

PRIME DRIVE-THRU LOCATION AT ELLSWORTH AFB

441 N ELLSWORTH ROAD
BOX ELDER, SD 57719

FOR LEASE \$18.00/SF/YR NNN



DRIVE-THRU | HIGH VISIBILITY LOCATION | 1,850 SF

EXCLUSIVELY LISTED BY:

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RAPID CITY
COMMERCIAL
REAL ESTATE

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PROPERTY DETAILS

PROPERTY INFORMATION

Lot Size	0.53 Acres
Tax ID	310
Water/Sewer	Box Elder
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

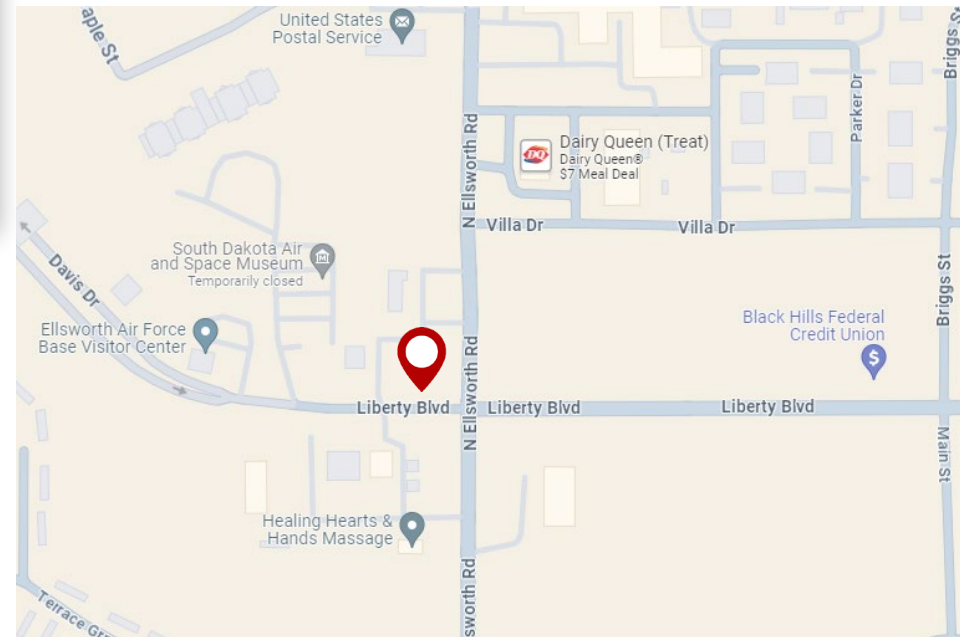
LEASE INFORMATION

Available SF	1,850 SF Total (1,380 SF dedicated/470 SF shared)
Lease Rate	\$18.00/SF/YR
Est. NNN	TBD
Monthly Rent	\$2,400 +NNN



PROPERTY OVERVIEW

- ▶ Brand new construction co-branding opportunity!
- ▶ High profile drive-thru tenant, ideal for coffee, deli, or donut shop.
- ▶ Take advantage of Sentinel Federal's exposure and customer traffic at their new location on the northwest corner of N Ellsworth Rd and Liberty Blvd.
- ▶ Perfect time to open as Ellsworth expands over the next several years. Traffic count recorded at 8,055+ vehicles per day.
- ▶ Landlord is offering \$25.00/SF for tenant improvements, with a 5 year minimum term.



