



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: 2,154 SF +/-
Second Level: 880 SF +/-
Lower Level: 1,198 SF +/-
*flexible sizing - contact Broker for details
- **Price:**
Main Level: \$28 / SF NNN
Second Level: \$26 / SF NNN
Lower Level: \$24 / SF NNN
Est. NNN: \$6.50 / SF
Tenant Improvement Allowance: \$40.00 / SF
- **Zoning:**
C-1 Central Commercial
- **Estimated Availability:**
Available Now
- **Parking:**
22 on-site parking stalls plus 6 on-street parking available
- **Co-tenants:**
Finn Provisions, guided fly fishing service/gallery
Berkshire Hathaway
USPh - U.S. Physical Therapy, Inc.

KEY PROPERTY NOTES

- 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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SUMMARY



Level	Suite #	Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
Main Level	#1	2,154 SF +/-	\$28.00/SF NNN	\$6.50/SF	\$34.50/SF	\$74,313.00	\$6,192.75	\$40.00/SF
Second Level	#5	880 SF +/-	\$26.00/SF NNN	\$6.50/SF	\$32.50/SF	\$28,600.00	\$2,383.33	\$40.00/SF
Lower Level	#9	1,198 SF +/-	\$24.00/SF NNN	\$6.50/SF	\$30.50/SF	\$36,539.00	\$3,044.92	\$40.00/SF

UTILITY INFORMATION

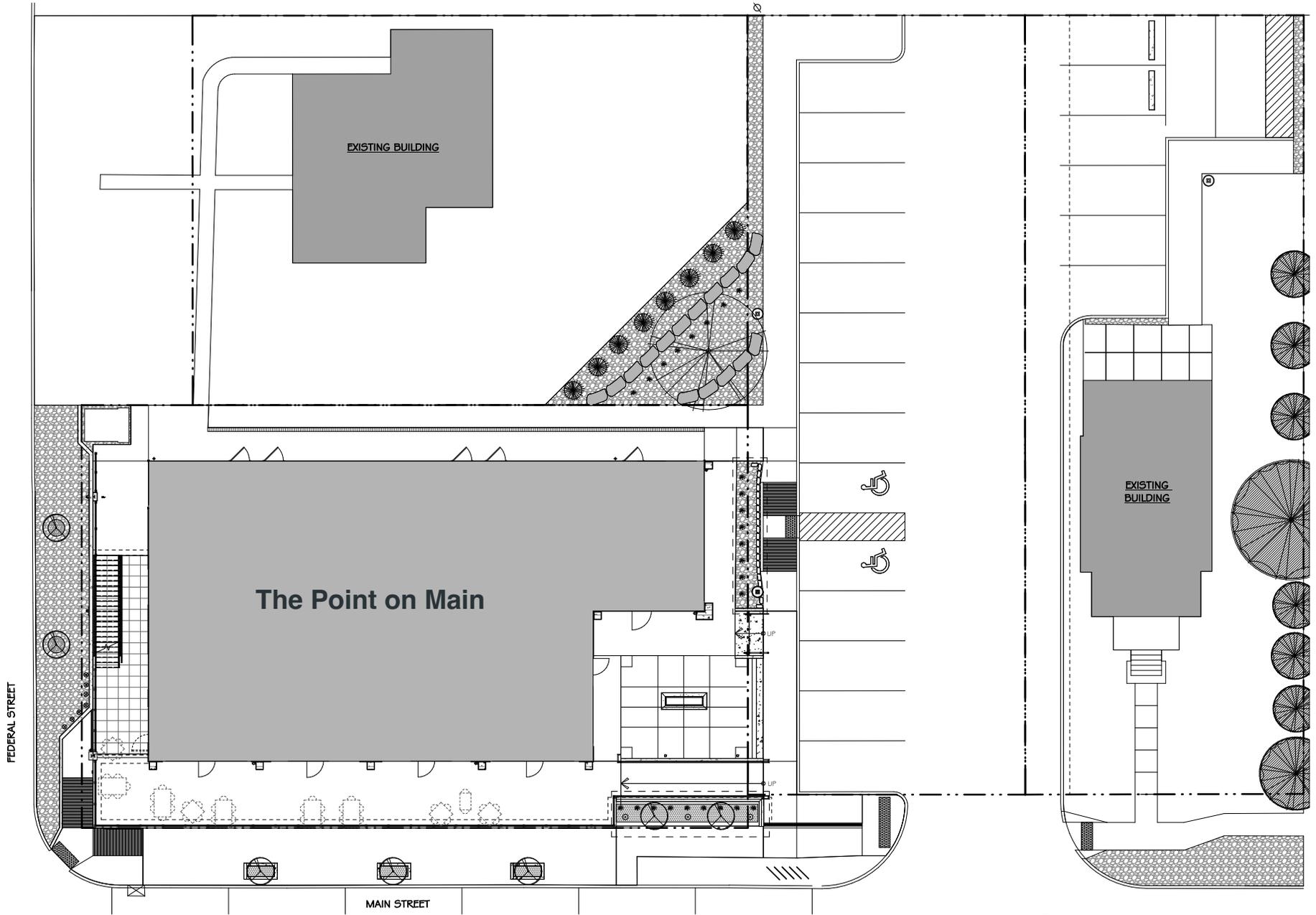
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid directly by Tenant	Montana-Dakota Utilities	No	Yes
Electricity	Paid directly by Tenant	Black Hills Energy	No	Yes
Water	Paid directly by Tenant	City of Spearfish	No	Yes
Sewer	Paid directly by Tenant	City of Spearfish	No	No
Trash	Paid by LL but re-imbursed 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



