



THE POINT ON MAIN STREET

344 N MAIN STREET | SPEARFISH, SD



OFFICE/RETAIL SPACE AVAILABLE

An exceptional leasing opportunity awaits those seeking office or retail space in the heart of downtown Spearfish, South Dakota. This charming town, known for its timeless and welcoming ambiance, features a collection of classic storefronts and historic buildings that define Main Street's character. However, what truly sets Spearfish apart is its commitment to maintaining this historic charm while enhancing it with a fresh and picturesque streetscape. The downtown area boasts traffic and pedestrian-friendly streets and sidewalks, featuring a charming clock tower and an inviting outdoor fireplace. Business owners in this vibrant community believe that the aesthetic appeal of Main Street significantly contributes to the warm and welcoming atmosphere of the downtown area. A fantastic opportunity awaits for you to introduce your business concept at The Point on Main Street!

QUICK FACTS

- **Address:**
344 N Main St, Spearfish, SD 57783
- **Size:**
Main Level: 1,080 - 1,500 SF +/-
Second Level: 1,092 - 4,609 SF +/-
Lower Level: 1,029 SF +/-
*flexible sizing - contact Broker for details
- **Price:**
Suites 1A and 1D (endcaps): \$32 / SF NNN
Suites 1B & 1C (interior bays): \$30 / SF NNN
Second Level: \$26 / SF NNN
Lower Level: \$24 / SF NNN
Tenant Improvement Allowance: \$40.00 / SF
- **Zoning:**
C-1 Central Commercial
- **Estimated Availability:**
Shell to be completed December 2024
- **Parking:**
22 on-site parking stalls plus 6 on-street parking available

ALEXIS MAHLEN

Broker Associate | Lloyd Companies

605.321.4861 | 150 E. 4th Place, Suite 600, Sioux Falls, SD 57104

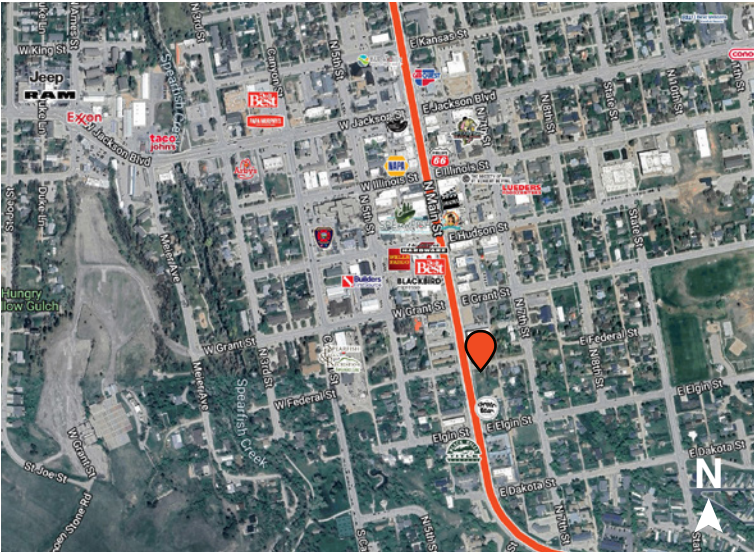
KARI ENGEN

Broker Associate | The Real Estate Center of Spearfish

605.641.0670 | 140 W Jackson Blvd, Spearfish, SD 57783

Highlights:

- Impressive new construction along Spearfish's main thoroughfare, bringing in ~10,293 VPD
- Customizable space with potential tenant improvement allowance
- Prime location on the edge of downtown with restaurants, shopping, and entertainment nearby
- Flexible layout options with endcap or interior bay potential, and opportunities on the main, upper and lower levels
- Building signage proposed on the south side, with opportunities for signage on the main lobby's directory near the elevator and signage facing Main Street
- Second and lower-level suites may add signage next to suite doors



