

LAND LEASE : 2.17A S VALLEY DRIVE

2.17A S VALLEY DRIVE, RAPID CITY, SD 57701



PROPERTY DESCRIPTION

The Southeast of Rapid City is seeing really strong commercial and residential growth and this high-traffic, high visibility commercial corner lot is now available as a leasable lot. Just North of Rural America Initiatives and West of Montana Dakota Utilities and the Elk Vale/Truck Bypass, this key site is grade ready and fully useable. The land lease rate is \$1.20/sf with a minimum 10-year lease. The owner would consider a leasable build to suit space as well. Listed by Randy Olivier, RE/MAX Advantage, 605-430-6246.

PROPERTY HIGHLIGHTS

- Nice corner lot - frontage exposure
- Highway access
- 10-Year minimum lease

OFFERING SUMMARY

Lease Rate:	\$1.20 SF/month (Ground)
Available SF:	94,525 SF
Lot Size:	2.17 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	756	16,733	28,014
Total Population	1,730	41,171	65,472
Average HH Income	\$54,339	\$54,427	\$60,729



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM
Commercial Broker
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SD #15377

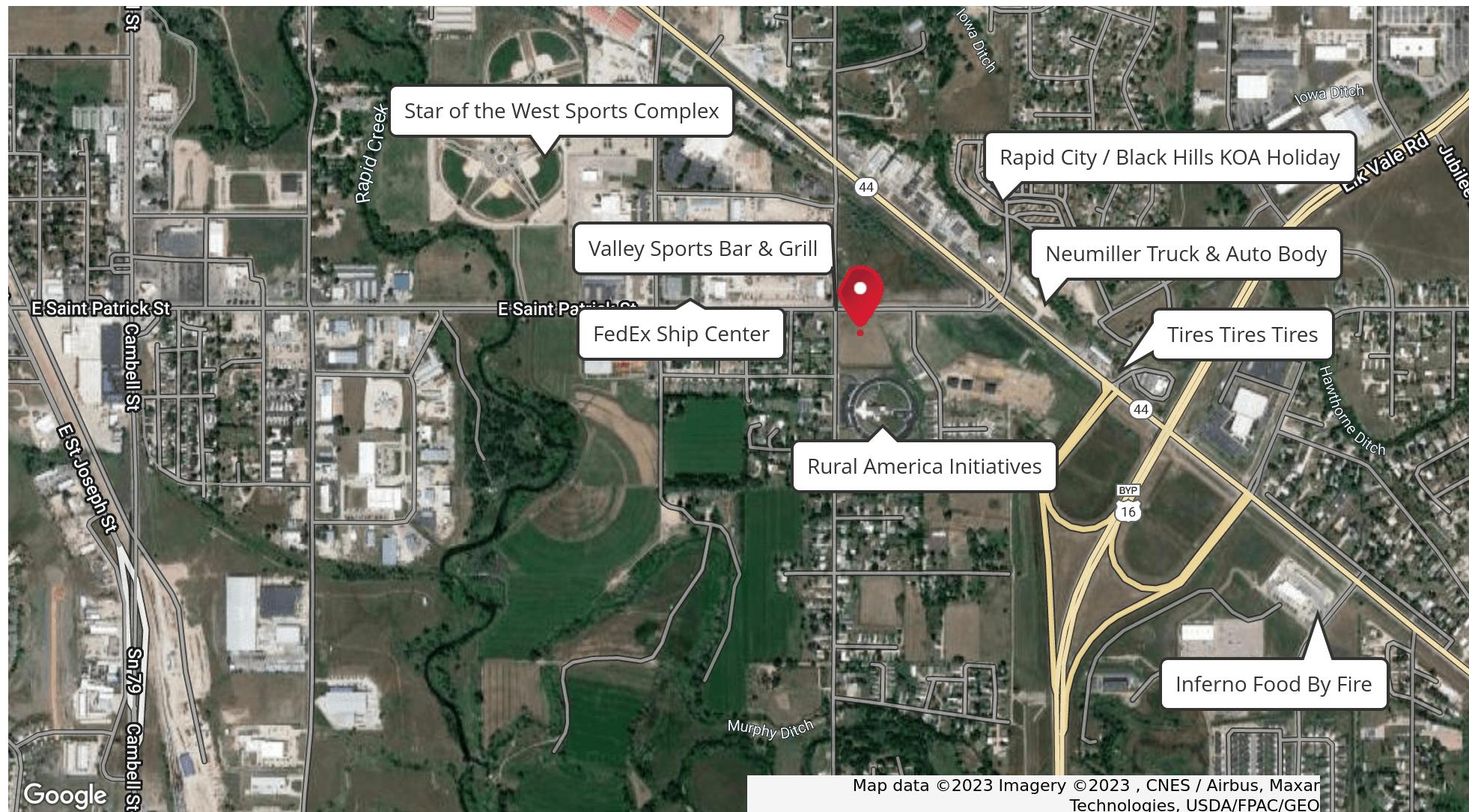
1331 W. Omaha St. | Ste 200
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FOR LEASE

