



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

ALEXIS MAHLEN

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Broker Associate | The Real Estate Center of Spearfish

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SUMMARY



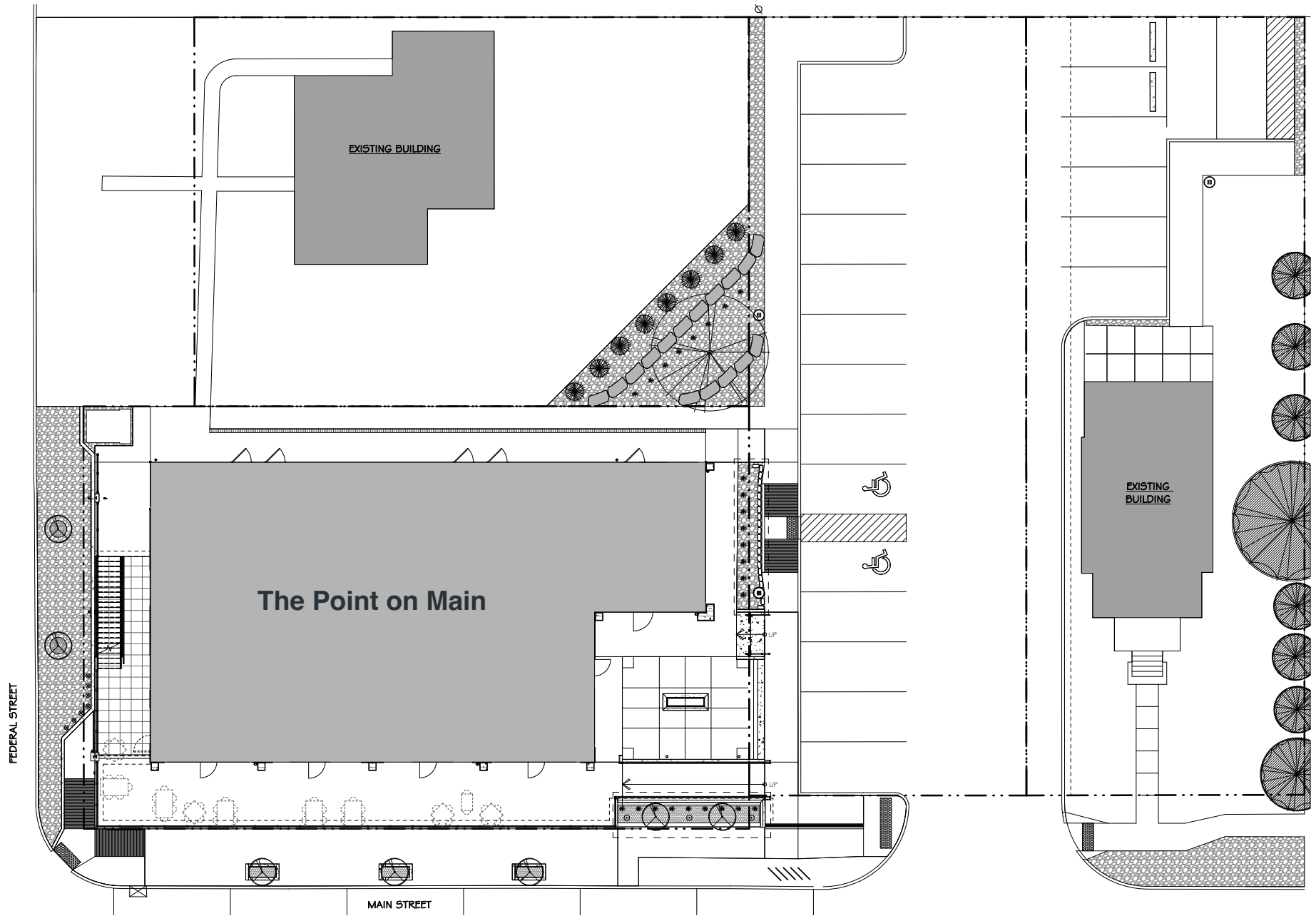
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UTILITY INFORMATION

