



# PRIME DRIVE-THRU LOCATION AT ELLSWORTH AFB

TBD LIBERTY GATE ROAD

BOX ELDER, SD 57719

**FOR LEASE \$18.00/SF/YR NNN**



**1,850 SQFT | DRIVE-THRU | HIGH VISIBILITY LOCATION**



KW Commercial

*Your Property—Our Priority<sup>SM</sup>*

2401 West Main Street, Rapid City, SD 57702

605.335.8100 | [www.RapidCityCommercial.com](http://www.RapidCityCommercial.com)

Keller Williams Realty Black Hills

**EXCLUSIVELY LISTED BY:**

**Gina Plooster**

*Leasing Agent*

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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.

**PROPERTY DETAILS**

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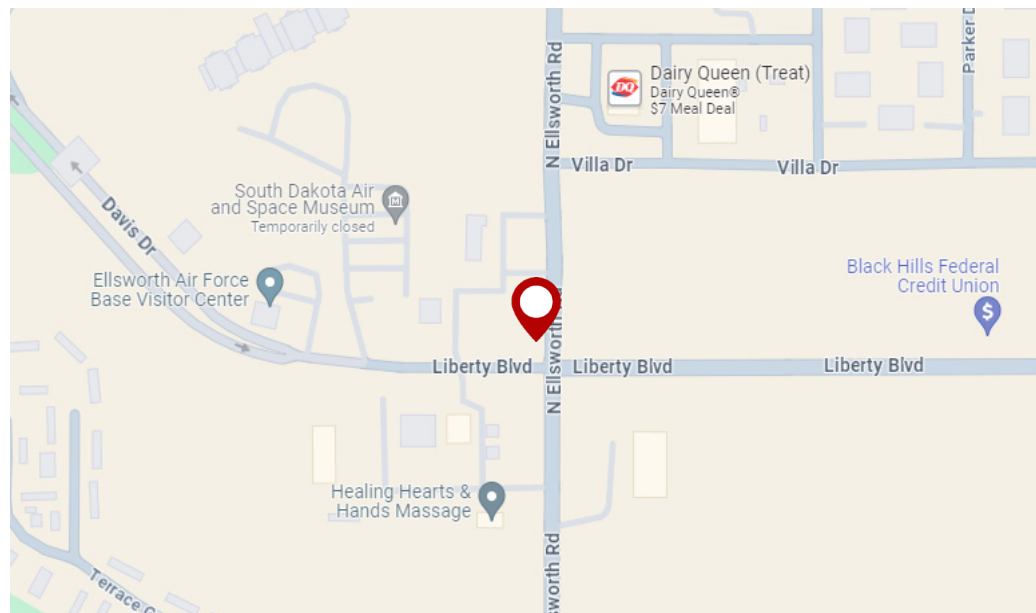
Lot Size:	0.53 Acres
Tax ID:	310
Water/Sewer:	Box Elder
Electric Provider:	Black Hills Energy
Gas Provider:	Montana-Dakota Utilities

**LEASE INFORMATION**

Available SQFT:	1,850sf total (1,380sf dedicated / 470sf shared)
Lease Rate:	\$18.00/SF/YR
Est. NNN:	TBD
<b>Monthly Rent:</b>	<b>\$2,400 + NNN</b>

**PROPERTY OVERVIEW**

- ▶ Brand new construction co-branding opportunity!
- ▶ High profile drive-thru tenant ideal for coffee, deli, or donut shop.
- ▶ Take advantage of Sentinel Federal’s exposure and customer traffic at their new location on the northwest corner of N Ellsworth Rd and Liberty Blvd.
- ▶ Perfect time to open as Ellsworth expands over the next several years. Traffic count recorded at 8,055+ vehicles per day.
- ▶ Construction is underway and planned to be finished by end of year 2024.
- ▶ Landlord is offering \$25.00/SF for tenant improvements, with a 5 year minimum term.





