

LAND LEASE ON EGLIN STREET, RAPID CITY

1.2A EGLIN STREET, RAPID CITY, SD 57703



FOR MORE
INFORMATION
CONTACT:

RANDY OLIVIER, CCIM

Commercial Broker

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SD #15377

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PROPERTY DESCRIPTION

Multiple new commercial businesses have sprouted up along the West side of Elk Vale and along Eglin. Businesses in the area include McDonalds, Subway, Arby's, Taco Johns, and multiple national hotels. Located just West of the Sinclair Convenience Store, this ground lease corner lot has good visibility and multiple access points. The lease is priced at \$1.50/sf with a 10-year minimum lease. The owner would also consider a leasable build-to-suit space.

PROPERTY HIGHLIGHTS

- Highway access
- Corner lot
- High Tourist traffic
- Fast growing area

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/yr (Ground)
Available SF:	52272 SQFT
Lot Size:	1.2 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	448	8,880	25,198
Total Population	1,011	21,298	60,071
Average HH Income	\$59,253	\$53,188	\$56,421



ADVANTAGE

Each office independently owned and operated

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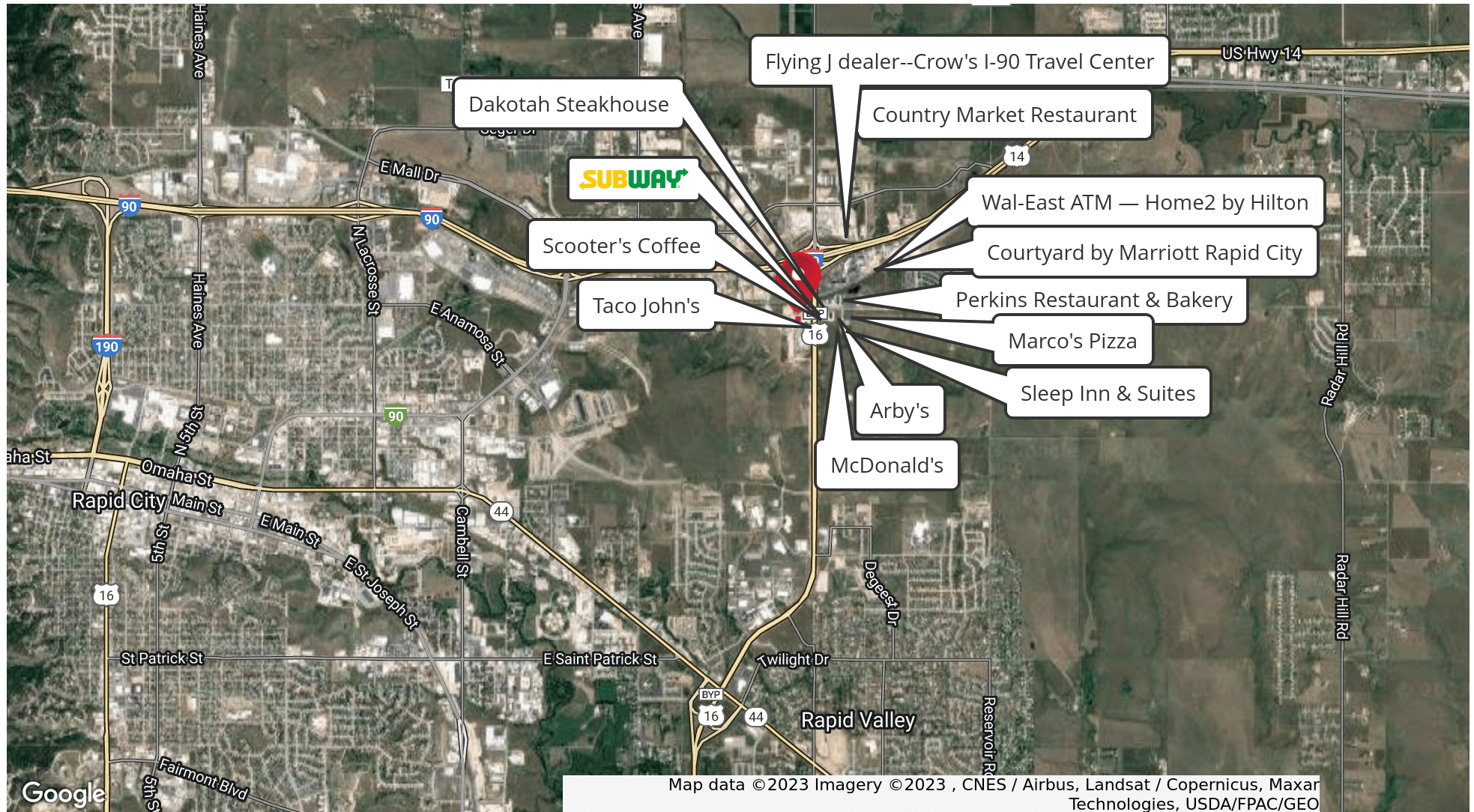
OLIVIERREALESTATE.COM