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



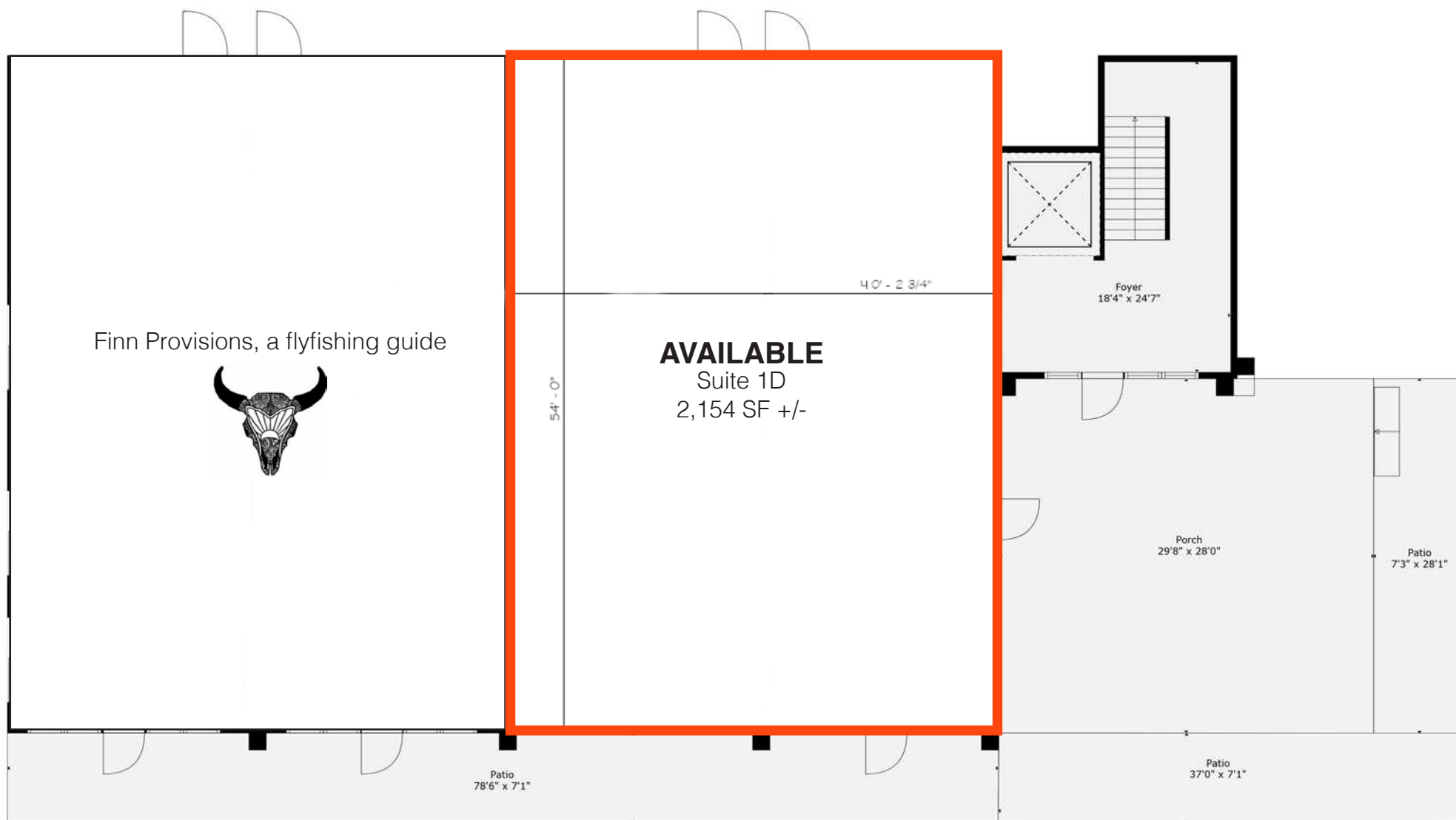
Concept only; subject to change
Floor plans and sizing are flexible



