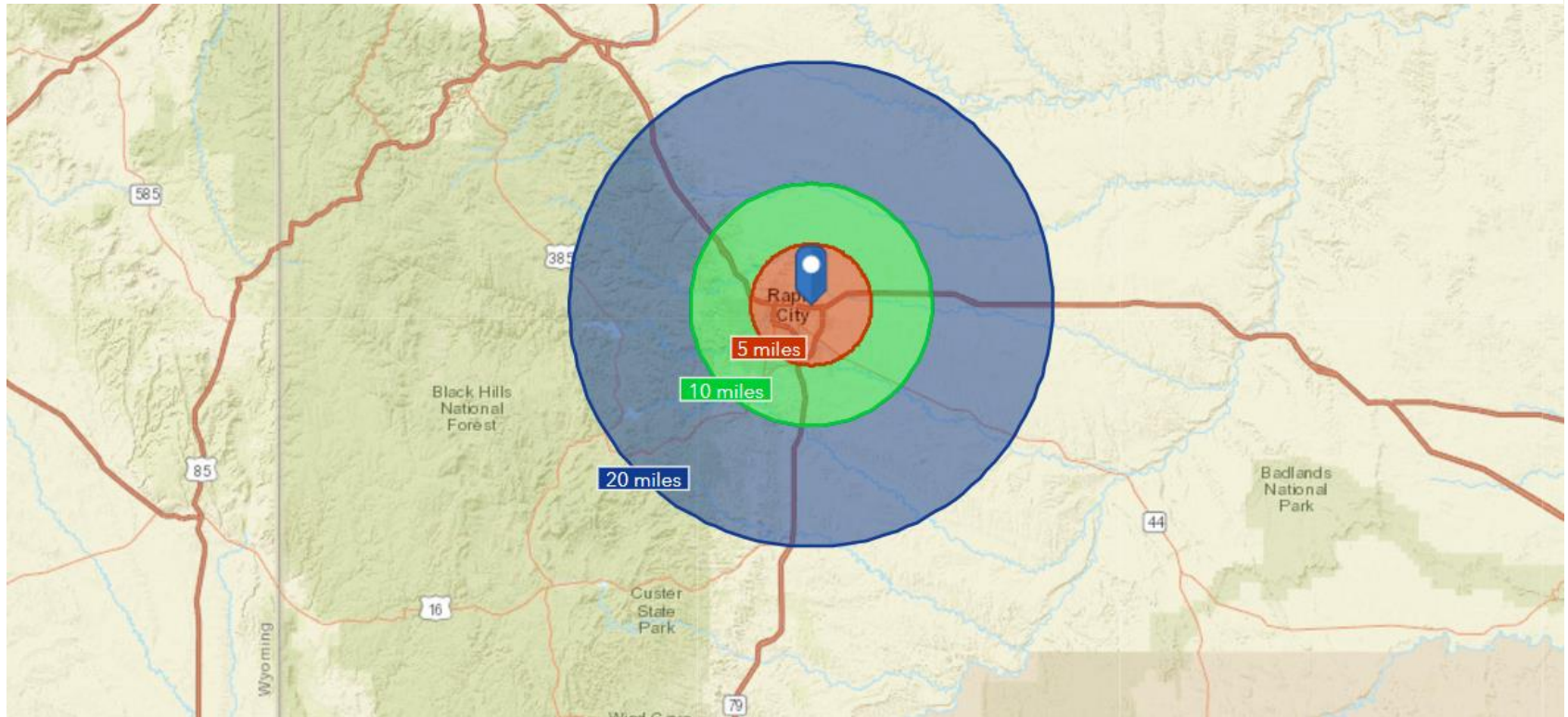


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DEMOGRAPHICS



YEAR: 2017	5 MILES	10 MILES	20 MILES
Total Population	65,633	109,520	125,259
Annual Rate: 2017-2022	1.42%	1.40%	1.37%
Median Age	34.6	35.9	37.1
Male Population	50.2%	49.9%	50%
Female Population	49.8%	50.1%	50%
Total Households	26,834	44,415	50,760
# of Persons Per HH	2.36	2.40	2.40
Average HH Income	\$44,662	\$51,267	\$53,072

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