LAND

ADDITIONAL PHOTOS

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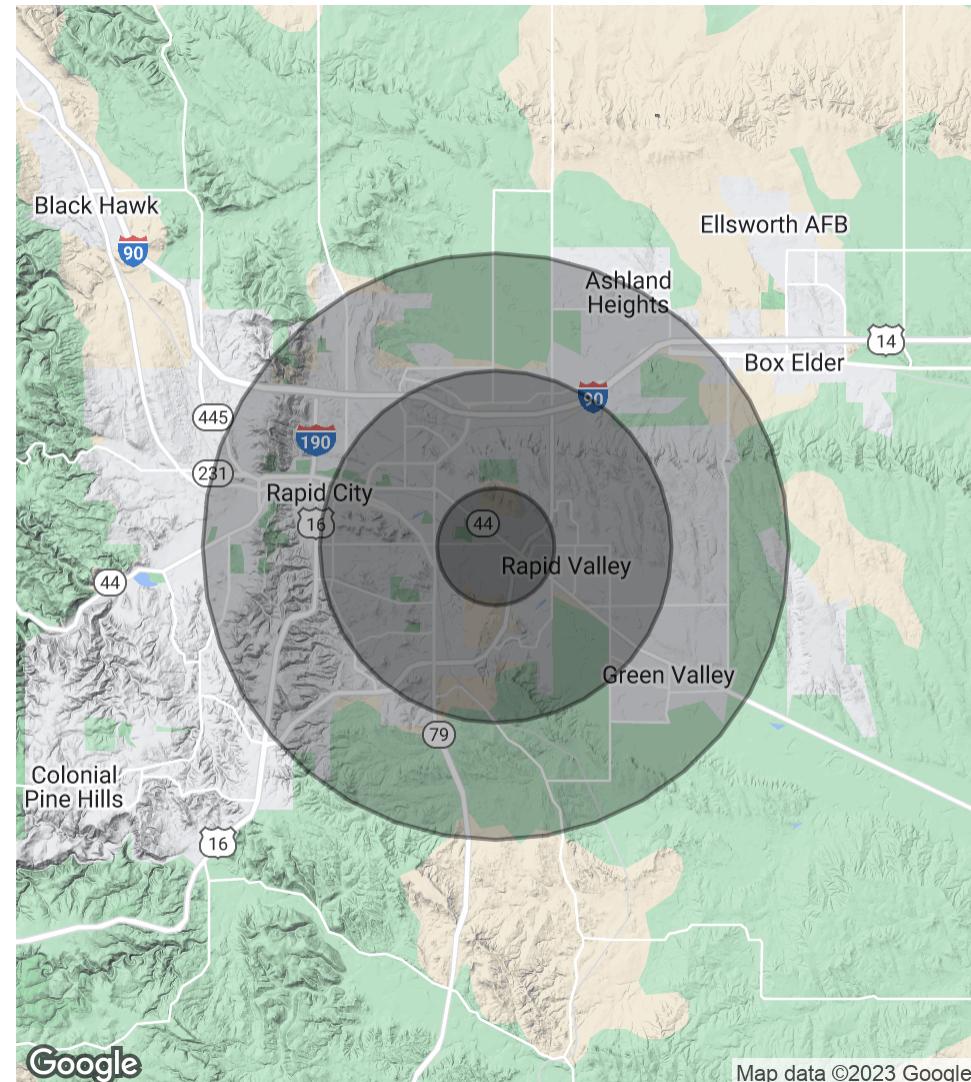
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,730	41,171	65,472
Average Age	40.4	35.2	37.2
Average Age (Male)	39.8	33.9	35.6
Average Age (Female)	43.5	37.0	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	756	16,733	28,014
# of Persons per HH	2.3	2.5	2.3
Average HH Income	\$54,339	\$54,427	\$60,729
Average House Value	\$163,236	\$154,494	\$173,678

* Demographic data derived from 2020 ACS - US Census

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