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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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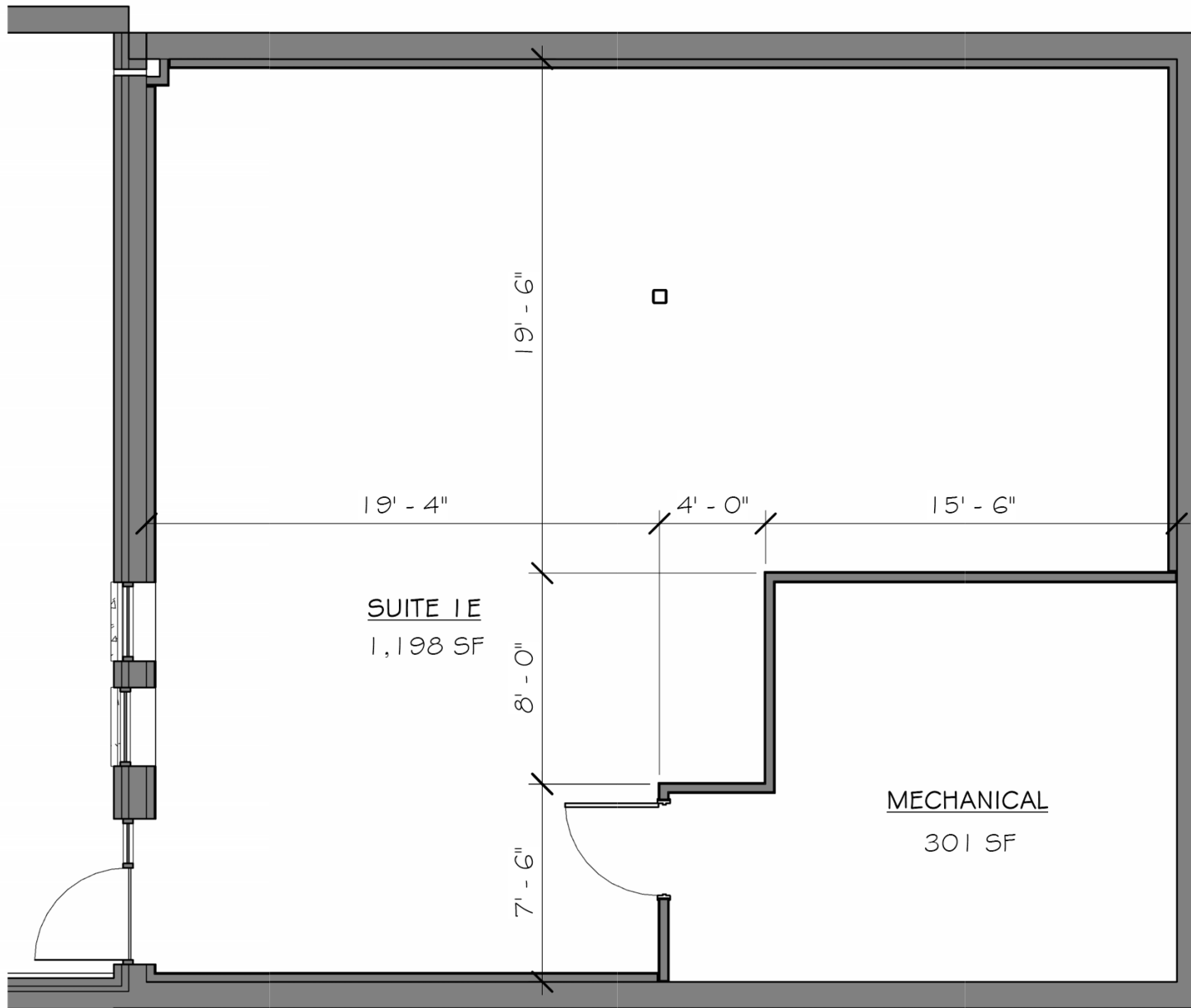