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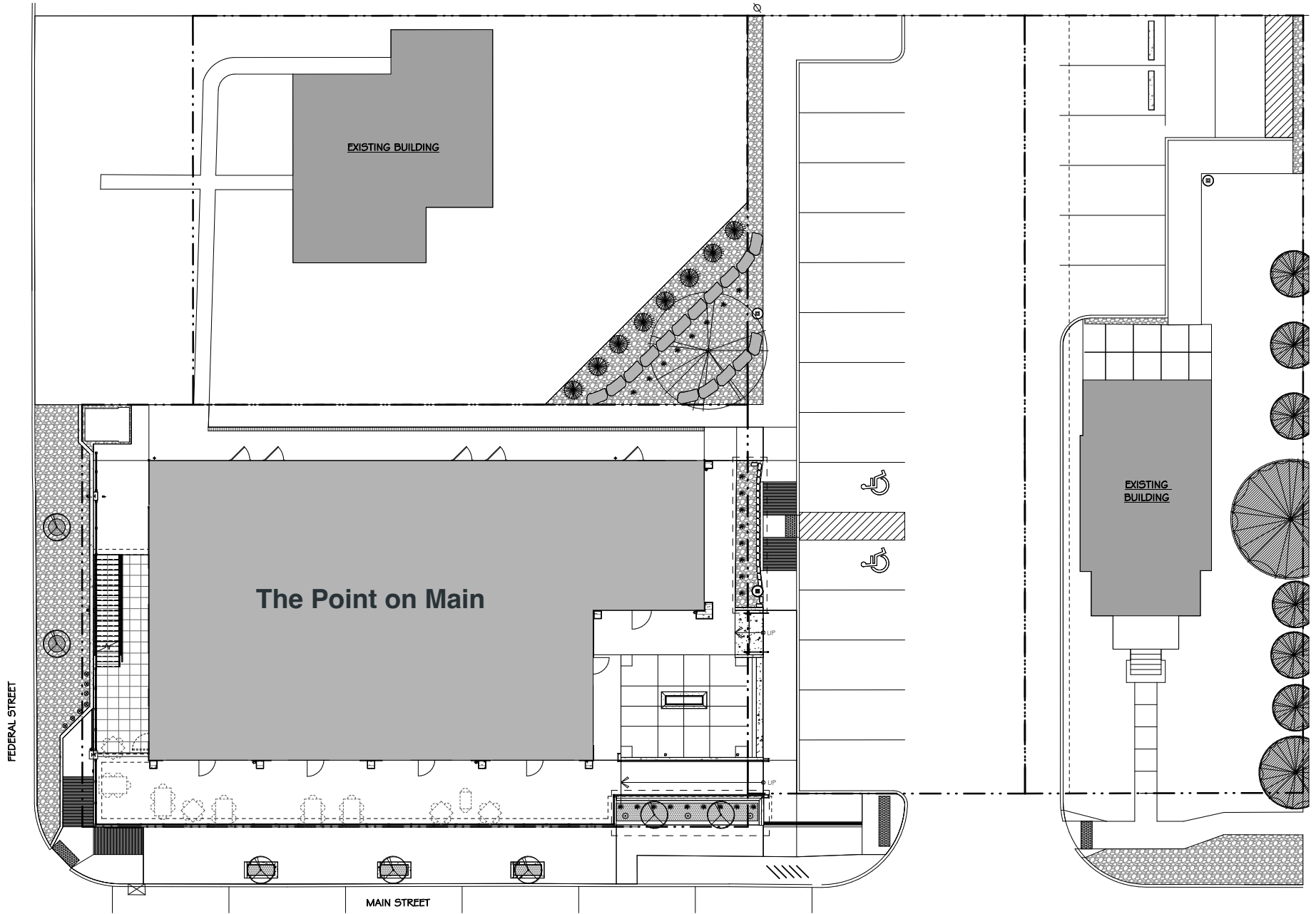
Information herein is deemed reliable, but not guaranteed.

