

# FOR SALE

\$6,900,000 | 5.6% CAP

# 3 Asset Portfolio



**EXCLUSIVELY LISTED BY:**  
MARCI WIESELER | BROKER ASSOCIATE | CONRAD & COMPANY | 605.786.4323



# Property Details

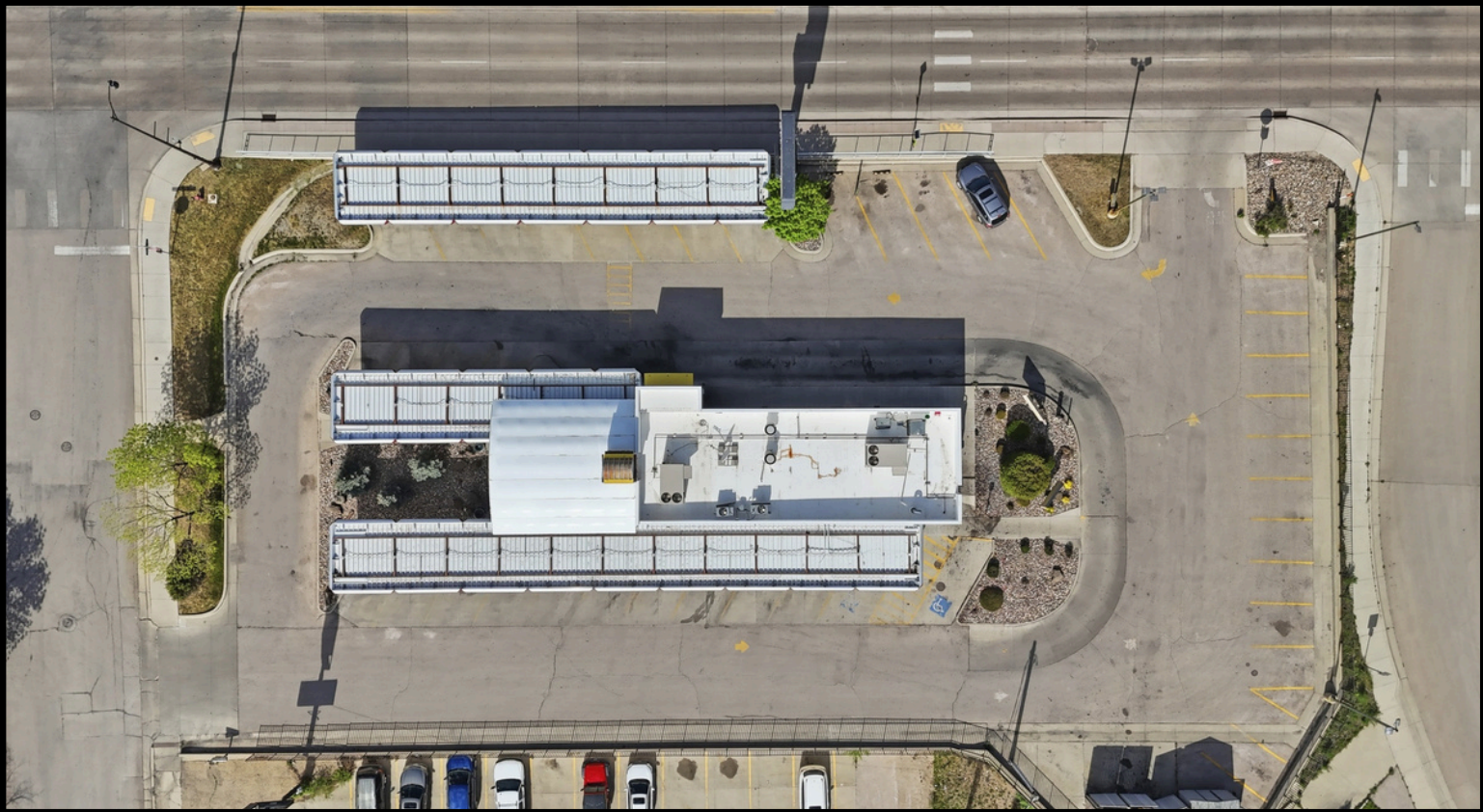
2316 Mt. Rushmore Rd  
Rapid City, SD 57701



