

THE POINT ON MAIN STREET

344 N MAIN STREET | SPEARFISH, SD

 **LLOYD**

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. Fantastic opportunity awaits for you to introduce your business concept at The Point on Main Street!

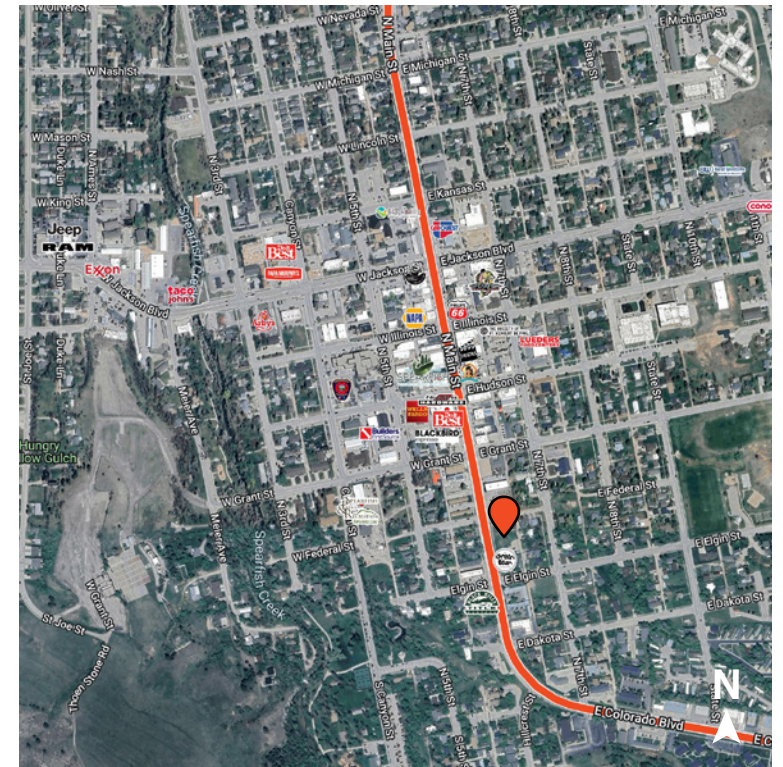
QUICK FACTS

- **Address:**
344 N Main St, Spearfish, SD 57783
- **Size:**
1,029 to 6,260 SF +/-
- **Price:**
Suites 1A and 1D (endcaps): \$32 / SF NNN
Suites 1B & 1C (interior bays): \$30 / SF NNN
Second Level: \$26 / SF NNN
Basement: \$30 / SF NNN
- **Zoning:**
C-1 Central Commercial
- **Estimated Availability:**
Fall of 2024
- **Parking:**
14 on-site parking stalls plus 6 on-street parking available
- **Highlights:**
 - Impressive new construction opportunity positioned Spearfish's main thoroughfare with estimated traffic counts at 10,000 vehicles per day
 - Building is currently under construction allowing tenants to create their vision
 - Positioned on the edge of the downtown core with restaurants, shopping and entertainment in close proximity
 - Ample flexibility with endcap or interior bay potential, and opportunities on the main, upper and lower levels