SUMMARY



UTILITY INFORMATION

| Utility | Paid By | Provider | Part of CAM | Separately Metered |
|----------------------|---|--|-------------|--------------------|
| Gas | Paid directly by Tenant | Montana-Dakota Utilities | No | Yes |
| Electricity | Paid directly by Tenant | Black Hills Energy | No | Yes |
| Water | Paid directly by Tenant | City of Spearfish | No | Yes |
| Sewer | Paid directly by Tenant | City of Spearfish | No | No |
| Trash | Paid by LL but reimbursed by Tenant through CAM | City of Spearfish | Yes | No |
| Phone/Cable/Internet | Paid directly by Tenant | Tenant can select their preferred provider: Vast, Midco and Century Link | No | N/A |



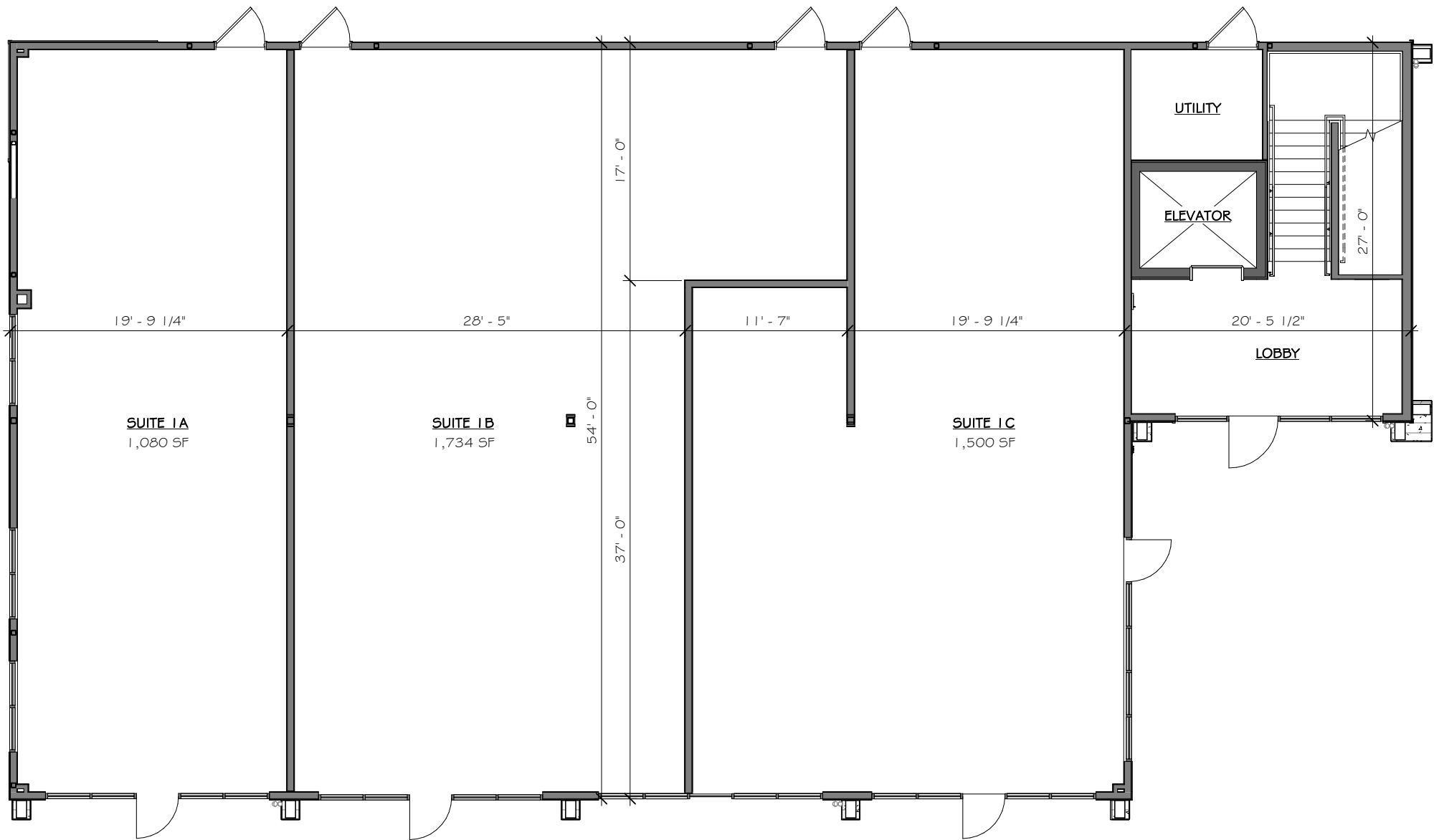
Concept only; subject to change
Floor plans and sizing are flexible