BUILDING COSTS

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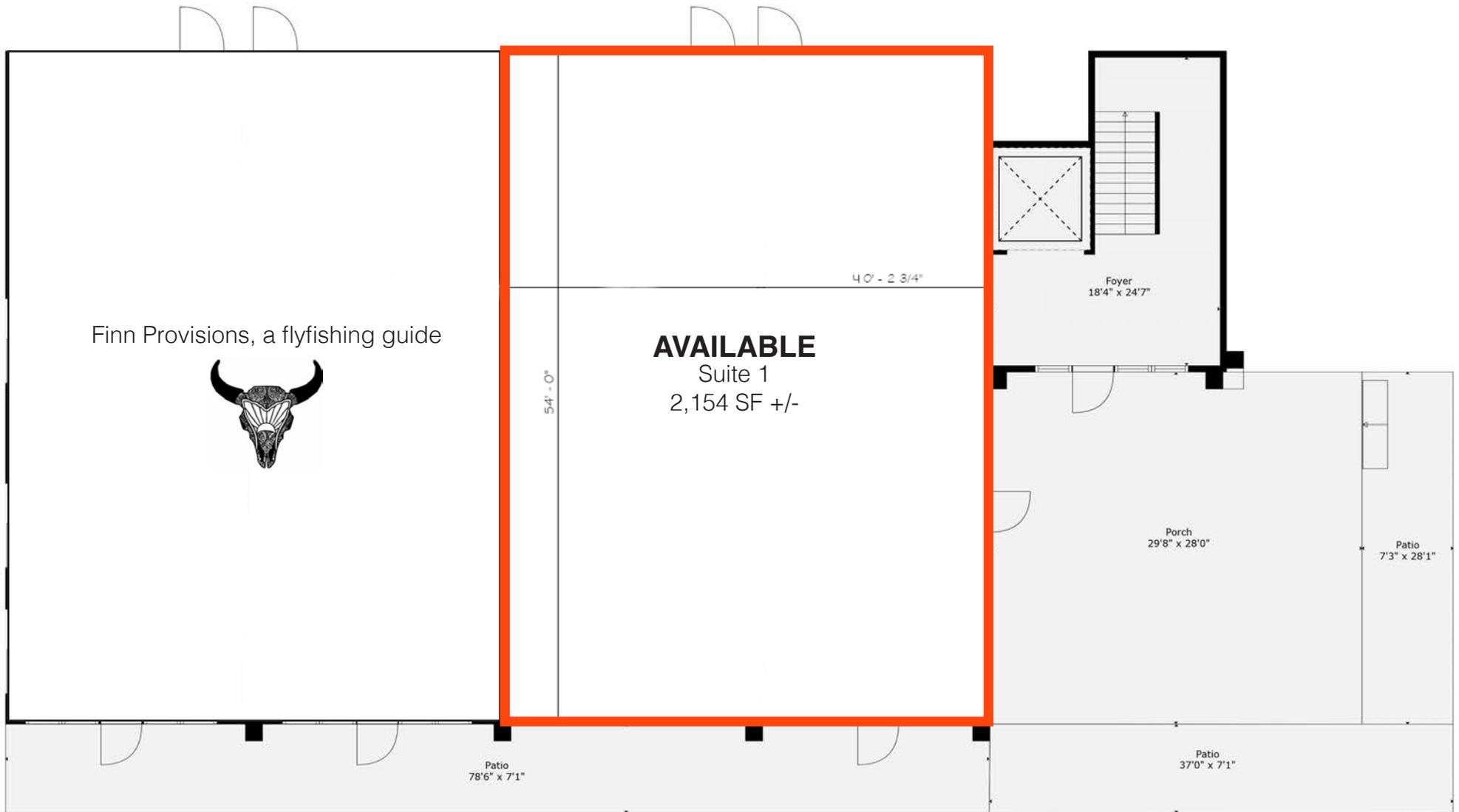
Concept only; subject to change
Floor plans and sizing are flexible