ALEXIS MAHLEN

Broker Associate

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



SUMMARY



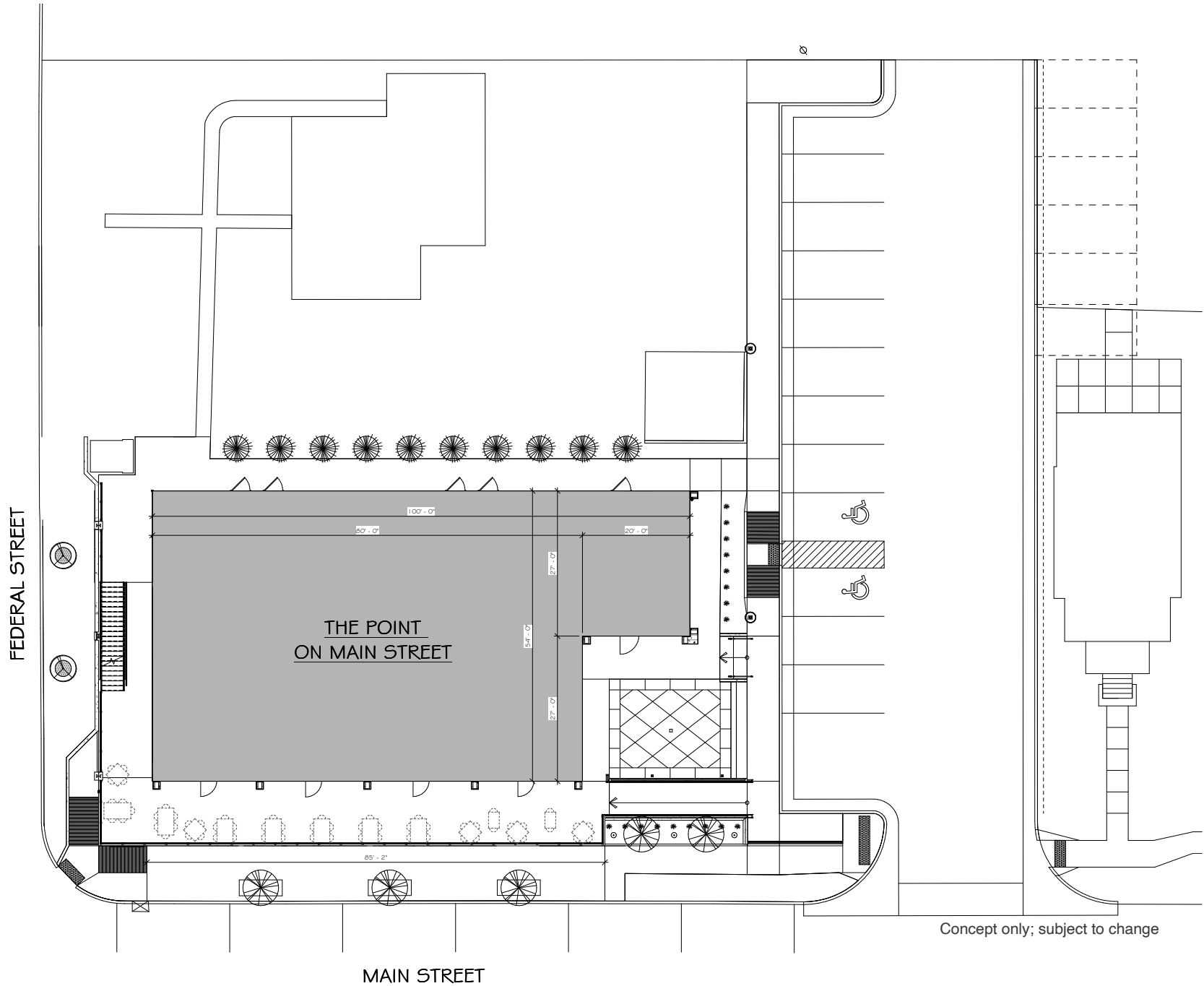
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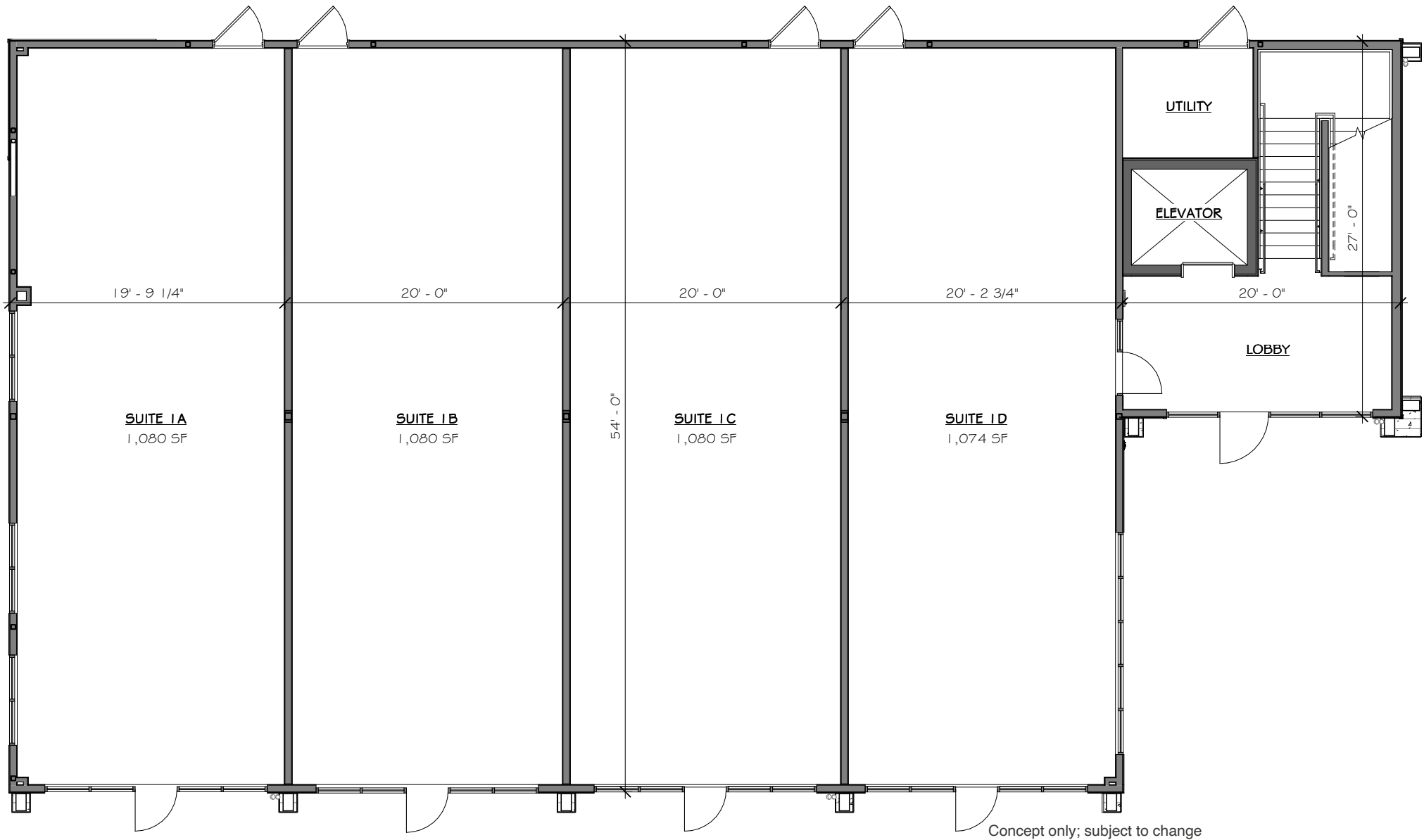


