

1910 Eastgate Avenue, Pierre, South Dakota

Retail Property



PROPERTY HIGHLIGHTS

ADDRESS 1910 Eastgate Ave, Pierre, SD 57501

SINGLE TENANT RETAIL | OWNER USER OR PASSIVE INVESTMENT OPPORTUNITY

- Move-in ready retail building
- Excellent visibility and access
- 192' of frontage on Eastgate Ave
- Daily traffic counts: 3,976 VPD
- Ample surface parking with 44 spaces
- Flexible lease terms available 3-5 years
- Standalone building on main commercial retail corridor
- Well maintained property
- Month to month lease with Dollar Tree

SALE PRICE	\$1,100,000 (\$120.88/SF)
LEASE RATE	\$10.00/SF NNN
BUILDING SIZE	9,100 SF
LOT SIZE	1.026 AC (44,685 SF)
POTENTIAL CAP RATE	8.27%
2026 REAL ESTATE TAXES	\$14,489.70 \$1.59/SF

1910 EASTGATE AVENUE INTERIOR PHOTOS



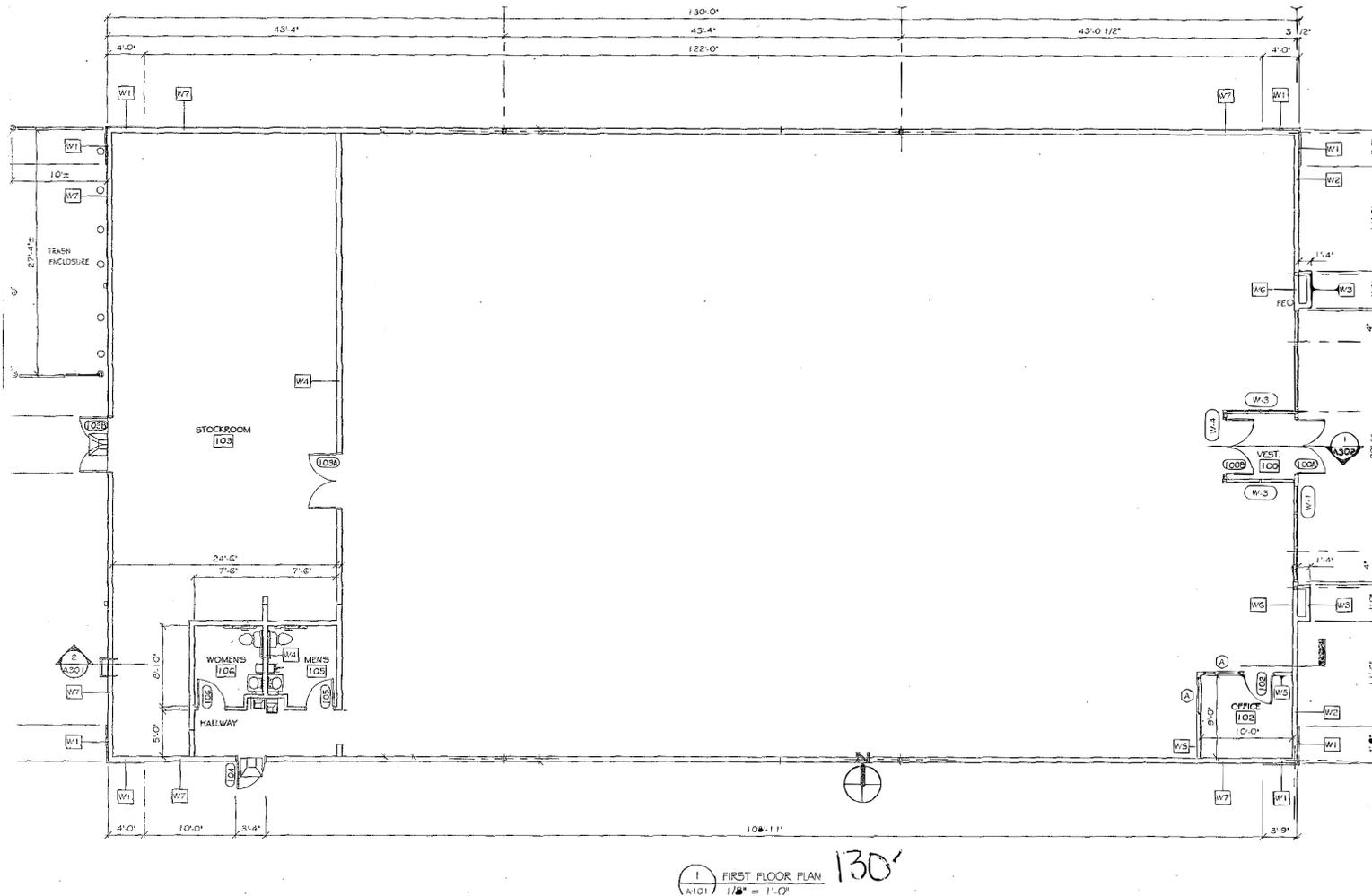
1910 EASTGATE AVENUE
EXTERIOR PHOTOS



1910 EASTGATE AVENUE AERIAL MAP



FLOOR PLAN



PROPERTY HIGHLIGHTS

- 208V electrical service at the property
- Four rooftop HVAC units: three at 7.5 tons and one at 5 tons, using 410A refrigerant; gas-powered; warranties on all units valid through 2033
- Roof warranty valid through February 6, 2038
- Zoning: Local Business District
- No HAZMAT or asbestos present



LOCAL ATTRACTIONS



State Capital Building



Steamboat Park



South Dakota
Discovery Center



Casey Tibbs South Dakota
Rodeo Center



Lewis & Clark Trail



Oahe Dam



South Dakota Cultural
Heritage Center

PIERRE DEMOGRAPHICS

Pierre, South Dakota is an excellent place to live and do business, offering a stable economy, a business-friendly environment, and a high quality of life. As the state capital, Pierre benefits from consistent year-round employment in government, healthcare, and professional services, with additional population and spending surges during the annual legislative session, when lawmakers, staff, lobbyists, and visitors are in town. The city's strategic location along the Missouri River and its role as a regional hub support strong demand for retail, dining, and services from both local residents and surrounding communities. Pierre is also a major destination for hunting and outdoor tourism, drawing thousands of visitors each year to central South Dakota for pheasant, deer, and fishing seasons—driving increased spending on lodging, food, fuel, and retail. With limited retail inventory and relatively low market saturation, Pierre offers strong occupancy levels and opportunity for new concepts to capture unmet demand. Combined with low taxes, affordable commercial real estate, and a supportive local government, Pierre presents a compelling opportunity for retailers, service providers, and investors seeking a stable yet underserved market.



Population

17,861



Median Household

Income

\$80,152



Unemployment

Rate

0.5%



Key Industries

Government & Public Administration

Agriculture

Healthcare

Major Employers



State of
South Dakota



Federal
Government

LOCATION MAP



TEAM

INTRODUCTION

MBA, SIOR
Gregg Brown



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