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SITE PLAN



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MAIN LEVEL DIMENSIONS

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MAIN LEVEL AVAILABLE SUITE

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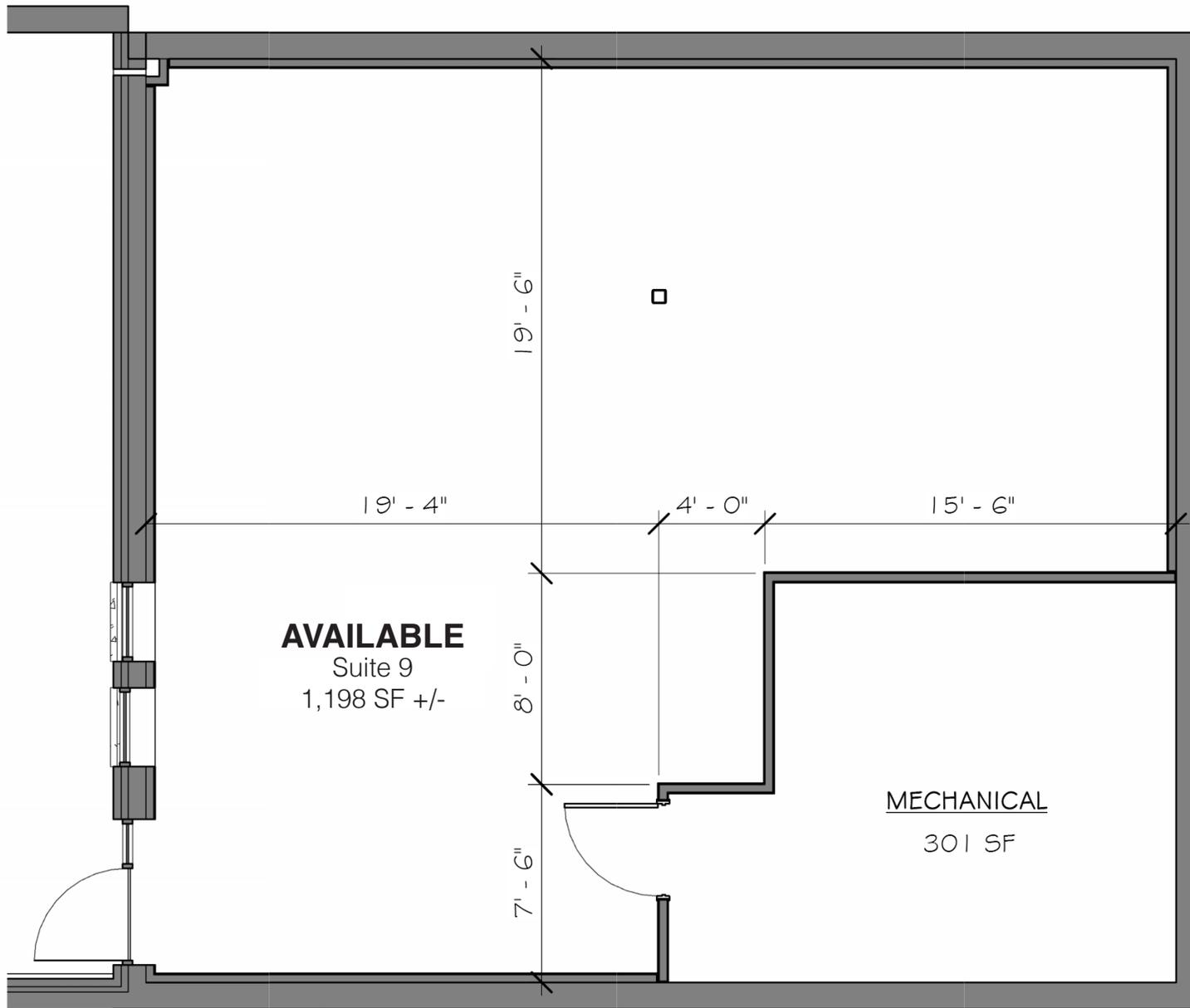
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SECOND LEVEL DIMENSIONS