UTILITY INFORMATION

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

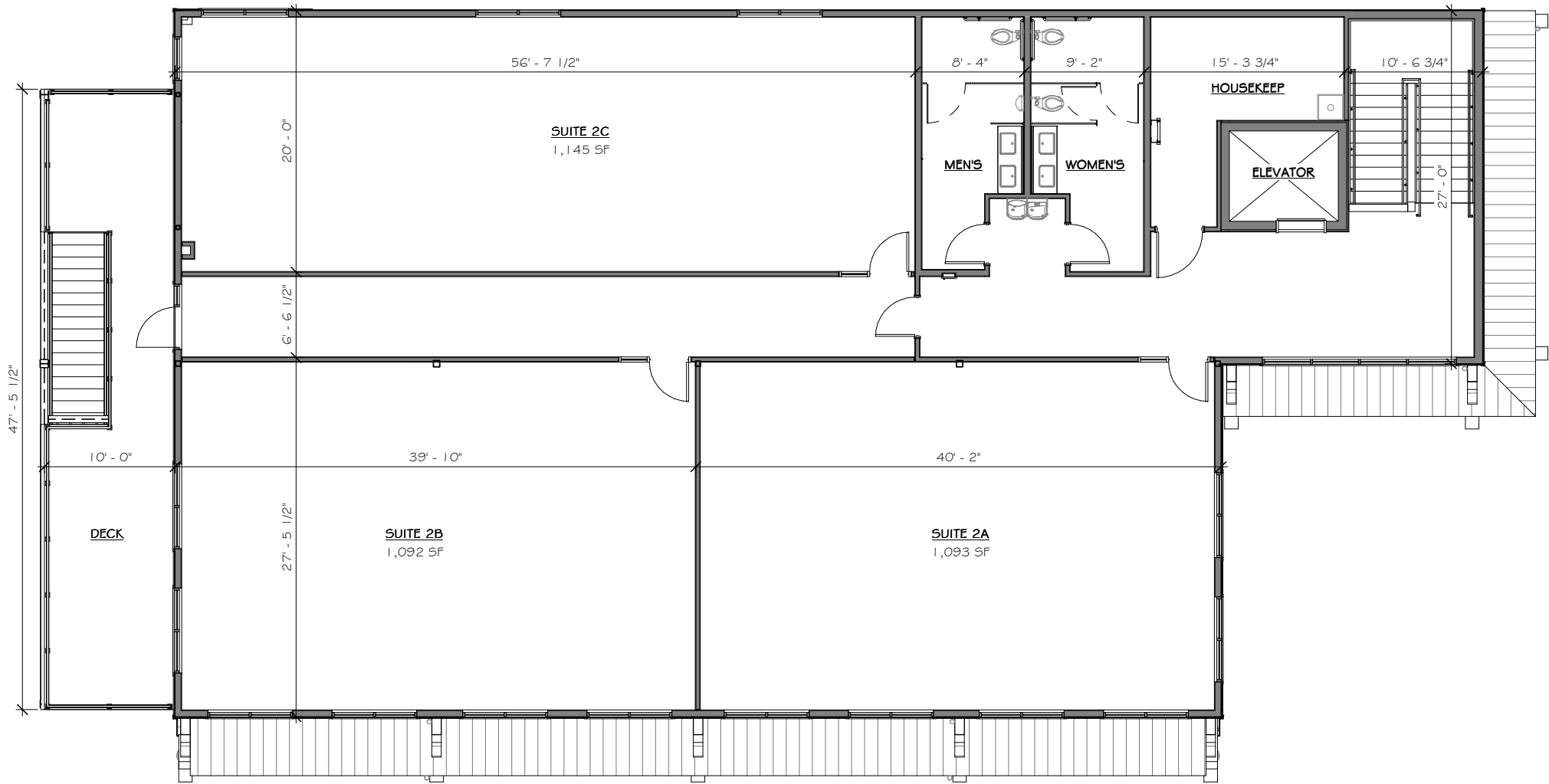


MAIN LEVEL DIMENSIONS



