2.17A S VALLEY DRIVE, RAPID CITY, SD 57701



#### **PROPERTY DESCRIPTION**

Southeast Rapid City commercial lot in a new commercial and residential subdivision. The front corner lot off of E St Patrick gives this a high visibility status! Just North of Rural America Initiatives and West of Montana Dakota Utilities corporate HQ. Grade-ready, flat lot is fully useable! The land lease rate is \$1.20sf/yr. Would consider a build-to-suit. Listed by Randy Olivier, RE/MAX Advantage, 605-430-6246.

#### **PROPERTY HIGHLIGHTS**

- Nice corner lot frontage exposure
- · Highway access
- 10-Year minimum lease

### **OFFERING SUMMARY**

Lease Rate:	\$1.20 SF/month (Ground)
Available SF:	94,525 SF
Lot Size:	2.17 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	756	16,733	28,014
Total Population	1,730	41,171	65,472
Average HH Income	\$54,339	\$54,427	\$60,729

#### RANDY OLIVIER, CCIM

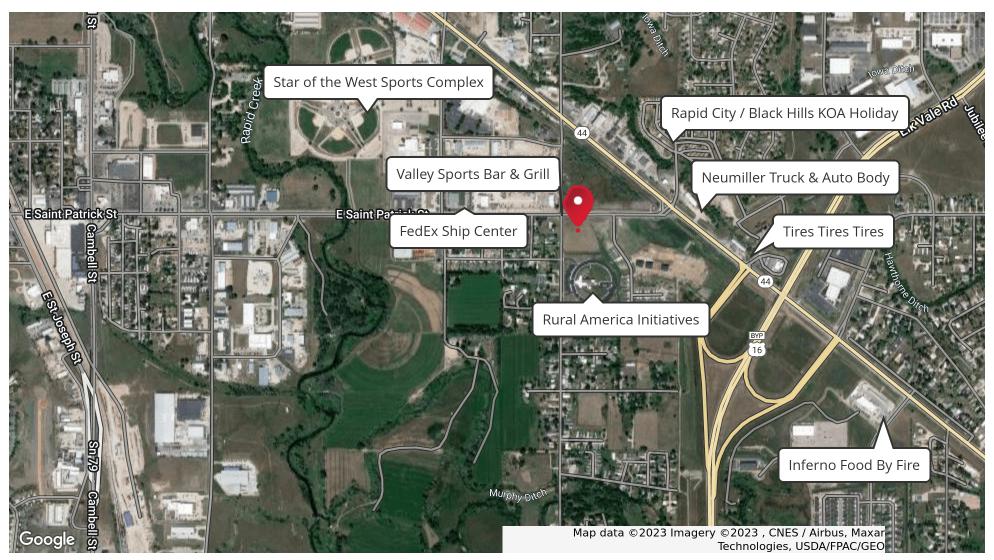
Commercial Broker 605.430.6246 randyolivier@remax.net SD #15377

1331 W. Omaha St. | Ste 200 Rapid City, SD 57701 605.343.7653



### Each office independently owned and operated

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**ADVANTAGE** 

Each office independently owned and operated

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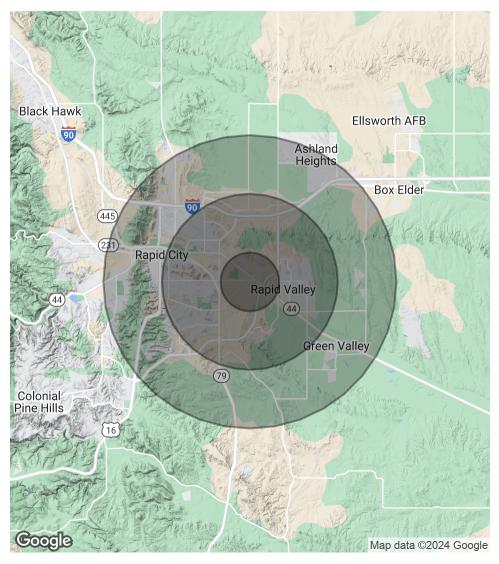


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,730	41,171	65,472
Average Age	40.4	35.2	37.2
Average Age (Male)	39.8	33.9	35.6
Average Age (Female)	43.5	37.0	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  Total Households	<b>1 MILE</b> 756	<b>3 MILES</b> 16,733	<b>5 MILES</b> 28,014
Total Households	756	16,733	28,014

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census



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