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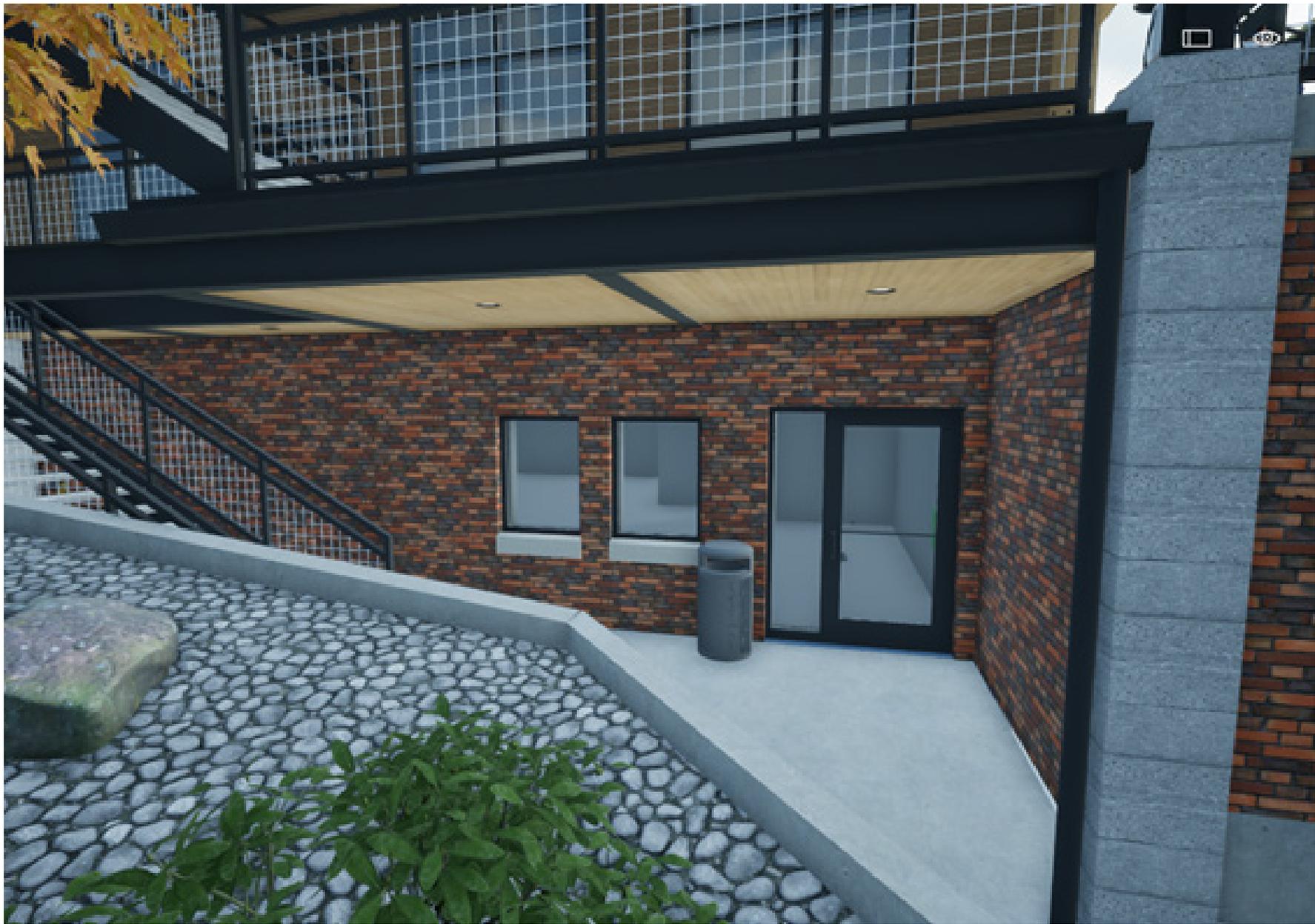
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BASEMENT DIMENSIONS