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

605.343.7653

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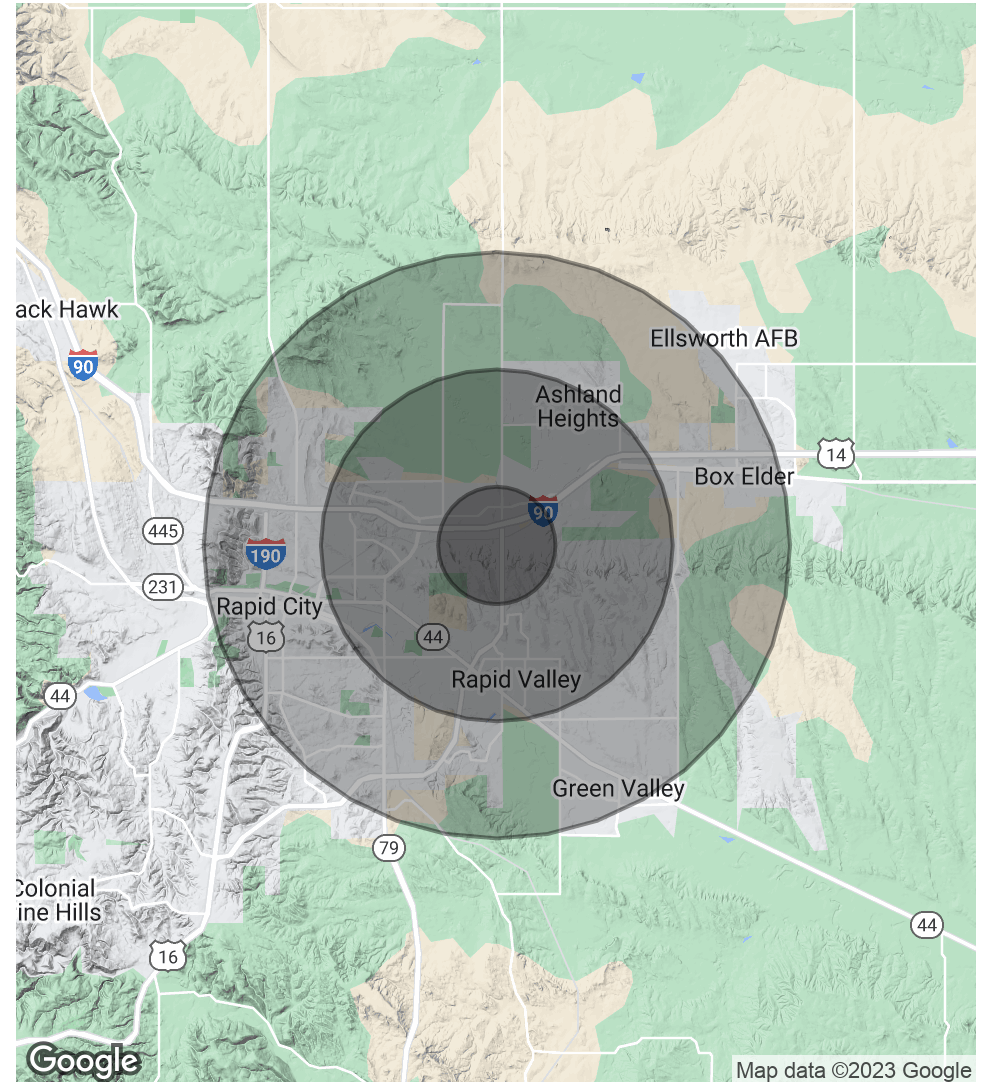
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,011	21,298	60,071
Average Age	33.4	36.2	35.9
Average Age (Male)	32.8	34.4	34.6
Average Age (Female)	32.6	37.6	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	448	8,880	25,198
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$59,253	\$53,188	\$56,421
Average House Value	\$187,212	\$148,077	\$156,852

* Demographic data derived from 2020 ACS - US Census



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