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SECOND LEVEL DIMENSIONS

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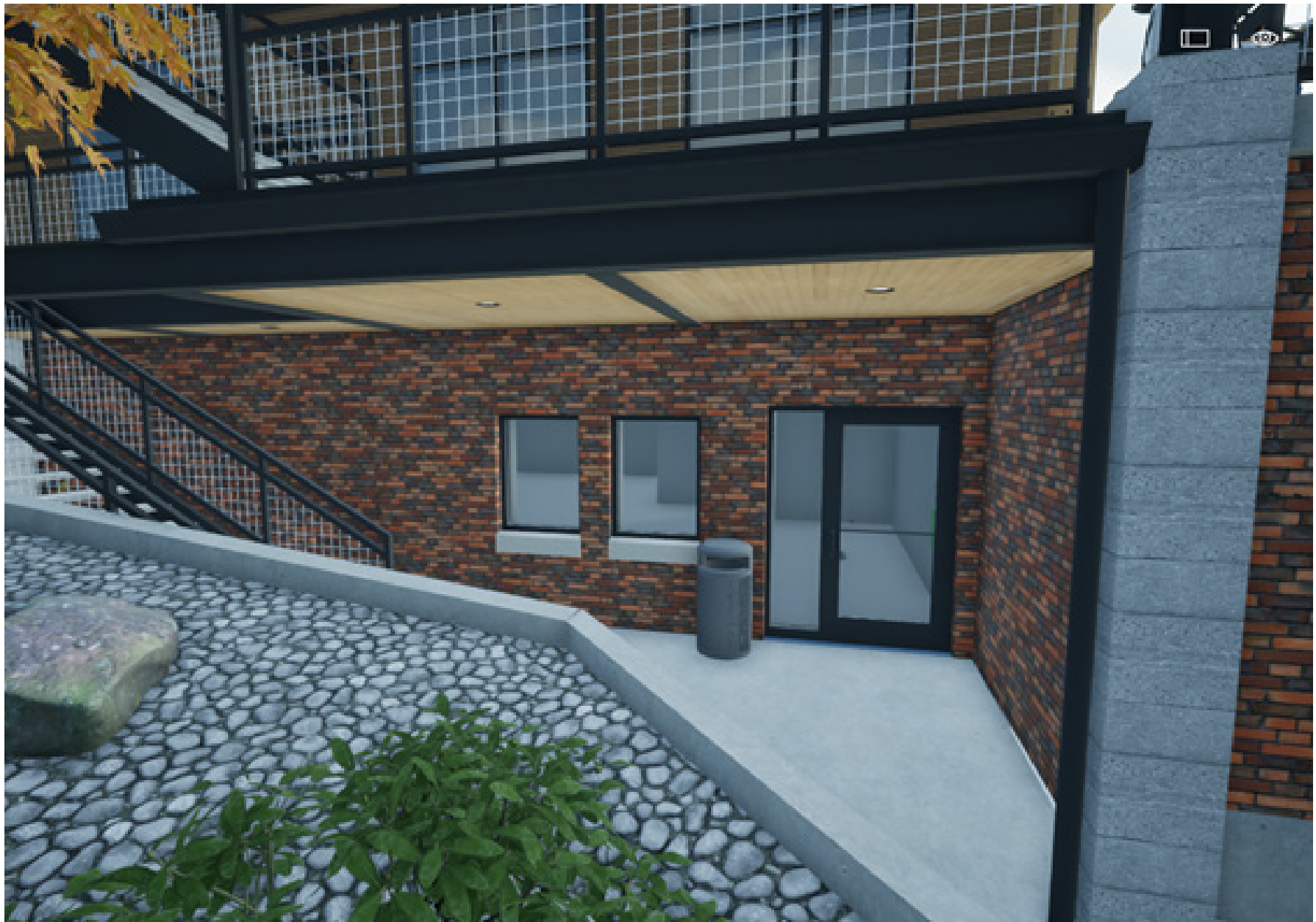
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BASEMENT DIMENSIONS