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BASEMENT ENTRANCE RENDERING

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EXTERIOR PHOTOS

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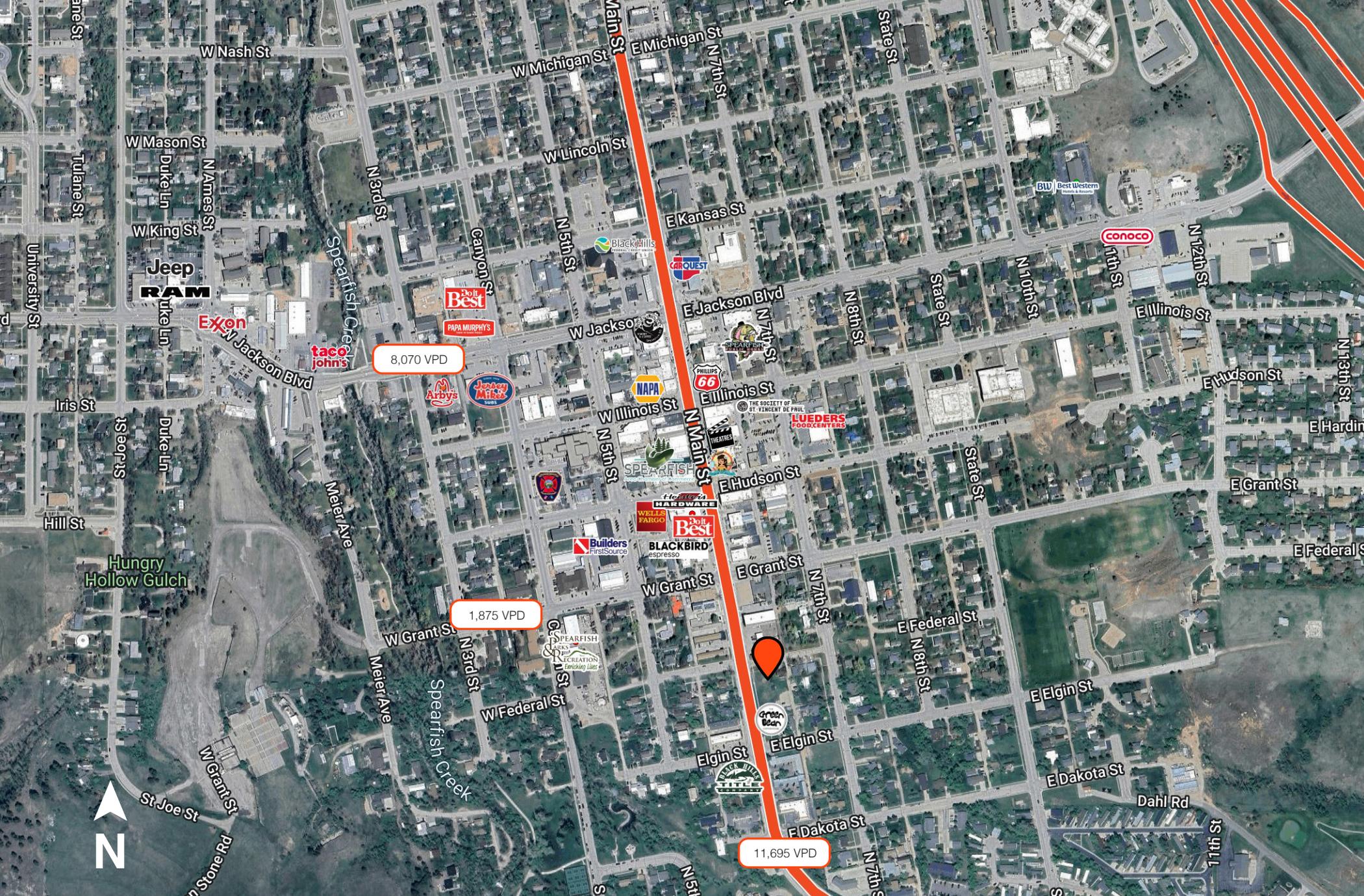
AERIAL



