

HAINES STATION RETAIL & WAREHOUSE FLEX

2255 HAINES AVE, SUITE 300
RAPID CITY, SD 57701

FOR LEASE \$7.50/SF/YR NNN



**12,000 SF | SHOWROOM + WAREHOUSE
HIGH-VISIBILITY HAINES AVE LOCATION**

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

SITE & BUILDING INFORMATION

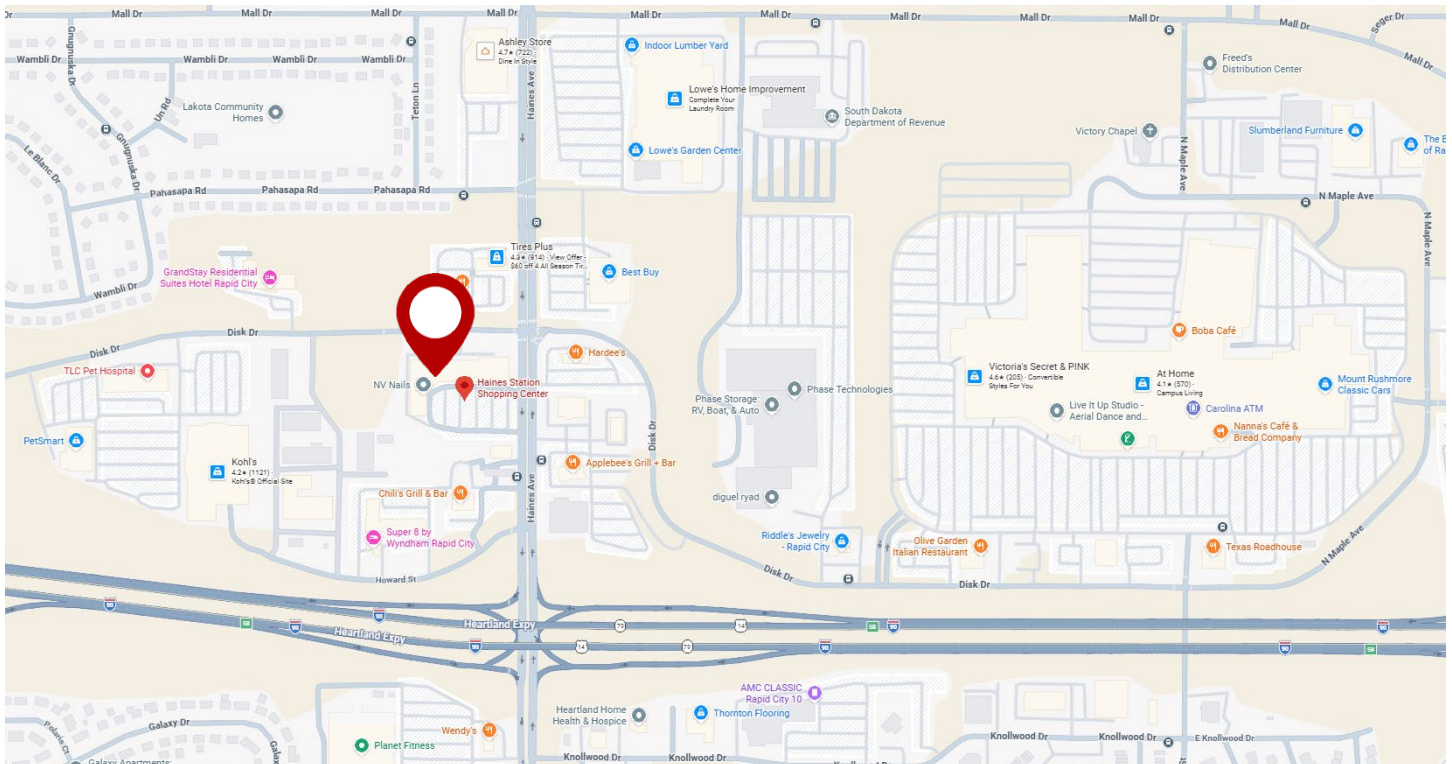
Suite Size	12,000 SF
Building	Haines Station Shopping Center
Suite Type	Retail showroom/warehouse flex
Zoning	General Commercial
Year Built	1990
Parking	Shared, on-site
Traffic	21,495 VPD (2025 MPO)
Overhead Door	10' x 10'

