

# VILLA ON HAINES

1315 HAINES AVE, SUITE D  
RAPID CITY, SD 57701

**FOR LEASE \$9.00/SF/YR NNN**



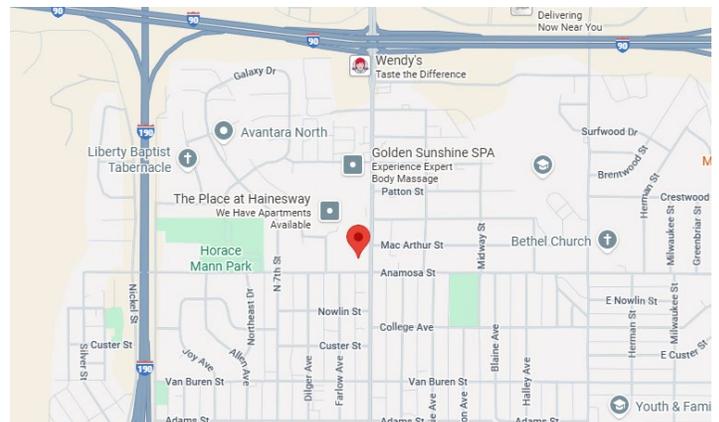
## PROPERTY HIGHLIGHTS

- ▶ 1,320 SF space in high-visibility retail strip center anchored by Pizza Hut and Laundry World
- ▶ Front reception/retail space, two large offices, two restrooms, kitchenette and a back storage area.
- ▶ Plenty of customer parking and one-level access.
- ▶ On major intersection at Haines & Anamosa - 20,902 vehicles per day
- ▶ Easy access to I-90 and downtown via Haines.
- ▶ Tenant responsible for utilities and internet.

## LEASE INFORMATION

### SUITE D

SQFT	1,320
Base Rent	\$9.00/SF/YR
NNN	\$5.09/SF/YR
Total	\$14.09/SF/YR + utilities
Monthly	<b>\$1,550</b>



EXCLUSIVELY LISTED BY:

**Gina Plooster**

Leasing Agent

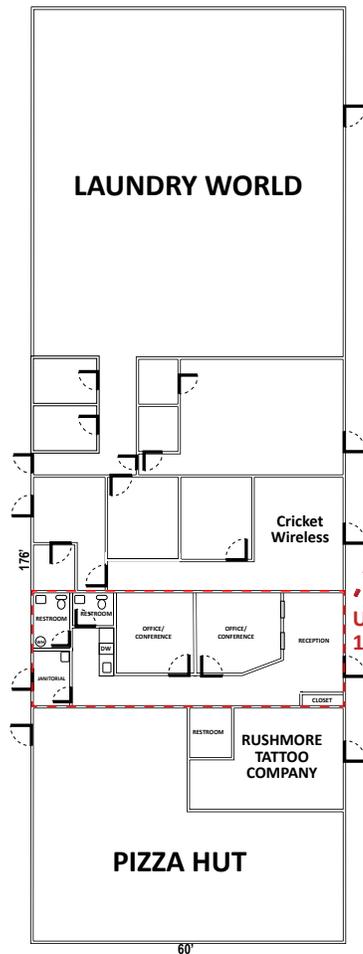
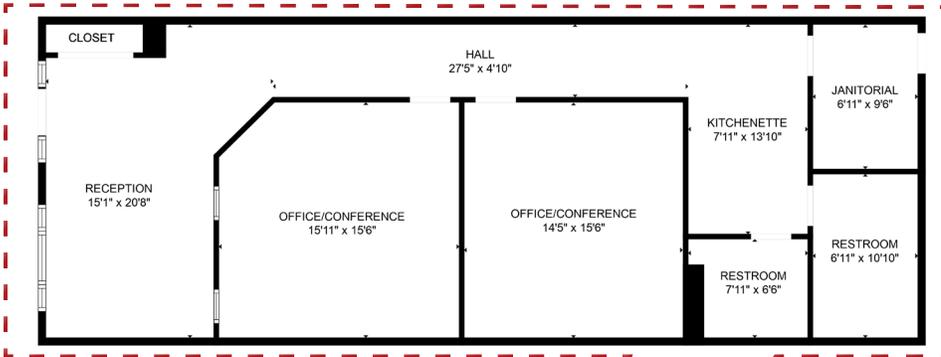
605.519.0749

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PROPERTY DETAILS



UNIT D  
1,320 SF



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.

## 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

<b>NO</b> corporate income tax	<b>NO</b> franchise or capital stock tax	<b>NO</b> personal property or inventory tax
<b>NO</b> personal income tax	<b>NO</b> 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
- #1 US Census–Fastest-Growing City in Midwest
- #4 Realtor.com–Emerging Housing Markets
- #10 CNN Travel–Best American Towns to Visit
- #17 Milken Institute–Best-Performing Small City
- #33 WalletHub–Happiest Cities in America

### SOUTH DAKOTA

- #1 Business Tax Climate Index
- #1 Most Stable Housing Markets
- #2 Fastest Job Growth
- #2 States with Best Infrastructure
- #3 Best States for Business Costs
- #3 Long-Term State Fiscal Stability
- #3 Business Friendliness
- #4 Forbes Best States for Starting a Business
- #5 Best States to Move To

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