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SITE PLAN



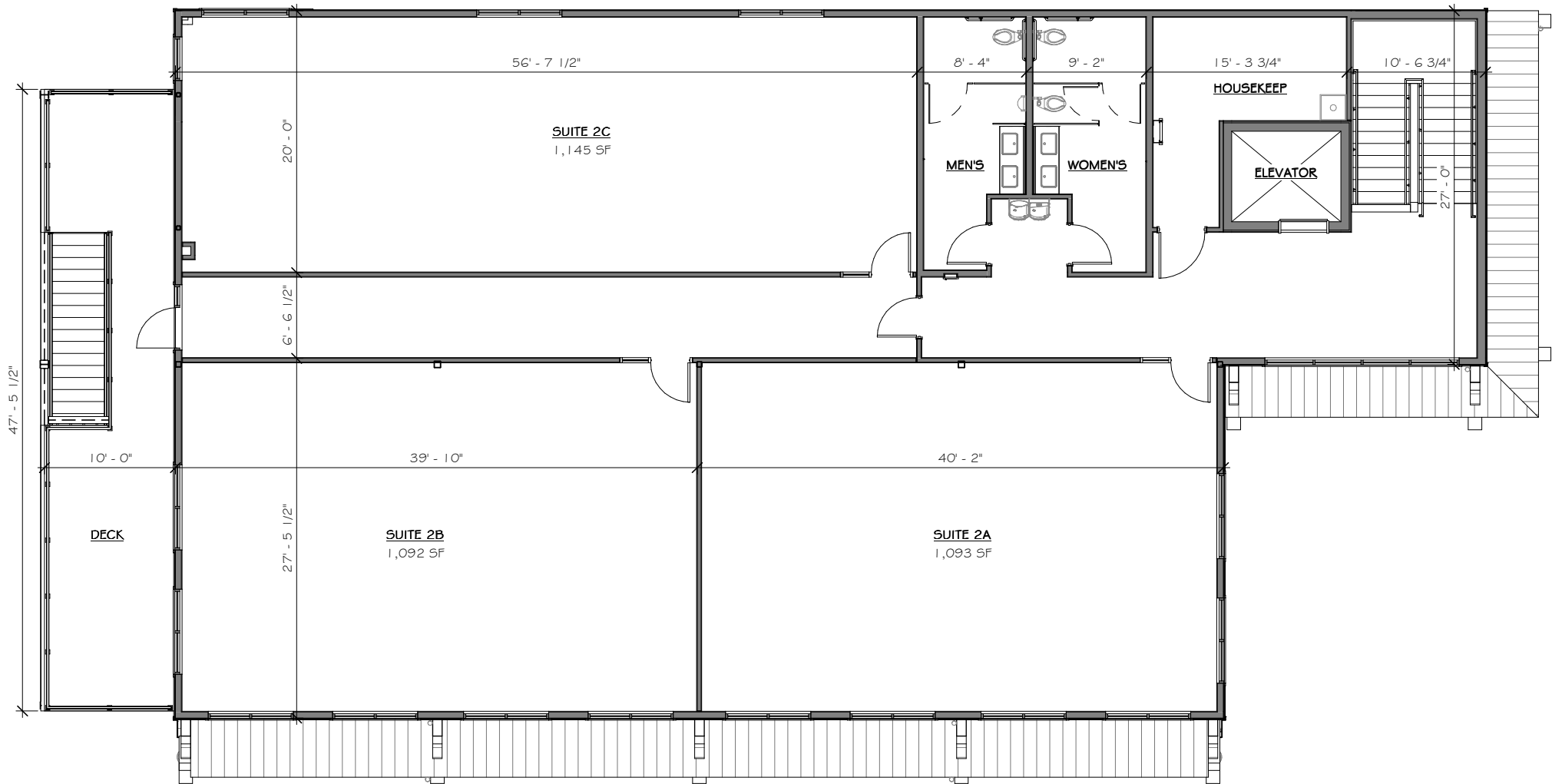
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MAIN LEVEL DIMENSIONS

