

RUSHMORE CROSSING



OFFERING MEMORANDUM

FOR SALE: COMMERCIAL LOTS

3610 EGLIN STREET
RAPID CITY, SD 57703

Eglin Street

LOT A

LOT B

RANDY OLIVIER, CCIM
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REMAX ADVANTAGE
1331 W OMAHA ST STE 200
RAPID CITY, SD 57701



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TABLE OF CONTENTS

- 01 PROPERTY OVERVIEW
- 02 SITE PLAN
- 03 FLOOR PLANS
- 04 PROPERTY PHOTOS
- 05 AREA OVERVIEW
- 06 AERIALS & MAPS



INVESTMENT OVERVIEW

2 Commercial lots for sale -
Zoning: General Commercial



PROPERTIES SUMMARY

PROPERTIES

#1 3610-A Eglin St, Rapid City, SD 57703

PROPERTY ADDRESS	3610-A Eglin Street
SQUARE FEET	71002.8
LOT SIZE	1.63
PARCEL NUMBER	2133200008
ASKING PRICE	\$710,000
PRICE PER SQFT	\$10
ZONING	General Commercial

#1 3610-B Eglin St, Rapid City, SD 57703

PROPERTY ADDRESS	3610-B Eglin Street
SQUARE FEET	71002.8
LOT SIZE	1.63
PARCEL NUMBER	2133200008
ASKING PRICE	\$710,000
PRICE PER SQFT	\$10
ZONING	General Commercial



PROPERTY PHOTOS



PROPERTY OVERVIEW

Lots 3610-A and 3610-B Eglin Street Rapid City, SD 57703

The northeast corridor of Rapid City, South Dakota, is rapidly evolving into one of the region's most dynamic growth areas, making it an exceptional opportunity for commercial investment. Fueled by steady population growth and a strong tourism- and industry-driven economy, this corridor is seeing significant public and private investment, including major infrastructure upgrades to key routes such as East North Street, Eglin Street, and the North LaCrosse intersection. Located just South of Interstate 90 and West of the Elk Vale Rd, Lot A and B, to be legally described from the larger lot, are flat, shovel-ready 1.63-acre commercial lots, whether positioned as General Commercial or Light Industrial, that present exceptional development flexibility and strong upside potential. Each zoning path offers distinct advantages, allowing an owner or investor to align the site with either high-visibility, customer-driven uses or efficient, income-focused operations. The choice ultimately depends on whether the goal is maximum exposure and consumer traffic or long-term, stable operational returns. National franchise neighbors on both sides of Elk Vale include Taco John's, Subway, Papa John's, McDonald's, Arby's, and Taco Bell. National brand hotels include Best Western Plus, Sleep Inn & Suites, and Baymont by Wyndham.