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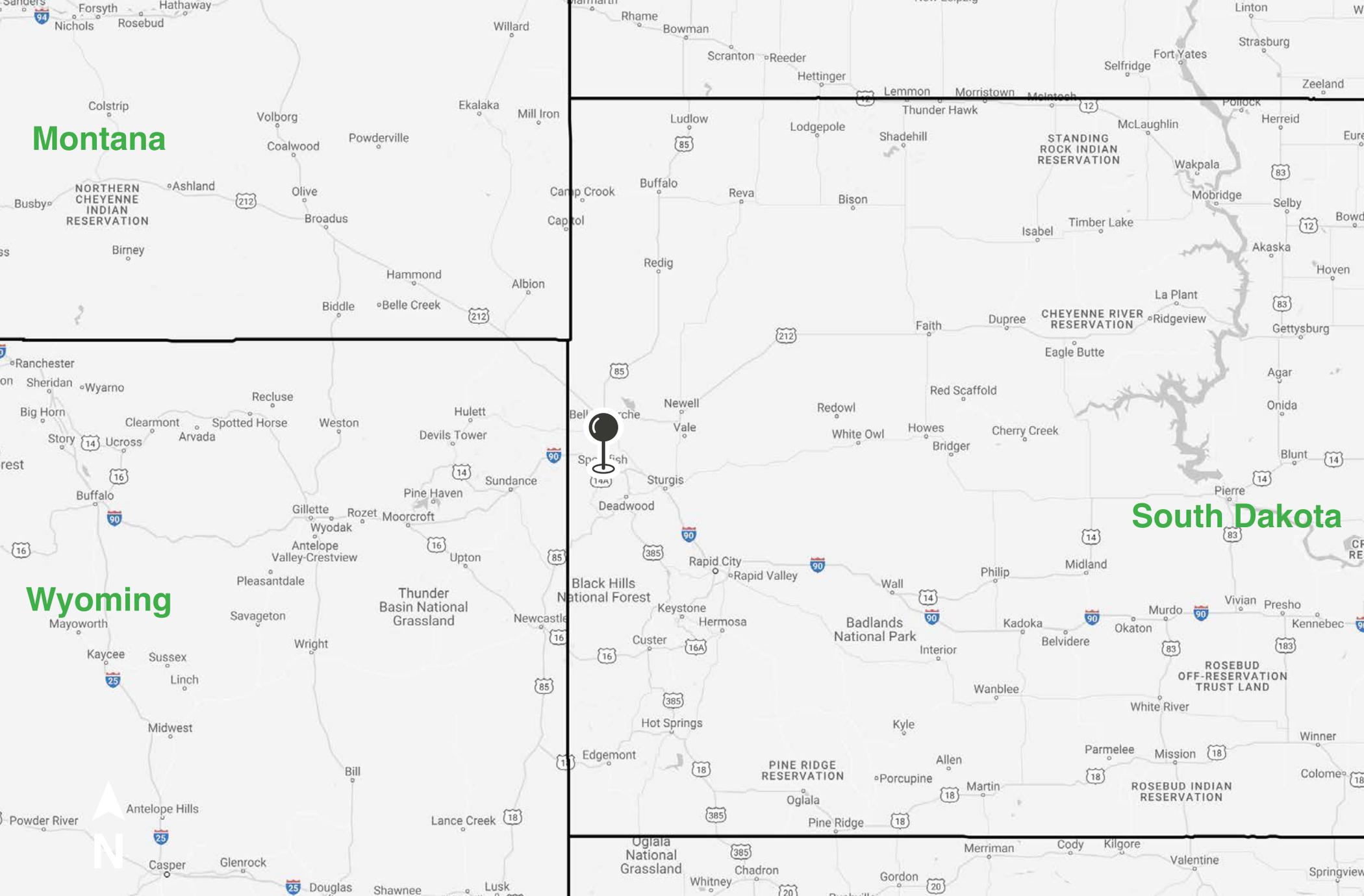
PARCEL



