

OFFICE SPACE FOR LEASE

811 E SAINT ANDREW ST.

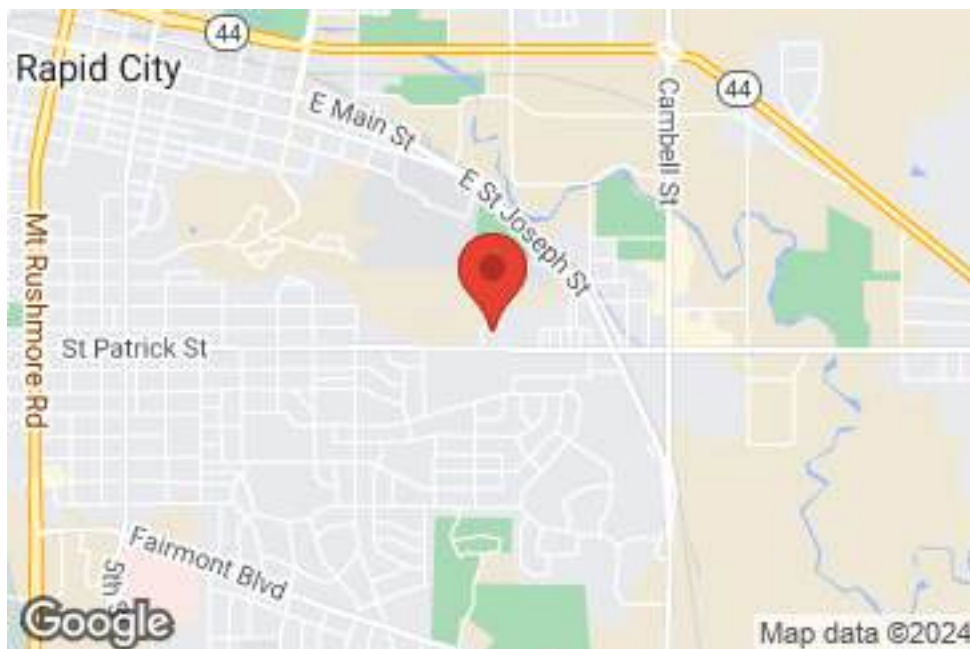


OFFERING SUMMARY

AVAILABLE UNITS:	2
LEASE RATE:	\$350 - \$400 including all utilities
AVAILABLE SF:	64-146 sq ft
BUILDING SF:	3,349
TRAFFIC COUNT:	12,402
ZONING:	General Commercial
LOT SIZE:	0.32 Acres
YEAR BUILT:	1980

PROPERTY OVERVIEW

Affordable, professional office space available for lease just one block off Saint Patrick St. Suite 8 is listed at \$400 per month and suite 2 is listed at just \$350 per month and would be ideal for a virtual office space. Rent includes ALL utilities even wireless internet for tenants and clients! The building also offers a shared break room, waiting area and an abundance of parking. The building's low-traffic tenants ensure a quiet and peaceful environment, creating an ideal setting for your business operations. Call today to schedule a showing or virtual tour.



KW COMMERCIAL | BLACK HILLS

2401 W. Main
Rapid City, SD 57702



Each Office Independently Owned and Operated

HALEY MOLINE SOMMER

Agent
O: (605) 484-5802
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South Dakota

PROPERTY PHOTOS

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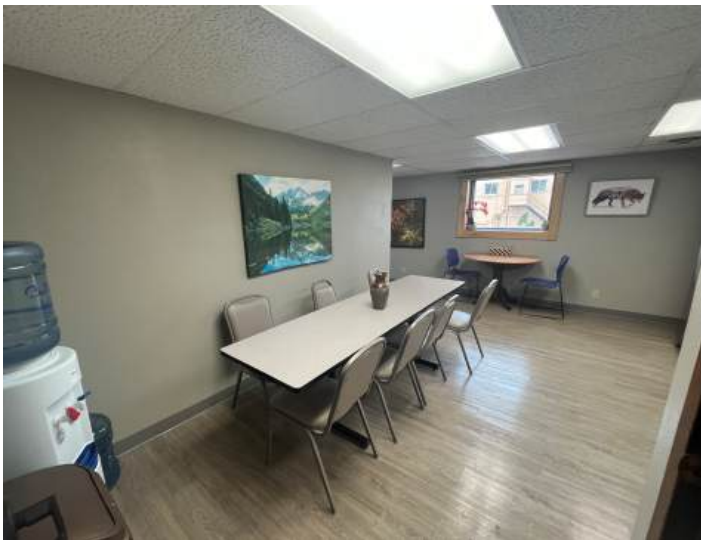
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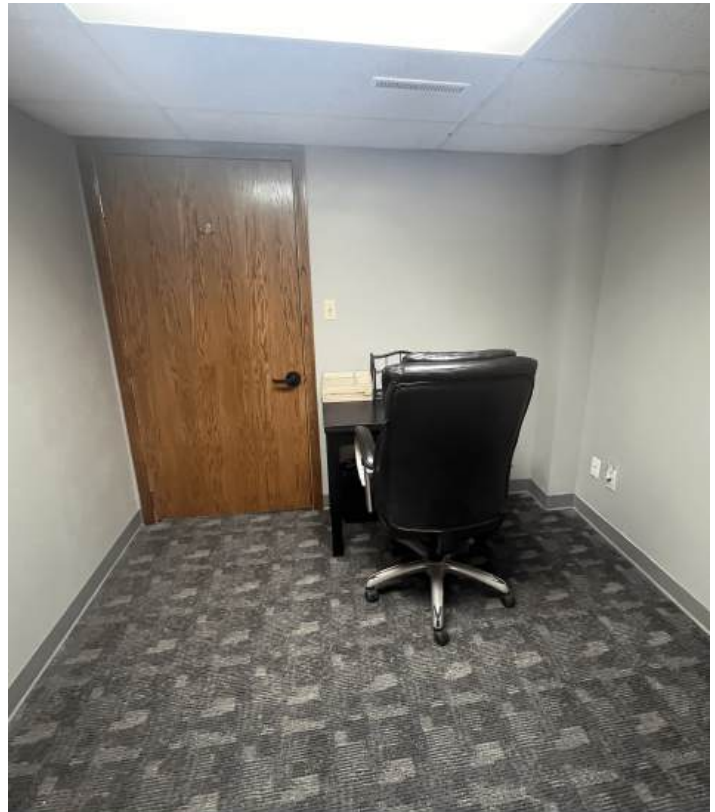
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,363	23,776	38,156
Female	5,032	23,693	37,928
Total Population	10,395	47,469	76,084

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,357	10,488	16,525
Ages 15-24	1,270	5,791	9,611
Ages 25-54	4,321	18,846	29,660
Ages 55-64	1,001	5,063	8,582
Ages 65+	1,446	7,281	11,706

Income	1 Mile	3 Miles	5 Miles
Median	\$30,770	\$34,173	\$40,333
< \$15,000	812	3,715	4,667
\$15,000-\$24,999	634	2,401	3,600
\$25,000-\$34,999	925	3,126	4,844
\$35,000-\$49,999	801	3,050	4,960
\$50,000-\$74,999	698	3,645	6,571
\$75,000-\$99,999	172	2,145	3,705
\$100,000-\$149,999	180	1,199	2,264
\$150,000-\$199,999	21	199	402
> \$200,000	N/A	285	581

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,218	20,455	32,053
Occupied	4,015	19,363	30,364
Owner Occupied	2,070	10,824	18,338
Renter Occupied	1,945	8,539	12,026
Vacant	203	1,092	1,689

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