|               |                    |
|---------------|--------------------|
| BUILDING SIZE | 1,768 SF           |
| LOT SIZE      | .73 ACRE           |
| YEAR BUILT    | 2007               |
| ZONING        | GENERAL COMMERCIAL |
| TENANCY       | SINGLE             |
| COUNTY        | PENNINGTON         |

## LEASE SUMMARY

|                      |                     |
|----------------------|---------------------|
| Lease Commencement   | 9/1/25              |
| Lease Term Remaining | 9+ YEARS            |
| Lease Type           | NNN LEASE           |
| Rental Increases     | 1.5% ANNUAL         |
| Renewal Options      | ANNUALLY; AUTOMATIC |
| Roof and Structure   | LANDLORD            |





# Property Details

502 Century Rd  
Rapid City, SD 57701



|               |                    |
|---------------|--------------------|
| BUILDING SIZE | 2,472 SF           |
| LOT SIZE      | .86 ACRE           |
| YEAR BUILT    | 2017               |
| ZONING        | GENERAL COMMERCIAL |
| TENANCY       | SINGLE             |
| COUNTY        | PENNINGTON         |

## LEASE SUMMARY

|                      |                     |
|----------------------|---------------------|
| Lease Commencement   | 9/1/25              |
| Lease Term Remaining | 9+ YEARS            |
| Lease Type           | NNN LEASE           |
| Rental Increases     | 1.5% ANNUAL         |
| Renewal Options      | ANNUALLY; AUTOMATIC |
| Roof and Structure   | LANDLORD            |





# Property Details

3810 W. 34th St  
Sioux Falls, SD 57106



|               |                    |
|---------------|--------------------|
| BUILDING SIZE | 1,718 SF           |
| LOT SIZE      | 30,000 SQ FT       |
| YEAR BUILT    | 2006               |
| ZONING        | GENERAL COMMERCIAL |
| TENANCY       | SINGLE             |
| COUNTY        | MINNEHAHA          |

## LEASE SUMMARY

|                      |                     |
|----------------------|---------------------|
| Lease Commencement   | 9/1/25              |
| Lease Term Remaining | 9+ YEARS            |
| Lease Type           | NNN LEASE           |
| Rental Increases     | 1.5% ANNUAL         |
| Renewal Options      | ANNUALLY; AUTOMATIC |
| Roof and Structure   | LANDLORD            |

\*GROUND LEASE WITH 12+ YEARS  
REMAINING





# Aerial

2316 Mt. Rushmore Rd  
Rapid City, SD 57701



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# Aerial

502 Century Rd  
Rapid City, SD 57701

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# Aerial

**3810 W. 34th St  
Sioux Falls, SD 57106**



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# Demographics

## RAPID CITY, SD

RAPID CITY IS THE SECOND-LARGEST CITY IN SOUTH DAKOTA. RAPID CITY'S ROBUST LOCAL ECONOMY AND ABUNDANT NATURAL RESOURCES HAVE PROVEN ATTRACTIVE TO A DIVERSE GROUP OF INDUSTRIES. THE CITY'S CENTRAL LOCATION MAKES IT A GREAT FIT FOR CORPORATE AND REGIONAL HEADQUARTERS AND AN APPEALING OPTION FOR TRANSPORTATION COMPANIES. DOMINANT PLAYERS IN THE AREA INCLUDE MONUMENT HEALTH AND ELLSWORTH AIR FORCE BASE. OTHER STRONG ECONOMIC SECTORS RIPE WITH OPPORTUNITIES INCLUDE ENGINEERING, BUSINESS SERVICES, BANKING AND FINANCE, INSURANCE, IT, RESEARCH AND DEVELOPMENT, AND MANUFACTURING