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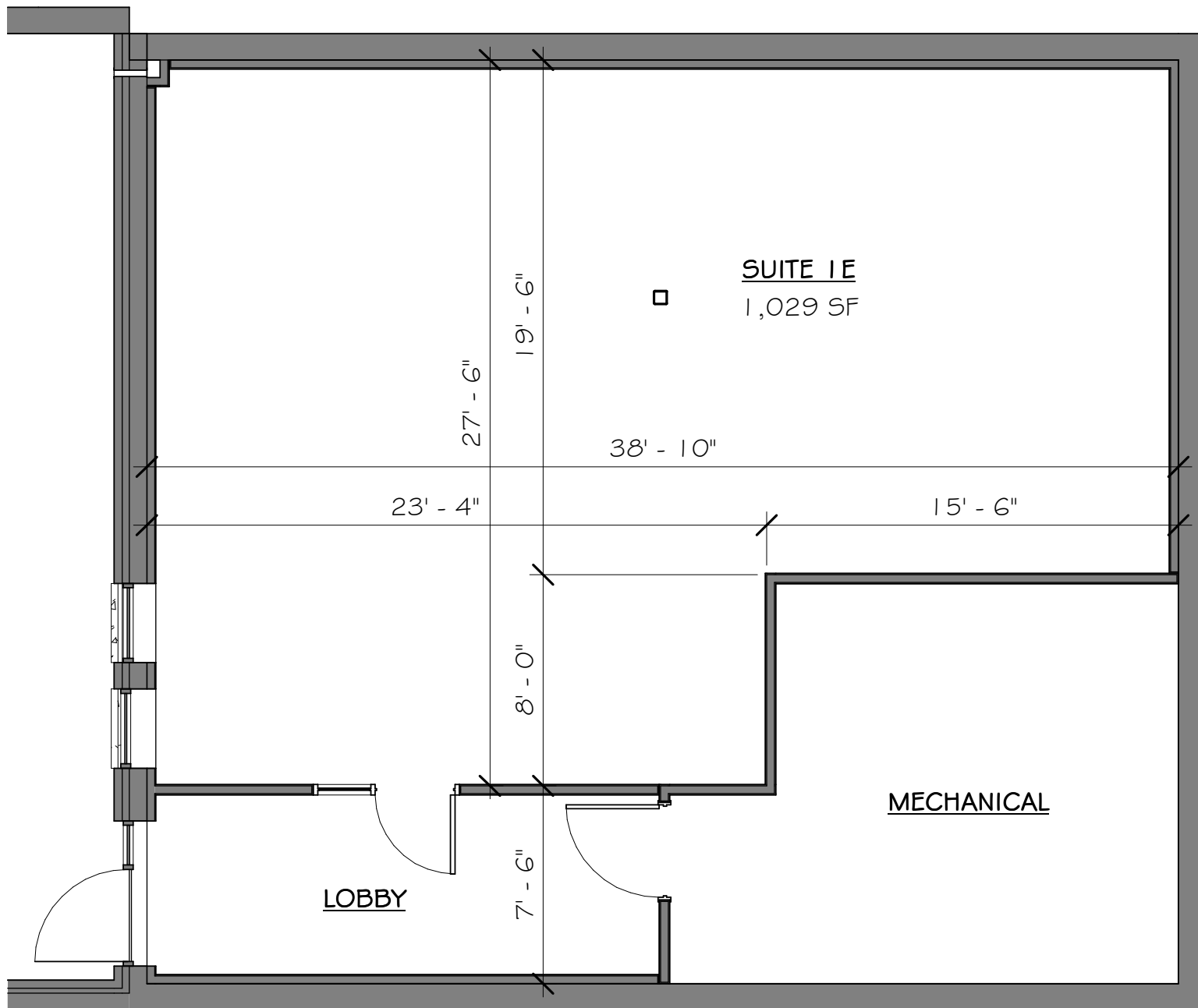
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SECOND LEVEL DIMENSIONS