THE LOTS AT 3610 EGLIN STREET, RAPID CITY, SD 57703

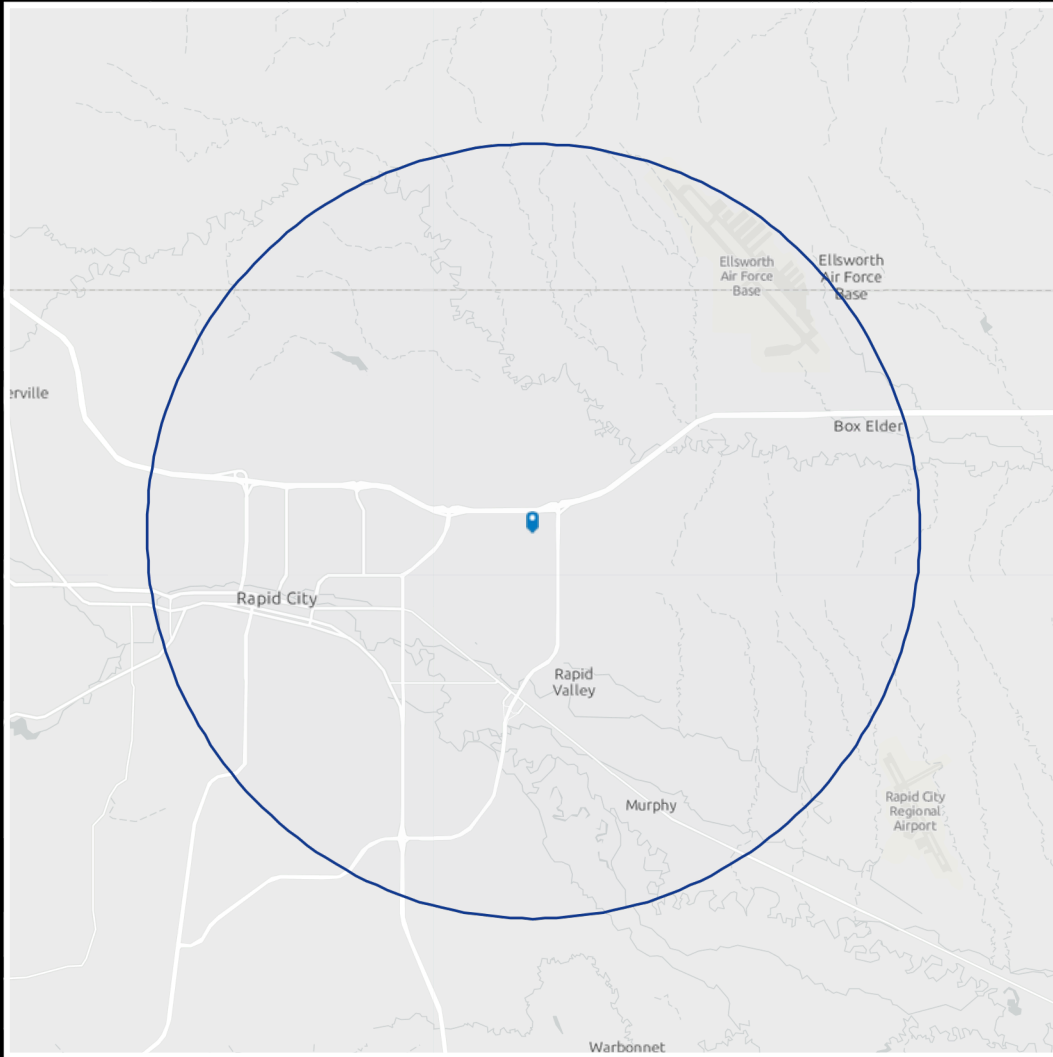
OVERHEAD MAP





3610 Eglin St, Rapid City, South Dakota, 57703

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025, 2030).