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BASEMENT ENTRANCE RENDERING

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EXTERIOR PHOTOS

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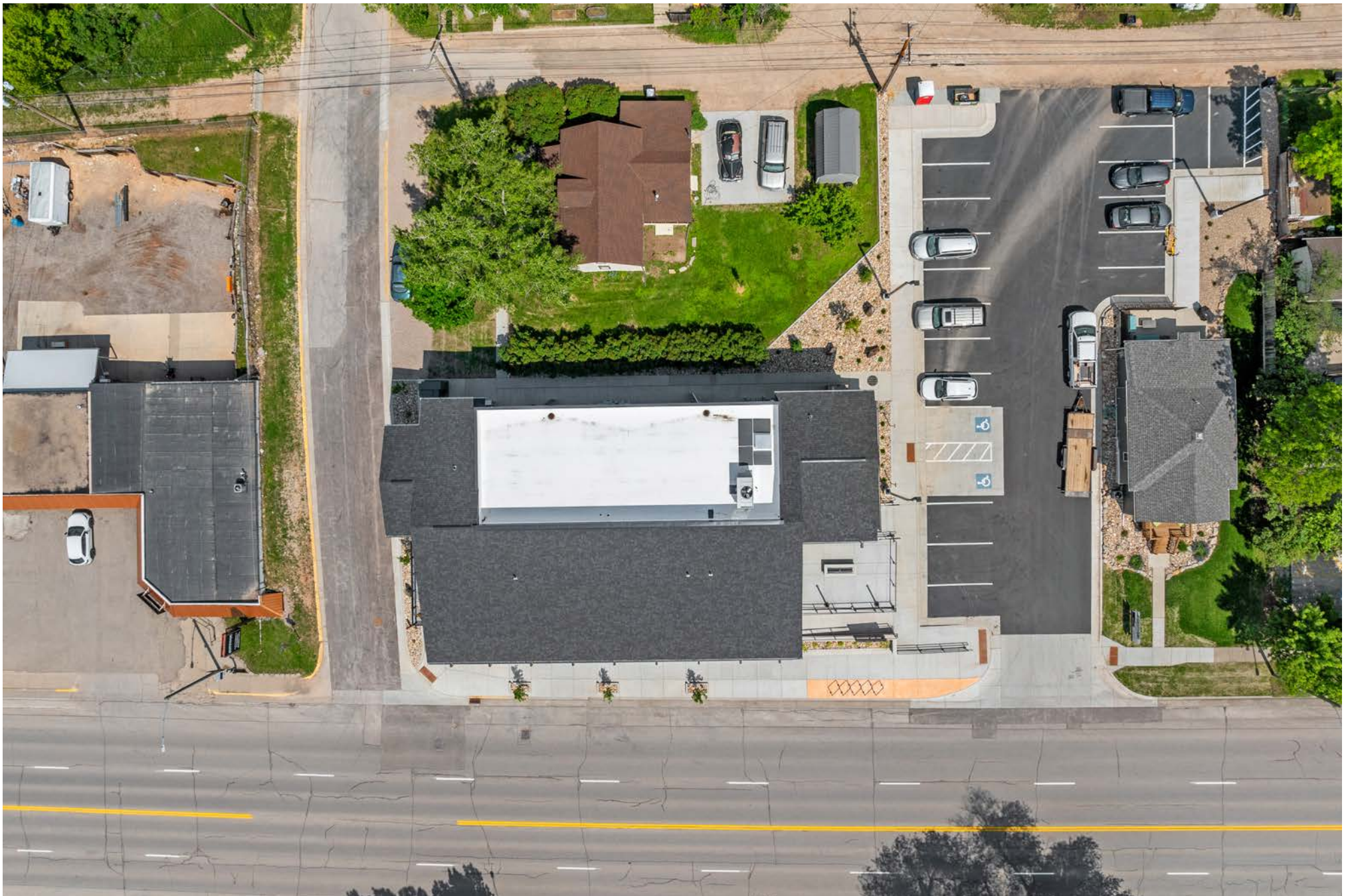
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AERIAL