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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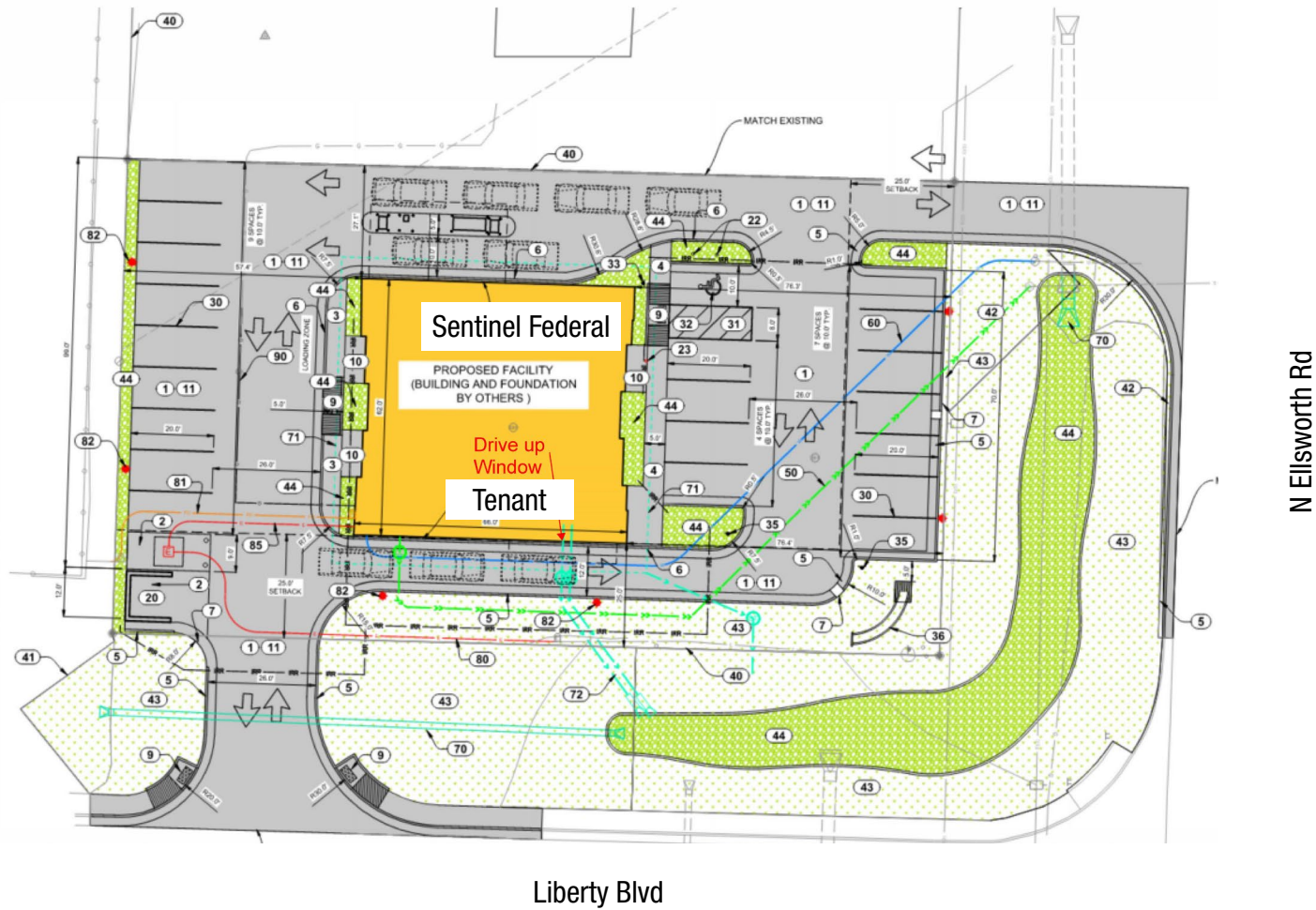
FLOOR PLAN

CREDIT UNION	1,830 SF
SHARED	470 SF
TENANT SUITE	1,380 SF
TOTAL BUILDING FOOTPRINT	3,960 SF



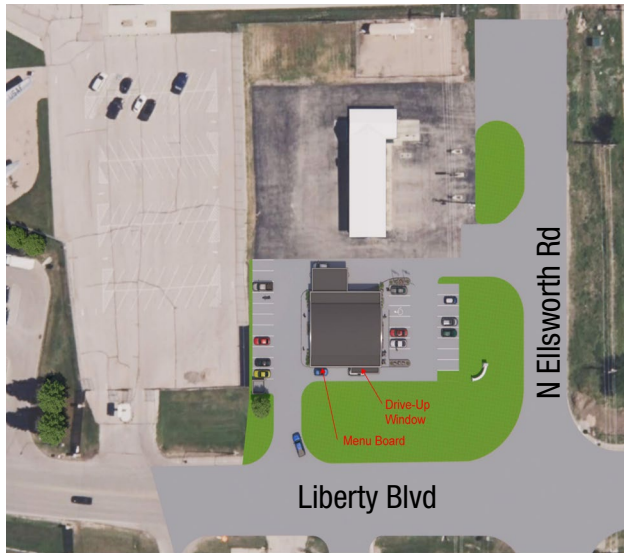
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SITE PLAN