Firefly Income Profile



68,435
Total Population



1.12%
2025-2030
Pop Growth



28,337
Total Households

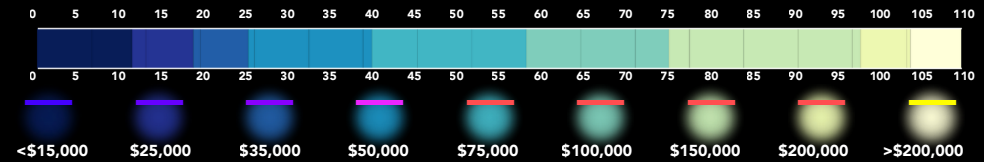


2.30
Household Size



30,591
Total Housing Units

Income Profile



\$70,513
Median Household Income

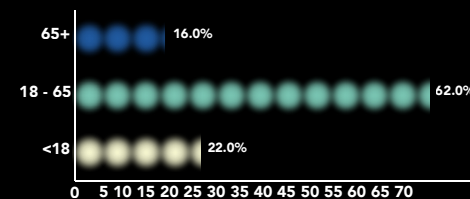
\$36,492
Per Capita Income

\$57,412
Median Disposable Income

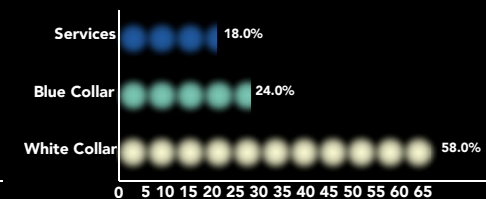
\$127,340
Median Net Worth

\$317,950
Average Home Value

Age Profile



Jobs Profile

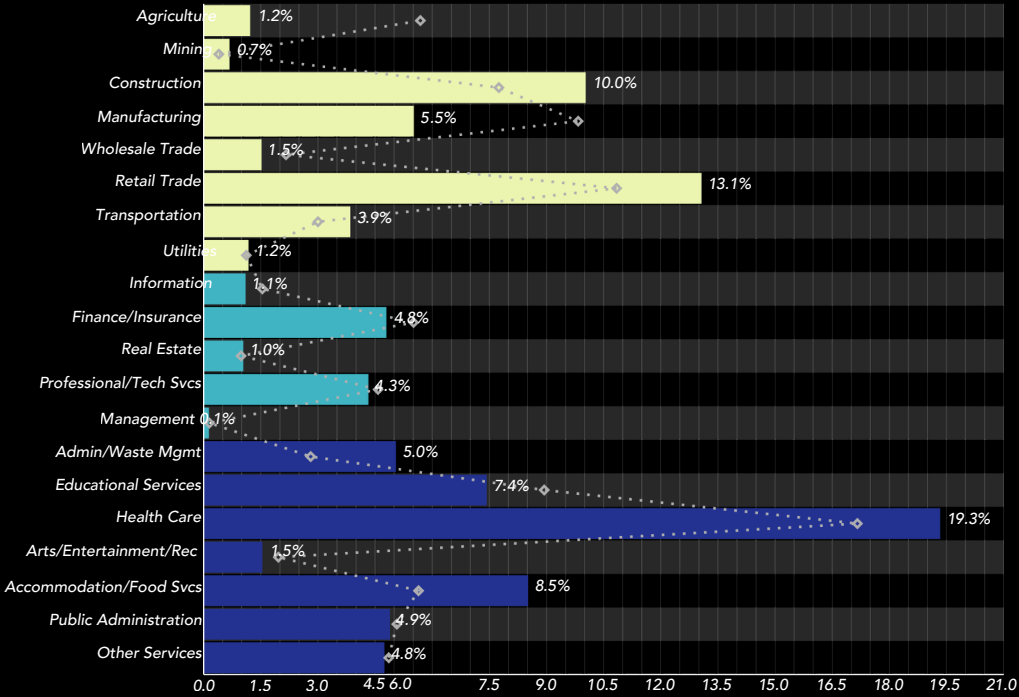


Source: This infographic contains data provided by Esri (2025, 2030).