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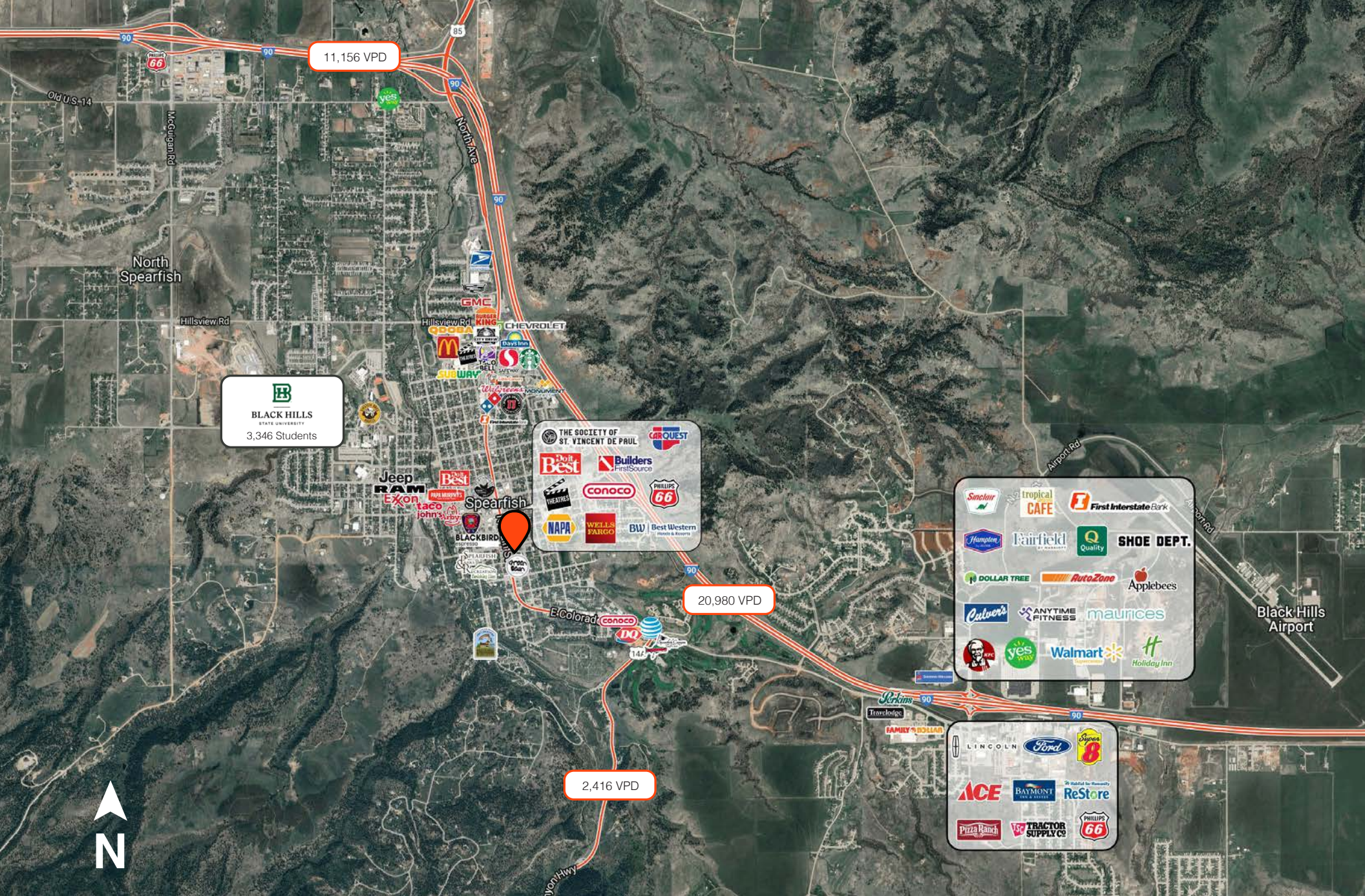
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PARCEL