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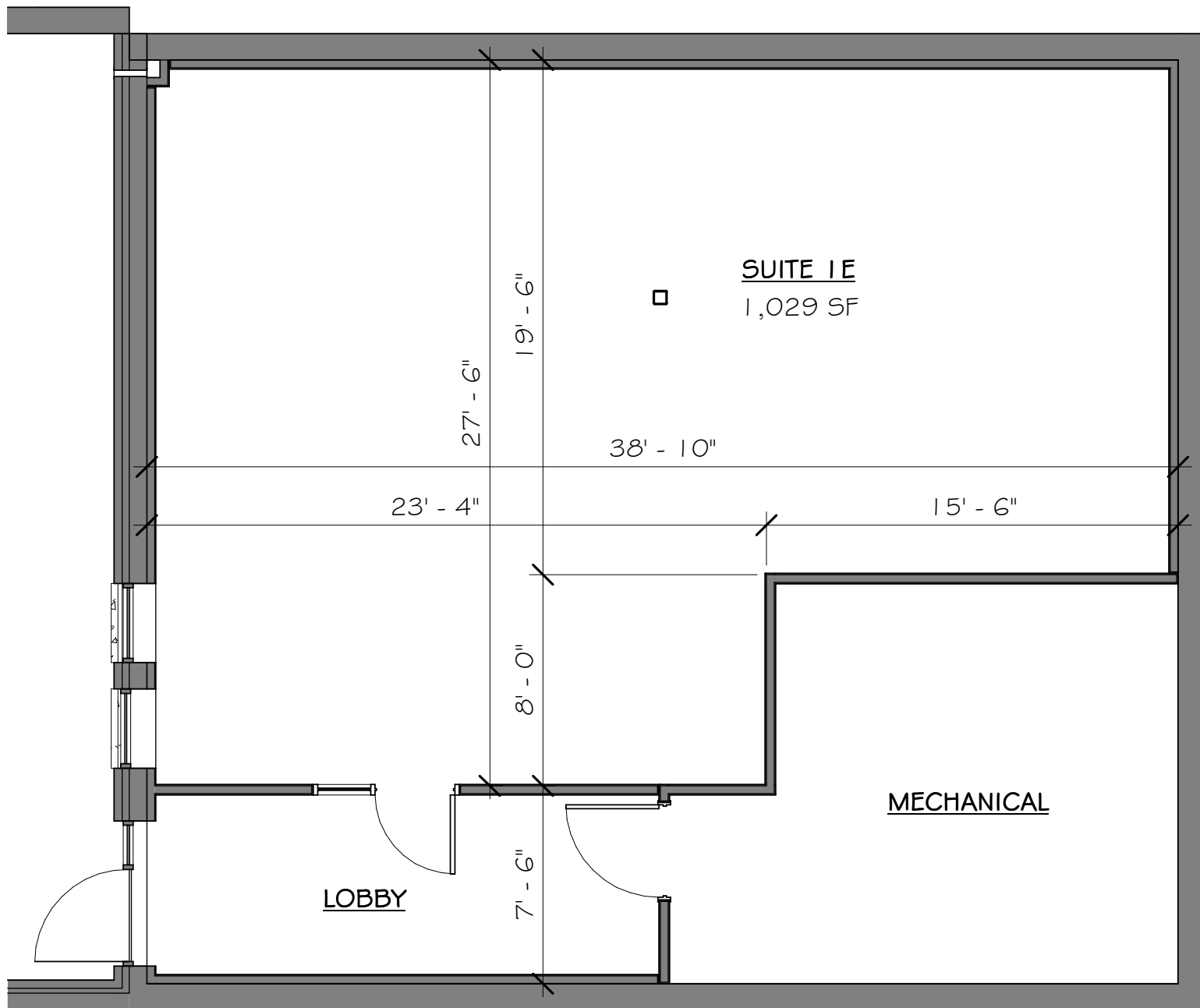
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SECOND LEVEL DIMENSIONS

