

ENDCAP WITH DRIVE-THROUGH WINDOWS FOR LEASE

3851 EGLINS STREET STE 2, RAPID CITY, SD 57703



PROPERTY DESCRIPTION

With one of the highest traffic counts in the metro area at Elk Vale, this high-traffic, high-visibility endcap space for lease could be the perfect spot for your starting or expanding enterprise! It's located on the South end of the Sinclair C-Store, directly West of McDonald's and Arby's and just South of Interstate 90, Taco John's, and Subway! Surrounded by national franchise food and hotels, this endcap space features a drive-through option with two windows. ADA-compliant restroom. Back door access for employees, deliveries, and shipments. Side and front door access for guests! Lease the space for \$12sf/yr base plus NNN.

PROPERTY HIGHLIGHTS

- Improve price! Now \$12sf/yr base plus NNN
- High traffic counts
- Accessible through the convenience store

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Base + NNN)
Number of Units:	1
Available SF:	2,508 SF
Lot Size:	4.27 Acres
Building Size:	2,508 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	2	358	2,923
Total Population	5	848	6,497
Average HH Income	\$97,680	\$49,230	\$53,203



ADVANTAGE

Each office independently owned and operated

RANDY OLIVIER, CCIM

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200
Rapid City, SD 57701

605.343.7653

FOR LEASE

RETAIL PROPERTY

LOCATION MAP

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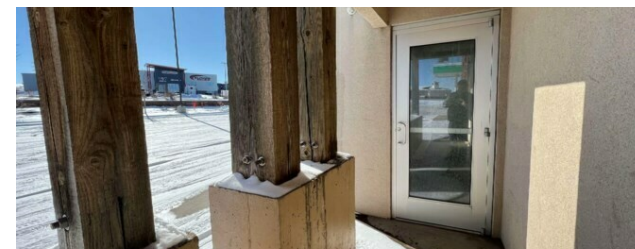
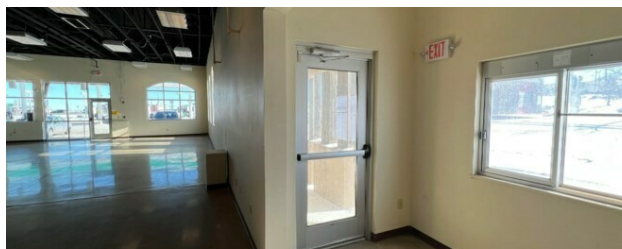
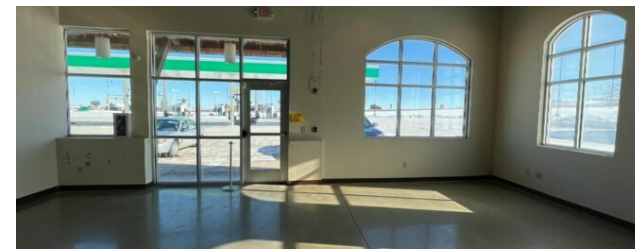
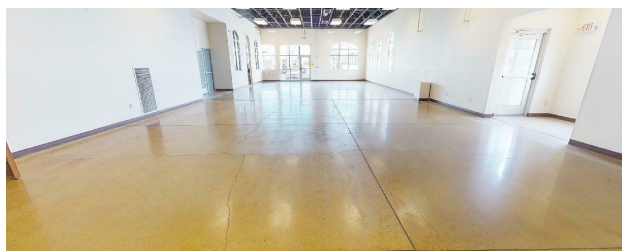
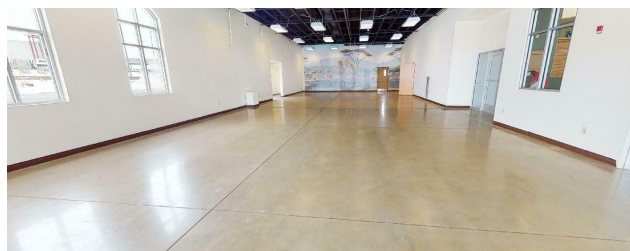
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ADDITIONAL PHOTOS

