

CLASS A RETAIL SUITE
36 E STUMER RD, SUITE 106
RAPID CITY, SD 57701

FOR LEASE



FORMERLY DRY BAR | 1,519 SF



EXCLUSIVELY LISTED BY:

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PAGE DETAILS



PROPERTY OVERVIEW

Beautifully finished, Class A retail suite completely remodeled in early 2024. Great frontage along busy E Catron Blvd and located adjacent to the new Walmart Supercenter. Recorded traffic count ~10,760 vehicles per day. Anchored by neighboring tenant Dollar General, the shopping mall provides easy access and ample parking spaces for employees/customers.

Suite includes a reception desk, waiting area, large front showroom, a back room with storage space, one restroom, surround sound bluetooth/radio system, video/audio surveillance throughout, and lighted merchandise shelving.

LEASE INFORMATION

Total SF	1,519 SF
Lease Rate	Negotiable
Est. NNN	\$9.70/SF/YR
Water & Sewer	Rapid City
Electric	Black Hills Energy
Gas	Montana-Dakota Utilities

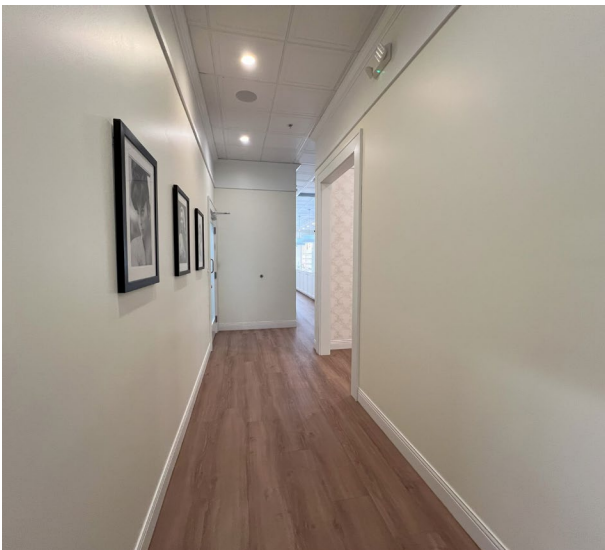
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PHOTOS



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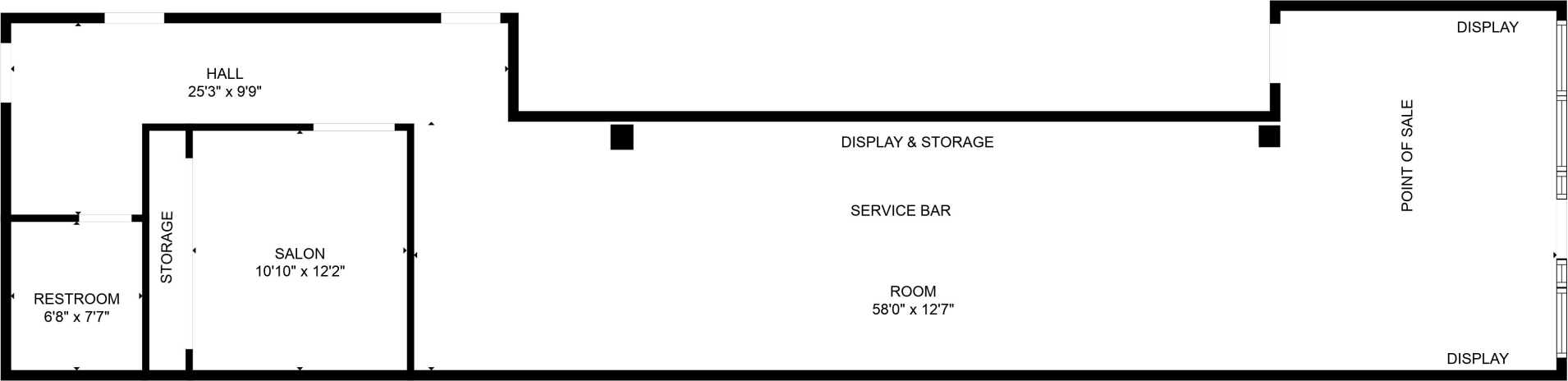
PHOTOS



Shared Breakroom

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FLOOR PLAN | SUITE 106



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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

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