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BASEMENT DIMENSIONS

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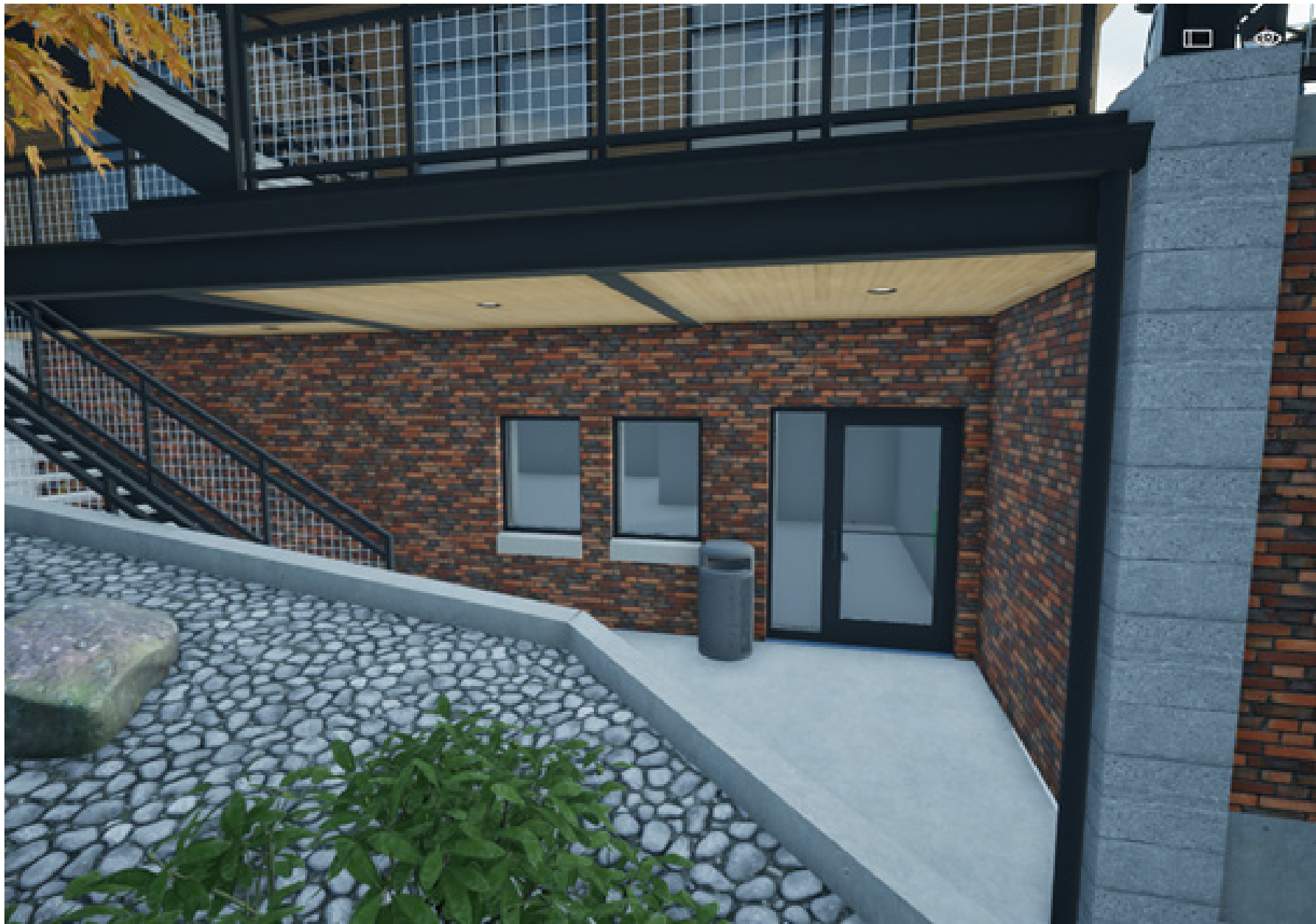
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RENDERING

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BASEMENT ENTRANCE RENDERING

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AERIAL

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AREA MAP



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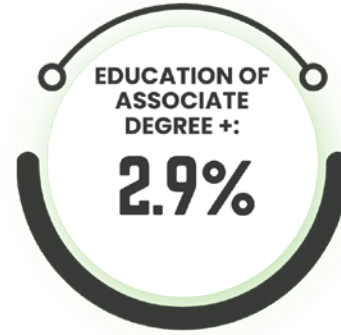
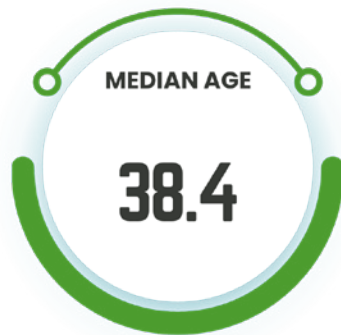


Spearfish, South Dakota is located in the heart of the Northern Black Hills and at the mouth of Spearfish Canyon, offering a broad-based economy. The community has been labeled as the “fasting growing town in the Midwest” and is a premier area in the Black Hills region. Tourism, education, health care, mining and timber are some of the top employment sectors, displaying a diversified 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. 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.

