

STURGIS ROAD COMMERCIAL CORNER LOT

3637 STURGIS ROAD
RAPID CITY, SD 57702

FOR SALE \$229,000



0.46 ACRES | SIGNALIZED CORNER | GENERAL COMMERCIAL

EXCLUSIVELY LISTED BY:

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RAPID CITY, SD 57702**

PROPERTY DETAILS

SITE & BUILDING INFORMATION

Lot Size	0.46 Acres
Parcel IDs	20-33-403-010 20-33-403-012 20-33-403-014
Tax IDs	36823 49465 54471
Zoning	General Commercial
Parking	13 shared spaces (access easement with adjacent building)
Traffic Count (2024 MPO)	Sturgis Rd: 13,767 VPD W Chicago St: 10,467 VPD

TRANSACTION DETAILS

Asking Price	\$229,000
Taxes (2025)	\$1,968.68
Legal Description	Rounds, C D, Block 11, Lots 6-7; Lots 4-5; Part of Lot H1 in Lots 2 & 3 Township 2N, Range 7E, Section 33

UTILITIES

Water & Sewer	Rapid City
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PROPERTY OVERVIEW

Commercial corner lot positioned for retail, service, or office users at the signalized intersection of Sturgis Rd and W Chicago St on Rapid City’s west side, serving an established residential and neighborhood commercial area.

The 0.46-acre site offers dual-frontage visibility with approximately 13,767 vehicles per day on Sturgis Rd and 10,467 on W Chicago St (2024 MPO counts). Zoned General Commercial, the property supports a range of small-format commercial uses with all city utilities available.

A shared access easement provides established ingress, egress, and parking. The intersection functions as a neighborhood commercial node with surrounding convenience retail, restaurants, and service businesses driving consistent daily traffic.

Prior planning for a roughly 1,500 SF building footprint provides a starting point for future development, with flexibility to adapt the site to a variety of uses.

INVESTMENT HIGHLIGHTS

- ▶ 0.46-acre corner lot at signalized intersection
- ▶ Dual frontage on Sturgis Rd and W Chicago St
- ▶ 13,767 VPD (Sturgis Rd) and 10,467 VPD (W Chicago St) – 2024 MPO
- ▶ General Commercial zoning supporting flexible use types
- ▶ All city utilities available to site
- ▶ Serves established west-side residential neighborhoods
- ▶ Surrounded by convenience retail, dining, and service users
- ▶ Shared access with existing parking (13 spaces)
- ▶ Prior concept for ~1,500 SF building footprint

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AERIAL



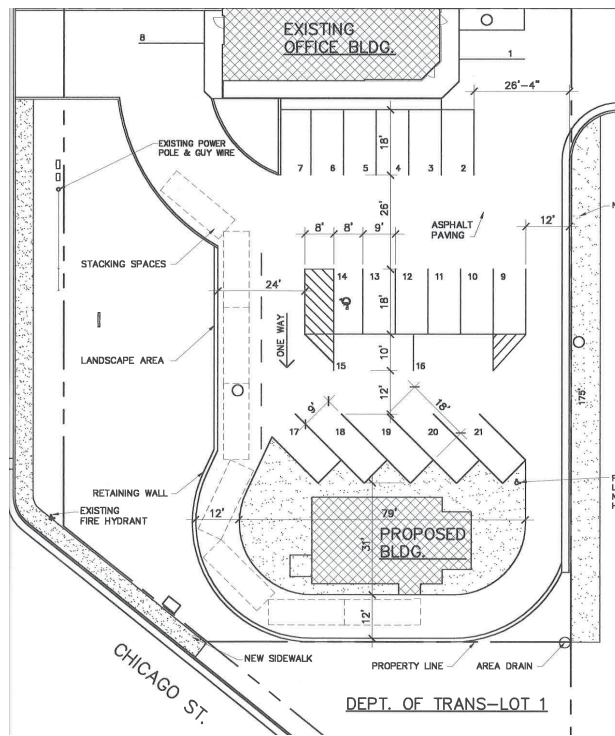
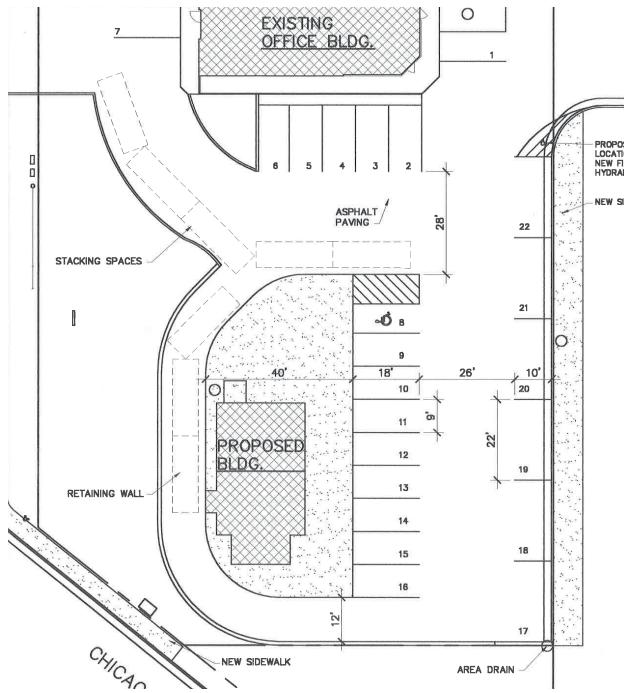
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LOCATION OVERVIEW



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CONCEPTUAL SITE PLANS



**Conceptual layout prepared by prior ownership illustrating a potential ~1,500 SF building footprint. Provided for reference only; subject to verification and approvals.*

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	156,934
Rapid City Population Growth	1.83% YoY
Rapid City Unemployment Rate	1.8%
Household Median Income	\$70,870

SD TOURISM 2024 STATISTICS

Room Nights	5.2 M Booked
Park Visits	8.7 M Visitors
Total Visitation	14.9 M Visitors
State & Local Tax Revenue	\$398.7 M

RAPID CITY

- #1** AreaDevelopment—Leading Metro in the Plains
- #1** US Census—Fastest-Growing City in Midwest
- #10** CNN Travel—Best American Towns to Visit
- #17** Milken Institute—Best-Performing Small City

SOUTH DAKOTA

- #1** Business Tax Climate Index
- #1** Most Stable Housing Markets
- #2** States with Best Infrastructure
- #3** Best States for Business Costs
- #3** Business Friendliness
- #4** Forbes Best States for Starting a Business
- #4** Realtor.com—Emerging Housing Markets
- #5** Best States to Move To
- #33** WalletHub—Happiest Cities in America

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