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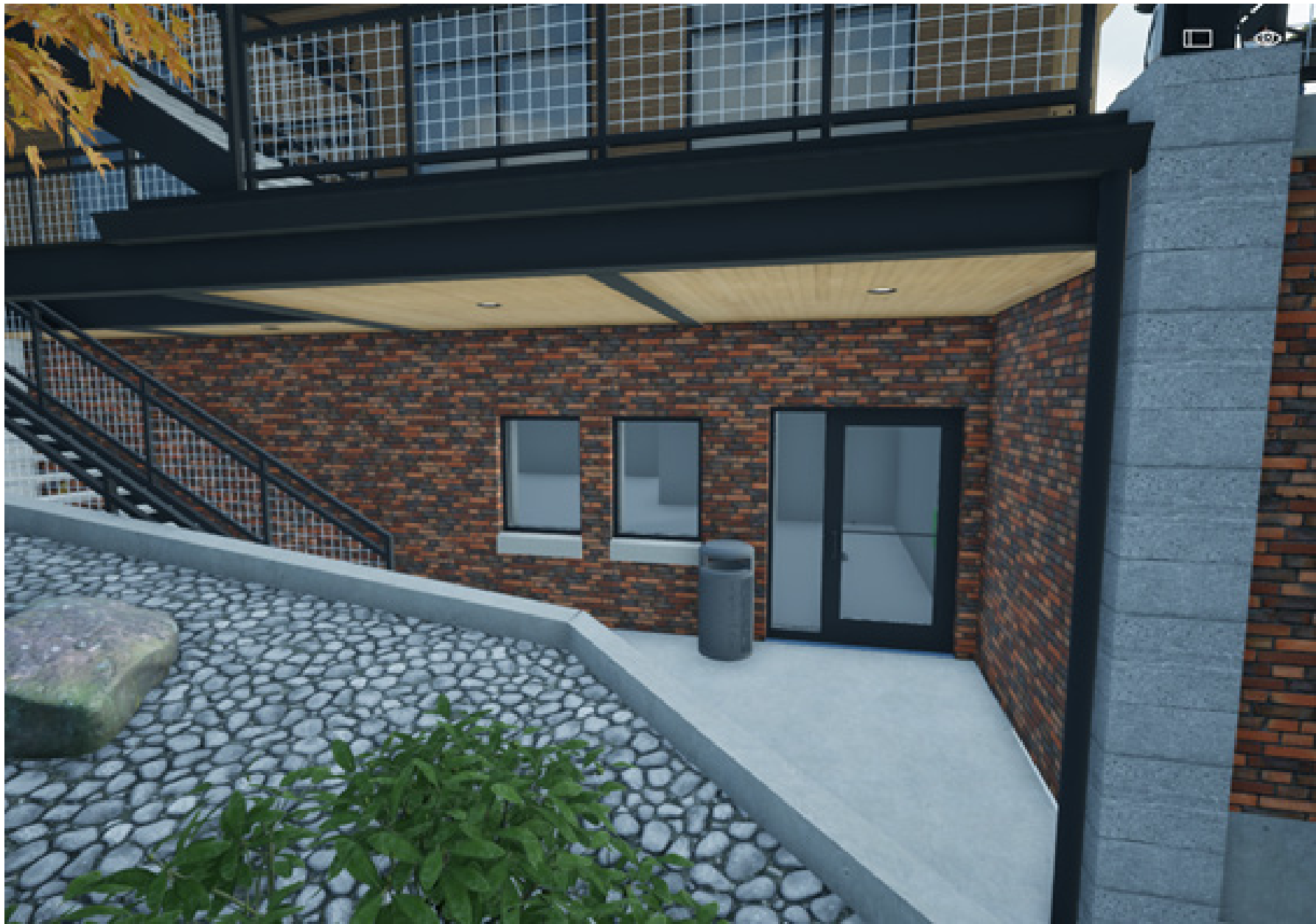
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RENDERING