Spearfish has experienced steady growth, which currently comprises an estimated population of over 12,000. The estimated population for the primary retail area is nearly 55,000 while the labor market is estimated at 177,332, according to the Spearfish Economic Development Corporation. The Spearfish MSA population sits at 26,402.

Major employers include:

- Spearfish Monument Health
- Black Hills State University
- Spearfish Canyon Healthcare
- Spearfish Forest Products
- Ainsworth Benning Construction



ABOUT SPEARFISH



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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,754	12,053	14,454
2020 Total Population	4,694	12,935	15,962
2020 Group Quarters	164	882	893
2023 Total Population	4,665	13,128	16,266
2023 Group Quarters	166	882	893
2028 Total Population	4,610	13,326	16,602
2023-2028 Annual Rate	-0.24%	0.30%	0.41%
2023 Total Daytime Population	6,790	13,633	15,849
Workers	4,268	7,792	8,658
Residents	2,522	5,841	7,191
Household Summary			
2010 Households	2,450	5,293	6,240
2010 Average Household Size	1.90	2.13	2.19
2020 Total Households	2,431	5,688	6,910
2020 Average Household Size	1.86	2.12	2.18
2023 Households	2,438	5,831	7,124
2023 Average Household Size	1.85	2.10	2.16
2028 Households	2,437	5,972	7,334
2028 Average Household Size	1.82	2.08	2.14
2023-2028 Annual Rate	-0.01%	0.48%	0.58%
2010 Families	1,105	2,860	3,500
2010 Average Family Size	2.63	2.77	2.82
2023 Families	1,003	2,958	3,795
2023 Average Family Size	2.68	2.83	2.87
2028 Families	987	3,005	3,881
2028 Average Family Size	2.66	2.82	2.85
2023-2028 Annual Rate	-0.32%	0.32%	0.45%
Housing Unit Summary			
2000 Housing Units	2,473	4,827	5,522
Owner Occupied Housing Units	43.8%	53.9%	55.2%
Renter Occupied Housing Units	50.1%	39.2%	37.7%
Vacant Housing Units	6.1%	6.9%	7.1%
2010 Housing Units	2,668	5,735	6,771
Owner Occupied Housing Units	39.1%	51.1%	53.8%
Renter Occupied Housing Units	52.7%	41.2%	38.4%
Vacant Housing Units	8.2%	7.7%	7.8%
2020 Housing Units	2,737	6,307	7,635
Vacant Housing Units	11.2%	9.8%	9.5%
2023 Housing Units	2,787	6,576	7,991
Owner Occupied Housing Units	41.7%	53.0%	56.0%
Renter Occupied Housing Units	45.8%	35.7%	33.1%
Vacant Housing Units	12.5%	11.3%	10.8%
2028 Housing Units	2,795	6,736	8,222
Owner Occupied Housing Units	43.8%	55.3%	58.3%
Renter Occupied Housing Units	43.4%	33.4%	30.9%
Vacant Housing Units	12.8%	11.3%	10.8%
Median Household Income			
2023	\$44,364	\$57,322	\$60,251
2028	\$48,473	\$64,805	\$68,589
Median Home Value			
2023	\$277,835	\$277,778	\$286,510
2028	\$311,628	\$299,832	\$310,111
Per Capita Income			
2023	\$35,221	\$36,668	\$37,397
2028	\$38,682	\$40,294	\$41,145
Median Age			
2010	42.4	35.3	35.8
2023	42.7	37.6	38.1
2028	44.0	38.8	39.2

MARKET PROFILE



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CONTACT INFO

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