RAPID CITY IS THE PRIMARY ECONOMIC, HEALTHCARE, AND TOURISM HUB OF WESTERN SOUTH DAKOTA, LOCATED IN PENNINGTON COUNTY ALONG INTERSTATE 90 WITHIN THE RAPID CITY MSA. THE CITY ANCHORS A MULTI-COUNTY TRADE AREA EXTENDING ACROSS THE BLACK HILLS REGION AND INTO NEIGHBORING STATES WITH ITS ROLE AS A COMMERCIAL AND HEALTHCARE DESTINATION FOR WESTERN SOUTH DAKOTA.



# Demographics

## SIOUX FALLS, SD



2026 TOP 100 BEST PLACES TO LIVE

SIOUX FALLS IS SOUTH DAKOTA'S LARGEST AND FASTEST-GROWING CITY. LOCATED IN THE SOUTHEASTERN CORNER OF THE STATE, IT FEATURES A BUSTLING, HISTORIC DOWNTOWN, BEAUTIFUL RIVERFRONT WATERFALLS, AND A ROBUST ECONOMY. THE CITY PERFECTLY BALANCES BIG-CITY AMENITIES WITH WELCOMING, MIDWESTERN CHARM. SIOUX FALLS IS REGULARLY PRAISED FOR ITS LOW UNEMPLOYMENT RATES, BUSINESS-FRIENDLY ENVIRONMENT, AND HIGH QUALITY OF LIFE. IT SERVES AS A REGIONAL HUB FOR HEALTHCARE AND COMMERCE, OFFERING RESIDENTS SAFE NEIGHBORHOODS, HIGHLY RATED PUBLIC AND PRIVATE SCHOOLS, AND A LOWER COST OF LIVING COMPARED TO MAJOR NATIONAL HUBS. THE CITY HAS A WELL-ROUNDED ECONOMY, WITH THRIVING INDUSTRIES SUCH AS HEALTH CARE, RETAIL TRADE AND FINANCE AND INSURANCE. IT'S A MAJOR MEDICAL CARE HUB WITH KEY PLAYERS LIKE SANFORD HEALTH AND AVERA HEALTH HEADQUARTERED HERE.



# Business Climate



LOW STARTUP COSTS AND A LACK OF CORPORATE AND INDIVIDUAL INCOME TAXES GIVE SOUTH DAKOTA A VERY BUSINESS-FRIENDLY CLIMATE. BUSINESS OWNERS BENEFIT FROM NO CORPORATE INCOME TAX, NO PERSONAL INCOME TAX, NO PERSONAL PROPERTY TAX, AND NO BUSINESS INVENTORY TAX. SOUTH DAKOTA GIVES BUSINESSES A COMPETITIVE EDGE BY HELPING THEM KEEP THE MONEY THEY EARN. THIS BUSINESS ENVIRONMENT PROVIDES A SECURE ECONOMY, RELIABLE WORKFORCE, AND ALLOWS FOR ROOM TO INNOVATE – ALL FROM THE GEOGRAPHIC CENTER OF NORTH AMERICA.

- NO CORPORATE INCOME TAX
- NO PERSONAL INCOME TAX
- NO PERSONAL PROPERTY TAX
- NO BUSINESS INVENTORY TAX
- NO INHERITANCE OR ESTATE TAXES

**#1 BEST STATE TO START A BUSINESS**

**#4 LOWEST BUSINESS COSTS**

**#2 BEST STATE BUSINESS TAX CLIMATE**

**#1 MOST ACCESSIBLE FINANCING**

**#3 CHEAPEST OFFICE SPACE RENT**

## 2025 SD Tourism Statistics

|                           |           |
|---------------------------|-----------|
| Total Visitors            | 14.97 M   |
| Dollars Spent by Visitors | \$5.16 B  |
| Tax Revenue Generated     | \$406.1 M |



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