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BASEMENT ENTRANCE RENDERING

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PROGRESS PHOTOS

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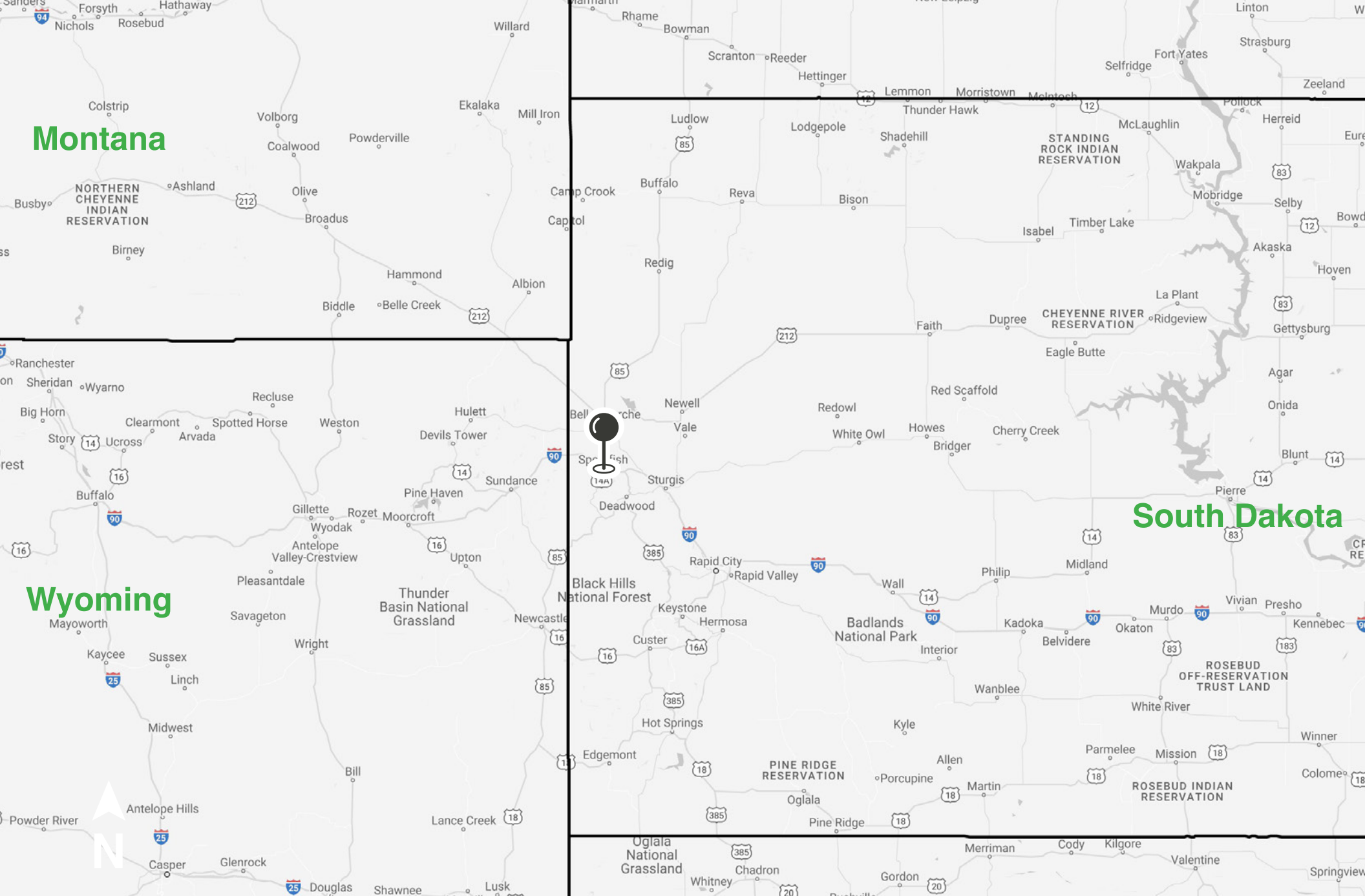
AERIAL



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AREA MAP



Montana

South Dakota

Wyoming

AREA MAP



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Spearfish, South Dakota is located in the heart of the Northern Black Hills and at the mouth of Spearfish Canyon, offering a diverse and thriving economy. The community has been labeled as the “fasting growing town in the Midwest” and is a premier area in the Black Hills region. Key industries include tourism, education, health care, mining and timber, showcasing a broad-based workforce. The city is positioned along Interstate 90 going East-West and US Highway 85 going North-South, also known as the Can-Am highway.