3610 Eglin St, Rapid City, South Dakota, 57703

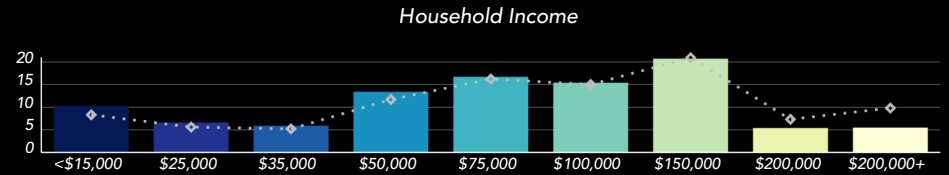
Ring of 5 miles



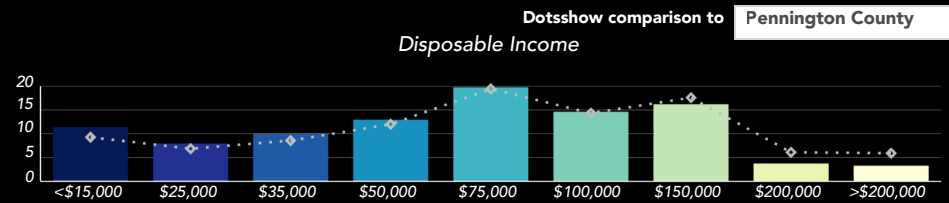
Labor Force by Industry

Dots show comparison to South Dakota

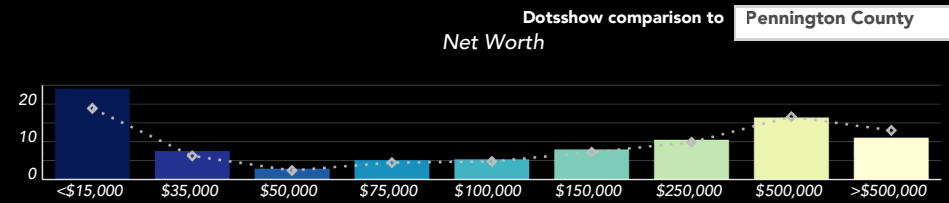
Firefly Income Profile



Household Income



Dotshow comparison to Pennington County
Disposable Income



Dotshow comparison to Pennington County
Net Worth

Dots show comparison to Pennington County

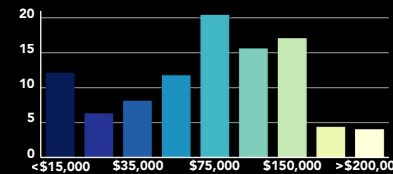
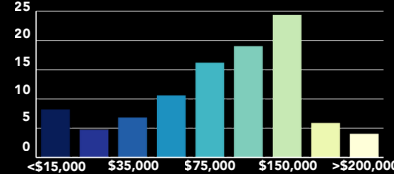
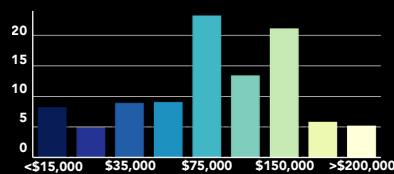
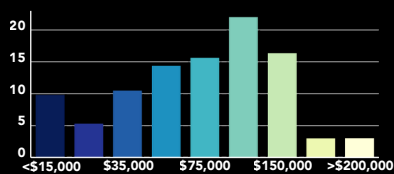
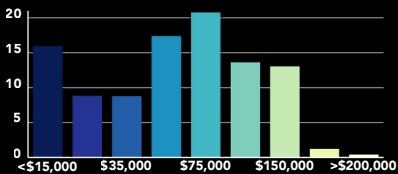
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

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AREA OVERVIEW

RAPID CITY, SD



Rapid City, South Dakota - Key Investment Highlights

- **Population & Growth:** Rapid City's population is roughly ~80,000, growing ~6.9% since 2020. Metro area ~151,000, with ~7.6% annual growth.
- **Tourism Impact:** The city welcomed nearly 3.9 million visitors in 2024, with visitor spending exceeding \$500M and tourism supporting over 7,600 jobs.
- **Economic Base:** Major industries include government services (including Ellsworth AFB), healthcare, retail, and construction, with employment growth and diverse job sectors.
- **Defense Presence:** Ellsworth AFB is one of the region's largest employers, adding over 9,000 people to the local economy and supporting direct and indirect jobs.
- **Employment Growth:** Regional job growth outpaces many peer markets with low unemployment (~2%) and expanding workforce opportunities.
- **Quality of Life:** Affordable cost of living below the national average, solid median household incomes, natural amenities, and strong tourism draw.
- **Business Climate:** South Dakota's tax environment is highly favorable, with no corporate or personal income tax, boosting business retention and growth.
- **Positioned on Interstate 90:** with high daily traffic counts over 35,000 per day (historically significant corridor for travelers and freight).

ACTIVE LISTING SYNDICATIONS

Expansive reach across local, regional, and national

- REMAX Commercial
- CoStar/Loopnet
- Crexi
- RealNex
- Brevitas
- CommercialEdge Network

While we strive to provide complete and timely listing information, not all properties are syndicated to every online platform. Availability and details are subject to change without notice. Contact us for the latest updates.



Randy Olivier, CCIM

Commercial Broker

With a foundation in accounting at a CPA firm and leadership experience as a Walmart store manager, the focus in real estate continues to be on clear communication and reliable results. Licensed in real estate since 2013 and CCIM-designated since 2017, with expertise in analyzing property values, market trends, and investment opportunities. This ensures clients can make confident, informed decisions.

Over \$96 million in commercial and residential volume sold, with REMAX Commercial rankings as high as #1 in South Dakota, #14 in the United States, and #39 globally.

Affiliations + Memberships

NAR · South Dakota REALTORS · CCIM · C2EX
BHAR · MRAR



THE EXPERTISE - THE TOOLS - THE KNOW HOW

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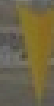
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RUSHMORE CROSSING



BASS PRO SHOP



LOT A

LOT B

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