LEASE DETAILS

Lease Rate	\$7.50/SF/YR NNN
NNN (est.)	\$2.98/SF/YR
Utilities	Tenant's responsibility
Monthly Rent	\$10,480 + utilities

LEASE HIGHLIGHTS

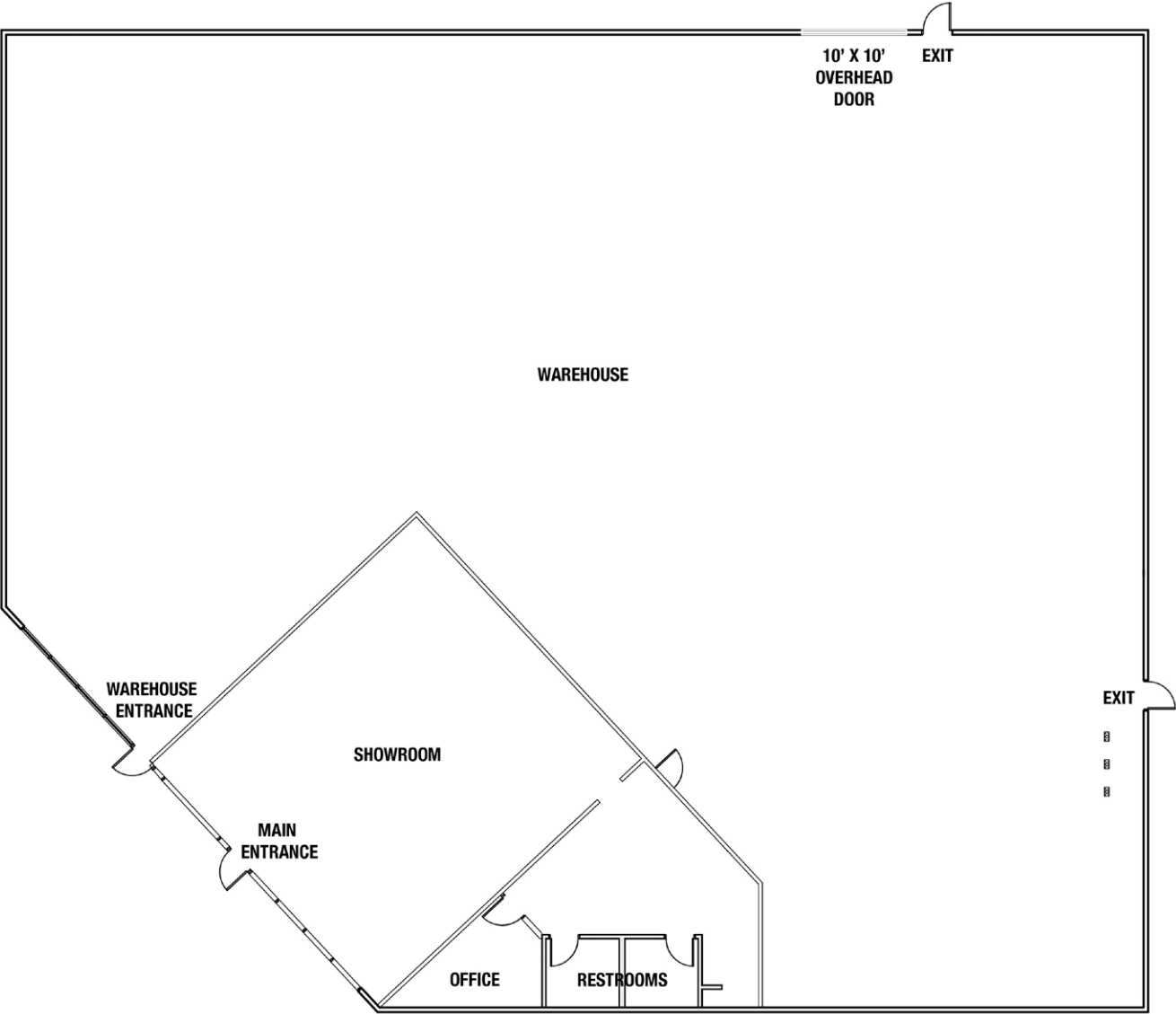
- ▶ 12,000 SF showroom and warehouse flex suite
- ▶ Finished front showroom with large windows
- ▶ Expansive open warehouse for inventory, storage, or operations
- ▶ 10' x 10' overhead door for loading and deliveries
- ▶ Separate warehouse entrance supporting service and back-of-house access
- ▶ Private office and 2 private restrooms
- ▶ Building and pylon signage with strong Haines Ave visibility
- ▶ Established retail corridor near Uptown Rapid and I-90
- ▶ Shared on-site parking serving Haines Station



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.