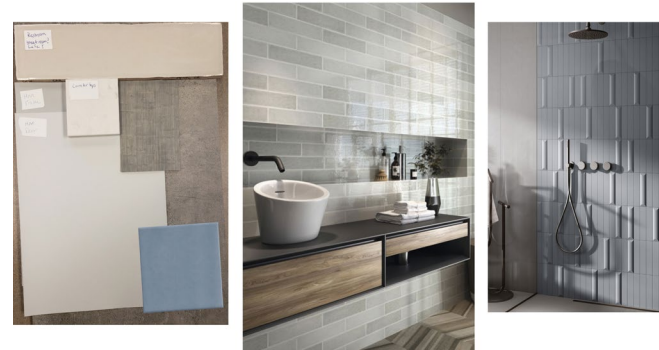
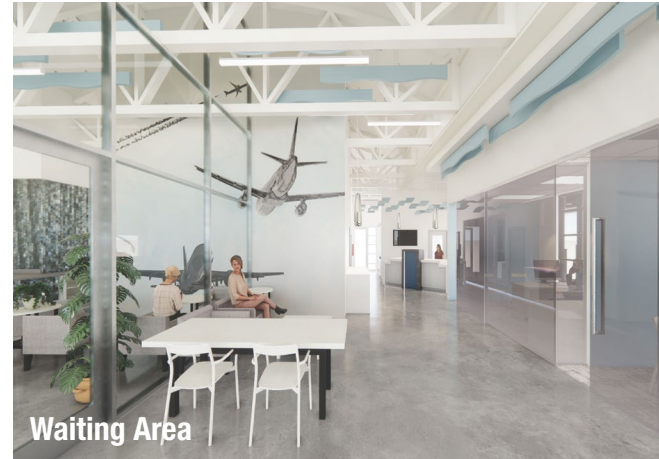
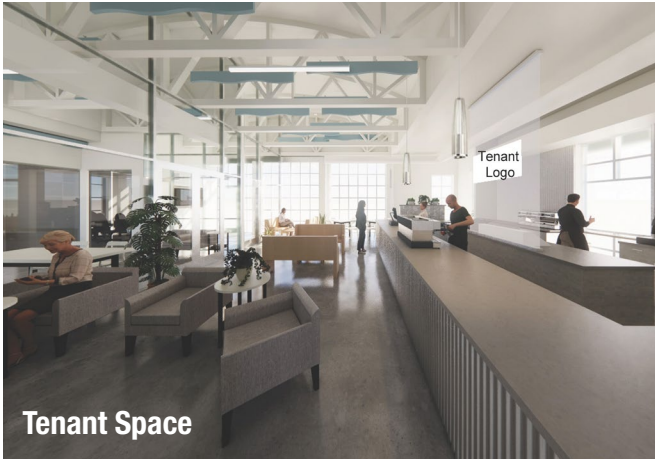
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EXTERIOR RENDERINGS



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INTERIOR RENDERINGS



STATISTICS

WELCOME TO SOUTH DAKOTA AND THE BLACK HILLS!

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.

The Black Hills boasts the country's most recognized national monument - Mount Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 10 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.9 million visitors to South Dakota, \$5.09 billion in visitor spending, and 58,824 jobs sustained by the tourism industry.

BUSINESS FRIENDLY TAXES

- NO** corporate income tax
- NO** franchise or capital stock tax
- NO** personal property or inventory tax
- NO** personal income tax
- NO** estate and inheritance tax



REGIONAL STATISTICS

Rapid City Metro Population	156,686
Rapid City Population Growth	3.05% YoY
Rapid City Unemployment Rate	1.9%
Household Median Income	\$65,712

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
Visitor Spending	\$398.7 M in Revenue

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #10** CNN Travel—Best American Towns to Visit

- #1** US Census—Fastest-Growing City in Midwest
- #17** Milken Institute—Best-Performing Small City

- #4** Realtor.com—Emerging Housing Markets
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** States with Best Infrastructure
- #3** Business Friendliness

- #1** Most Stable Housing Markets
- #3** Best States for Business Costs
- #4** Forbes Best States for Starting a Business

- #2** Fastest Job Growth
- #3** Long-Term State Fiscal Stability
- #5** Best States to Move To

**TBD N LACROSSE STREET
RAPID CITY, SD 57701**

DISCLAIMER

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