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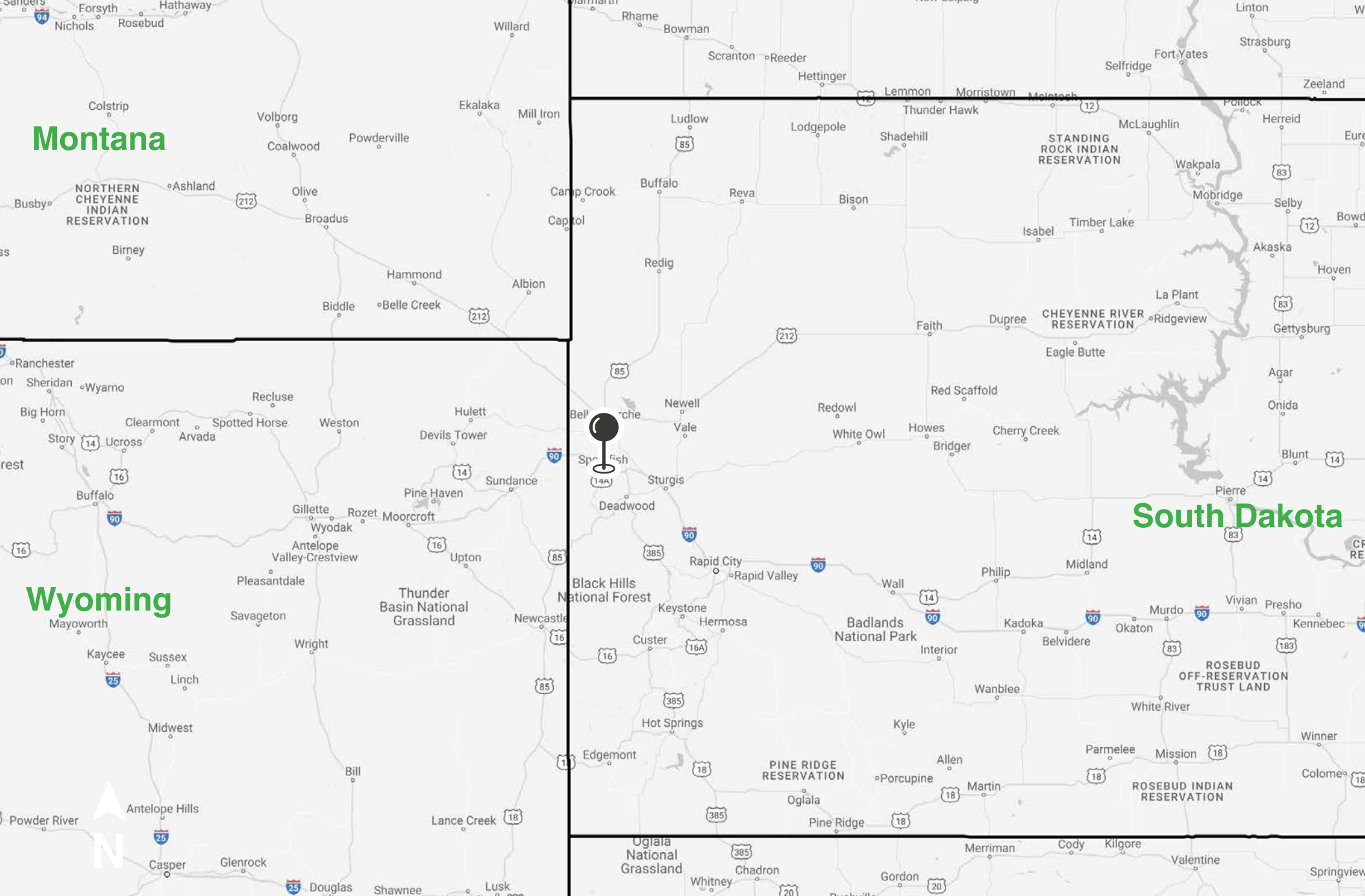
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AREA MAP



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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 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	4,978	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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