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**FLOOR PLAN**

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> CREDIT UNION	1,830 SF
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> SHARED	470 SF
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> TENANT SUITE	1,380 SF
TOTAL BUILDING FOOTPRINT	3,960 SF



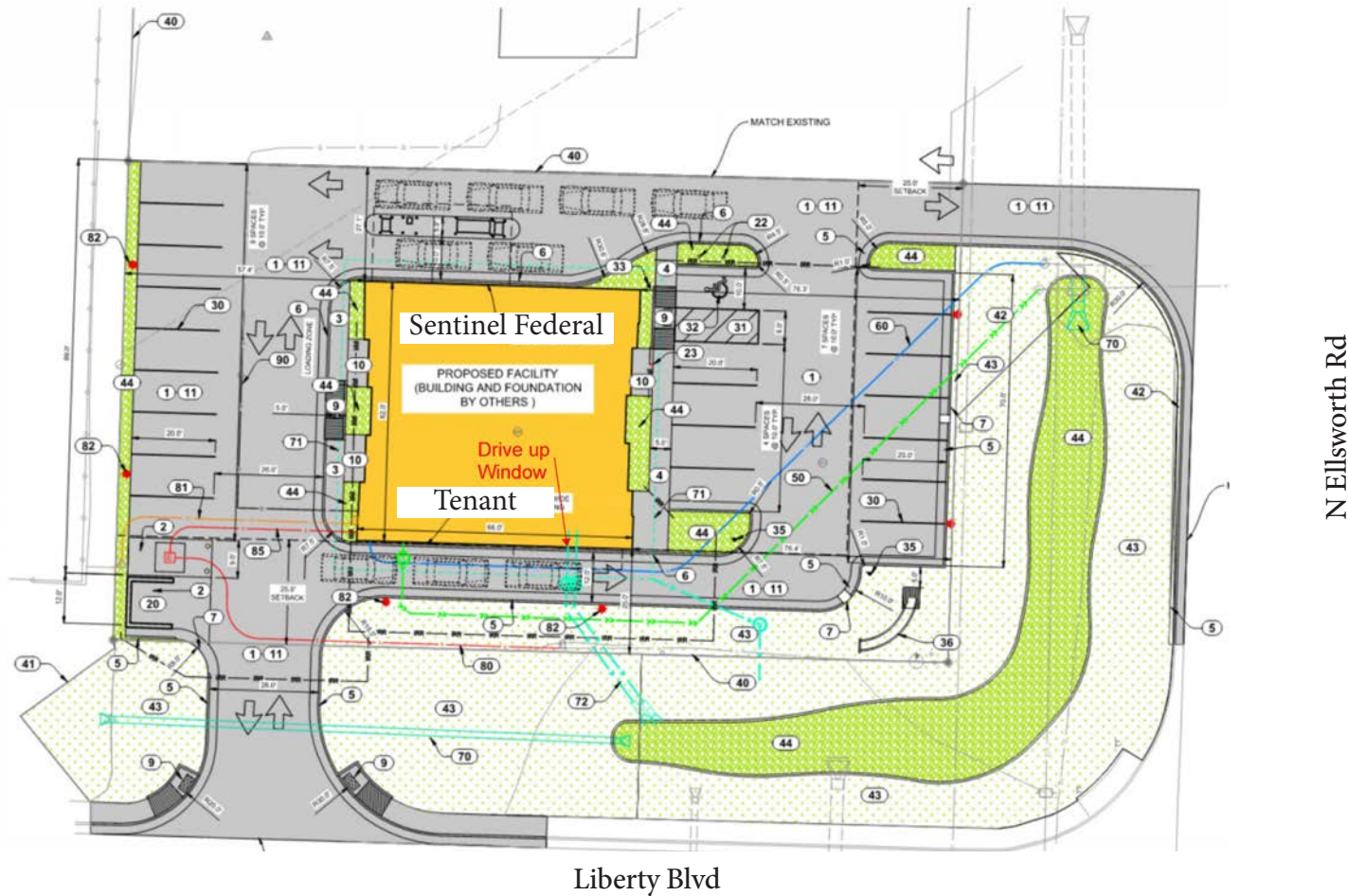
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**EXTERIOR RENDERINGS**