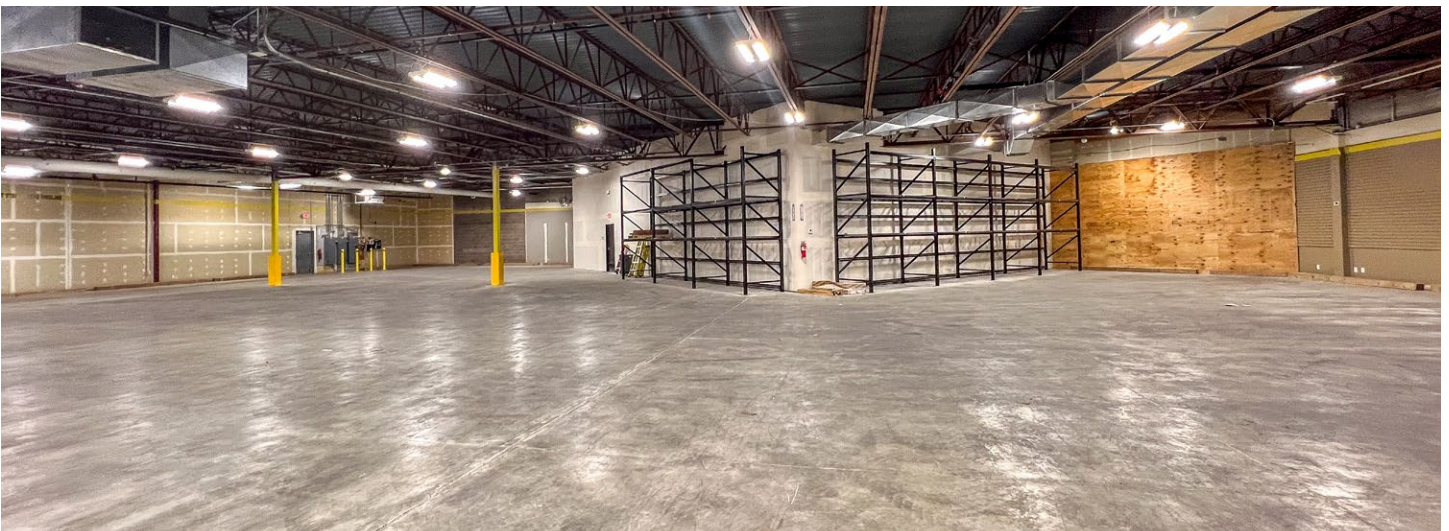
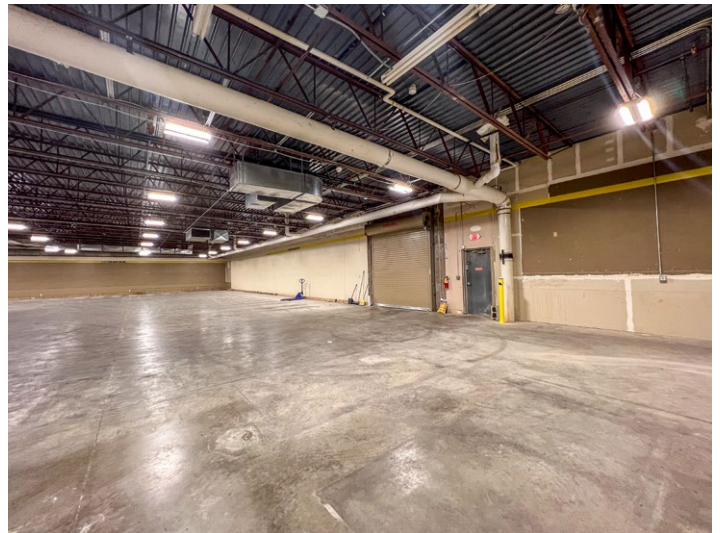
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FLOOR PLAN



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PHOTOS



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
- #4** Realtor.com—Emerging Housing Markets
- #17** Milken Institute—Best-Performing Small City

- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #33** WalletHub—Happiest Cities in America

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #2** Fastest Job Growth
- #3** Best States for Business Costs
- #3** Business Friendliness
- #5** Best States to Move To

- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Long-Term State Fiscal Stability
- #4** Forbes Best States for Starting a Business

DISCLAIMER

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