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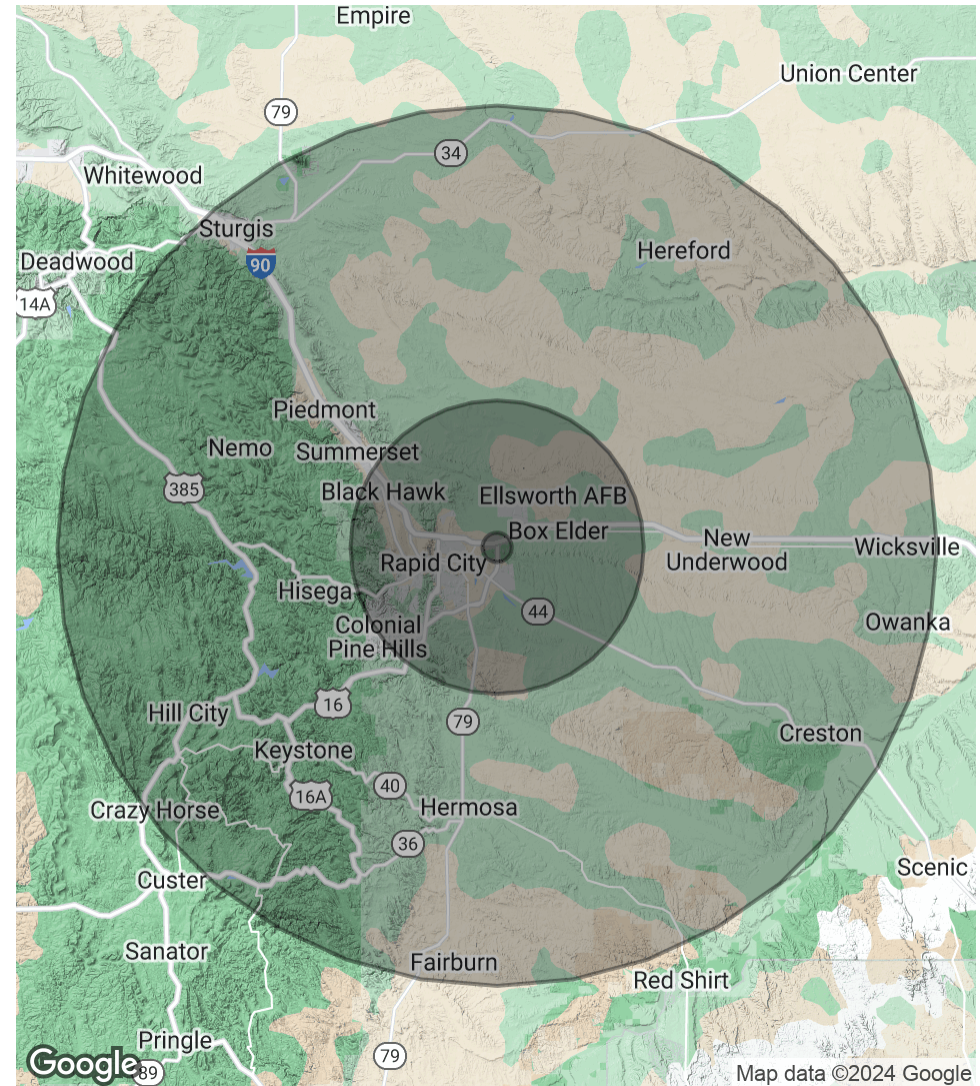
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	5	848	6,497
Average Age	54.0	34.5	37.0
Average Age (Male)	52.8	33.1	37.3
Average Age (Female)	55.9	38.0	38.9

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	2	358	2,923
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$97,680	\$49,230	\$53,203
Average House Value	\$164,336	\$103,248	\$115,152

* Demographic data derived from 2020 ACS - US Census



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