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SITE MAP



Montana

South Dakota



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AREA MAP



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	2025			2025	2030
Population	4,993	13,887	17,486	27,384	28,842
Daytime Population	7,163	14,453	16,453	27,068	-
Median Household Income	\$48,613	\$66,729	\$70,764	\$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
2025 Total Population	4,993	13,887	17,486
2025 Group Quarters	189	899	910
2030 Total Population	5,173	14,629	18,580
2024-2029 Annual Rate	0.71%	1.05%	1.22%
2025 Total Daytime Population	7,163	14,453	16,875
Workers	4,551	8,254	9,121
Residents	2,612	6,199	7,754
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
2025 Households	2,609	6,209	7,691
2025 Average Household Size	1.84	2.09	2.16
2030 Households	2,728	6,604	8,241
2030 Average Household Size	1.83	2.08	2.14
2024-2029 Annual Rate	0.90%	1.24%	1.39%
2010 Families	1,126	2,866	3,524
2010 Average Family Size	2.63	2.77	2.82
2025 Families	1,106	3,231	4,187
2025 Average Family Size	2.64	2.75	2.79
2030 Families	1,136	3,392	4,436
2030 Average Family Size	2.64	2.75	2.79
2024-2029 Annual Rate	0.54%	0.98%	1.16%
2025 Housing Units	2,966	6,937	8,549
Owner Occupied Housing Units	37.9%	50.7%	53.9%
Renter Occupied Housing Units	50.1%	38.8%	36.1%
Vacant Housing Units	12.0%	10.5%	10.0%
2025 Population 25+ by Educational Attainment			
Total	3,771	9,567	12,079
Less than 9th Grade	1.8%	1.2%	1.4%
9th - 12th Grade, No Diploma	3.7%	2.1%	2.2%
High School Graduate	17.8%	17.1%	18.0%
GED/Alternative Credential	2.4%	2.4%	2.5%
Some College, No Degree	23.9%	23.0%	22.5%
Associate Degree	7.8%	10.8%	11.0%
Bachelor's Degree	31.9%	31.5%	30.0%
Graduate/Professional Degree	10.7%	11.9%	12.3%
Median Household Income			
2025	\$48,613	\$66,729	\$70,764
2030	\$53,820	\$74,081	\$79,386
Median Age			
2010	41.9	35.3	35.9
2020	42.5	38.4	38.8
2025	44.1	39.7	40.1
2030	46.5	41.2	41.5
2025 Population by Sex			
Males	2,431	6,785	8,573
Females	2,562	7,102	8,913
2030 Population by Sex			
Males	2,499	7,124	9,078
Females	2,674	7,505	9,502
Data for all businesses in area			
Total Businesses:	578	881	1,021
Total Employees:	5,217	8,698	9,878



MARKET PROFILE

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