The city has seen steady growth, with a current population of over 13,000. The primary retail area population is nearly 55,000, while the labor market extends to about 177,332 people, according to the Spearfish Economic Development Corporation. The Spearfish MSA population sits at 27,384, and tourism brought in over 230,100 visitors to the area in the past year. Natural beauty of the Northern Black Hills is seen throughout the entire course of the year with prominent outdoor adventures, along with winter sports, being major tourism drivers.

| | 1-mile | 3-mile | 5-mile | Spearfish MSA | |
|-------------------------|----------|----------|----------|---------------|----------|
| Year | 2024 | | | 2024 | 2029 |
| Population | 4,978 | 13,602 | 16,940 | 27,384 | 28,842 |
| Daytime Population | 7,081 | 14,151 | 16,424 | 27,068 | - |
| Median Household Income | \$48,767 | \$65,822 | \$70,003 | \$65,424 | \$75,539 |

MAJOR EMPLOYERS

Spearfish Monument Health | **465**

Black Hills State University | **415**

Wal-Mart | **370**

Spearfish School District | **260**

Spearfish Forest Products | **200**

Northern Hills Training Center | **160**

ABOUT SPEARFISH



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| | 1 mile | 3 miles | 5 miles |
|--|---------------|----------------|----------------|
| Population Summary | | | |
| 2010 Total Population | 4,869 | 12,066 | 14,531 |
| 2020 Total Population | 4,815 | 12,962 | 16,098 |
| 2020 Group Quarters | 183 | 882 | 894 |
| 2024 Total Population | 4,978 | 13,602 | 16,940 |
| 2024 Group Quarters | 188 | 897 | 908 |
| 2029 Total Population | 5,110 | 14,173 | 17,783 |
| 2023-2028 Annual Rate | 0.52% | 0.83% | 0.98% |
| 2024 Total Daytime Population | 7,081 | 14,151 | 16,424 |
| Workers | 4,492 | 8,140 | 8,981 |
| Residents | 2,589 | 6,011 | 7,443 |
| Household Summary | | | |
| 2010 Households | 2,493 | 5,302 | 6,270 |
| 2010 Average Household Size | 1.91 | 2.13 | 2.19 |
| 2020 Total Households | 2,473 | 5,703 | 6,962 |
| 2020 Average Household Size | 1.87 | 2.12 | 2.18 |
| 2024 Households | 2,588 | 6,058 | 7,425 |
| 2024 Average Household Size | 1.85 | 2.10 | 2.16 |
| 2029 Households | 2,695 | 6,390 | 7,882 |
| 2029 Average Household Size | 1.83 | 2.08 | 2.14 |
| 2023-2028 Annual Rate | 0.81% | 1.07% | 1.20% |
| 2010 Families | 1,126 | 2,866 | 3,524 |
| 2010 Average Family Size | 2.63 | 2.77 | 2.82 |
| 2024 Families | 1,095 | 3,142 | 4,029 |
| 2024 Average Family Size | 2.65 | 2.76 | 2.79 |
| 2029 Families | 1,117 | 3,267 | 4,227 |
| 2029 Average Family Size | 2.63 | 2.74 | 2.78 |
| 2023-2028 Annual Rate | 0.40% | 0.78% | 0.96% |
| 2024 Housing Units | 2,945 | 6,766 | 8,257 |
| Owner Occupied Housing Units | 37.7% | 50.5% | 53.6% |
| Renter Occupied Housing Units | 50.2% | 39.0% | 36.3% |
| Vacant Housing Units | 12.1% | 10.5% | 10.1% |
| Median Household Income | | | |
| 2024 | \$48,767 | \$65,822 | \$70,003 |
| 2029 | \$53,692 | \$75,465 | \$78,408 |
| Median Age | | | |
| 2010 | 41.9 | 35.3 | 35.9 |
| 2020 | 42.5 | 38.4 | 38.8 |
| 2024 | 43.4 | 39.1 | 39.6 |
| 2029 | 45.7 | 40.6 | 41.0 |
| 2024 Population by Sex | | | |
| Males | 2,423 | 6,648 | 8,308 |
| Females | 2,555 | 6,954 | 8,632 |
| 2029 Population by Sex | | | |
| Males | 2,460 | 6,888 | 8,673 |
| Females | 2,650 | 7,285 | 9,109 |
| Data for all businesses in area | | | |
| | 1 mile | 3 miles | 5 miles |
| Total Businesses: | 545 | 825 | 957 |
| Total Employees: | 5,283 | 8,875 | 10,060 |



MARKET PROFILE

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