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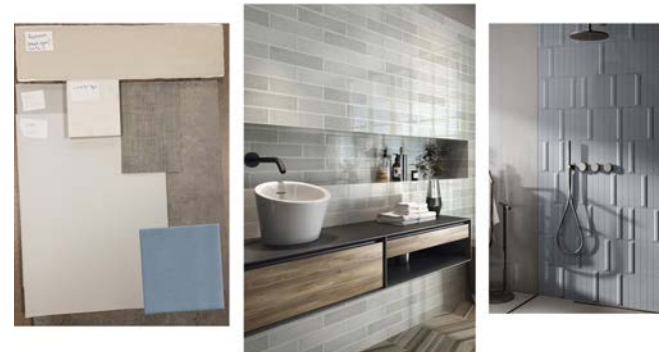
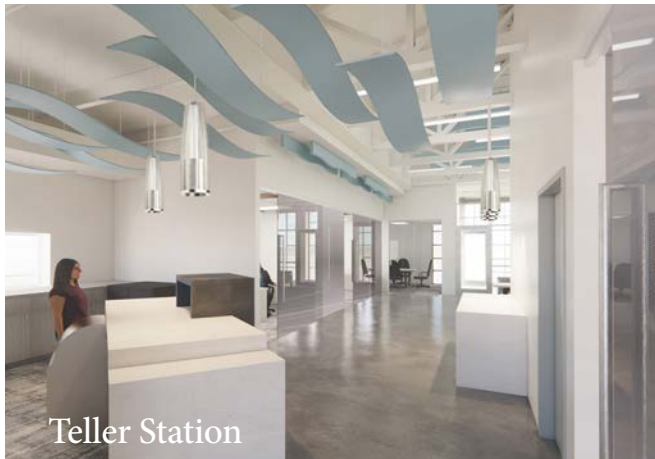
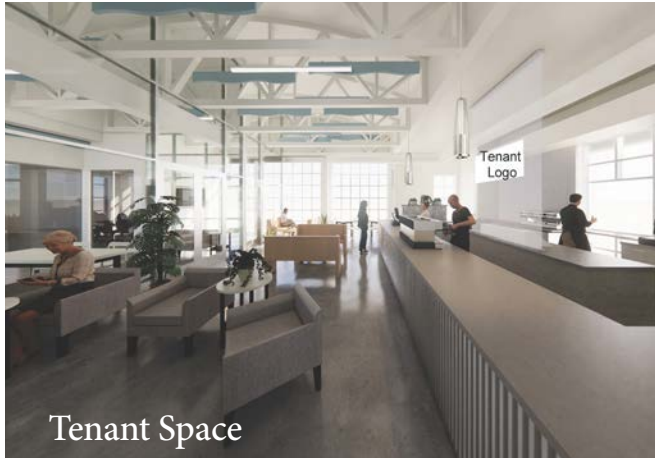
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**INTERIOR RENDERINGS**



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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 - Mt. Rushmore - bringing millions of tourists from all over the world to Western South Dakota every year. For the past 9 years, South Dakota tourism has posted an increase in visitation, visitor spending and overall impact on the state's economy with 14.4 million visitors to South Dakota, \$4.7 billion in visitor spending, and 56,826 jobs sustained by the tourist 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 PUMA Population	189,754
Rapid City Population Growth	1.46% YoY
Rapid City Unemployment Rate	2.3%
PUMA Median Income	\$57,977

SD TOURISM 2021 STATISTICS		
Room nights	↑	33%
Park Visits	↑	11%
Total Visitation	↑	28%
Visitor Spending	↑	28%

RAPID CITY

- #1 Outdoor Life–Best hunting and fishing town
- #4 CNN Money–Best Place to Launch a Business
- #4 Wall Street Journal–Emerging Housing Markets
- #4 WalletHub–Best Places to rent
- #11 Forbes–Best Small City for Business
- #16 Top 100 Best Places to Live

SOUTH DAKOTA

- #1 Best State for Starting a Business
- #1 America's Friendliest State for Small Business
- #2 Best State for Small Business Taxes
- #2 Best Business Climate in the US
- #2 Best State for Quality of Life
- #2 Best State for Overall Well-Being and Happiness
- #2 Business Tax Climate by the Tax Foundation
- #3 US News Fiscal Stability 2019 list
- #3 Small Business Policy Index 2018 list



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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Each Office Independently Owned and Operated