



# DELL RAPIDS C-STORE

RETAIL FOR SALE



220 SD-115,  
Dell Rapids, SD 57022



Building: 1,536 SF +/-  
Lot Size: 0.5 Acres +/-



Contact Broker

## LOCATION

This property is strategically positioned along HWY SD-115, just off of Dell Rapids' main intersection and 3 miles off I-29. Dell Rapids has a population of 3,994 (2023) and is anchored by its thriving local business community. Being only 20 minutes outside of Sioux Falls, Dell Rapids draws in visitors with their historic downtown community, rich history, and array of annual events.

## DESCRIPTION

- Site includes 3 double-sided gas/diesel pumps
- 10 parking spaces on-site for employees and customers
- Building and monument signage for enhanced visibility
- Direct access off HWY SD-115, which attracts 3,668 VPD
- Available now
- Area neighbors include Casey's, Dollar General, Pizza Ranch, GreatLIFE, Subway, Dells Auto Inc, Kahler Funeral Home, First Interstate Bank, Rocky Run Golf Course, and more
- 1-2 miles to the City of Dell Rapids Campground, Baseball Fields, Park Fields, and Swimming Pool

**MICHAEL RAYNIE** 605.351.9446 | michael.raynie@lloydcompanies.com



# DELL RAPIDS C-STORE

RETAIL FOR SALE



## EXTERIOR PHOTOS



**MICHAEL RAYNIE** 605.351.9446 | michael.raynie@lloydcompanies.com

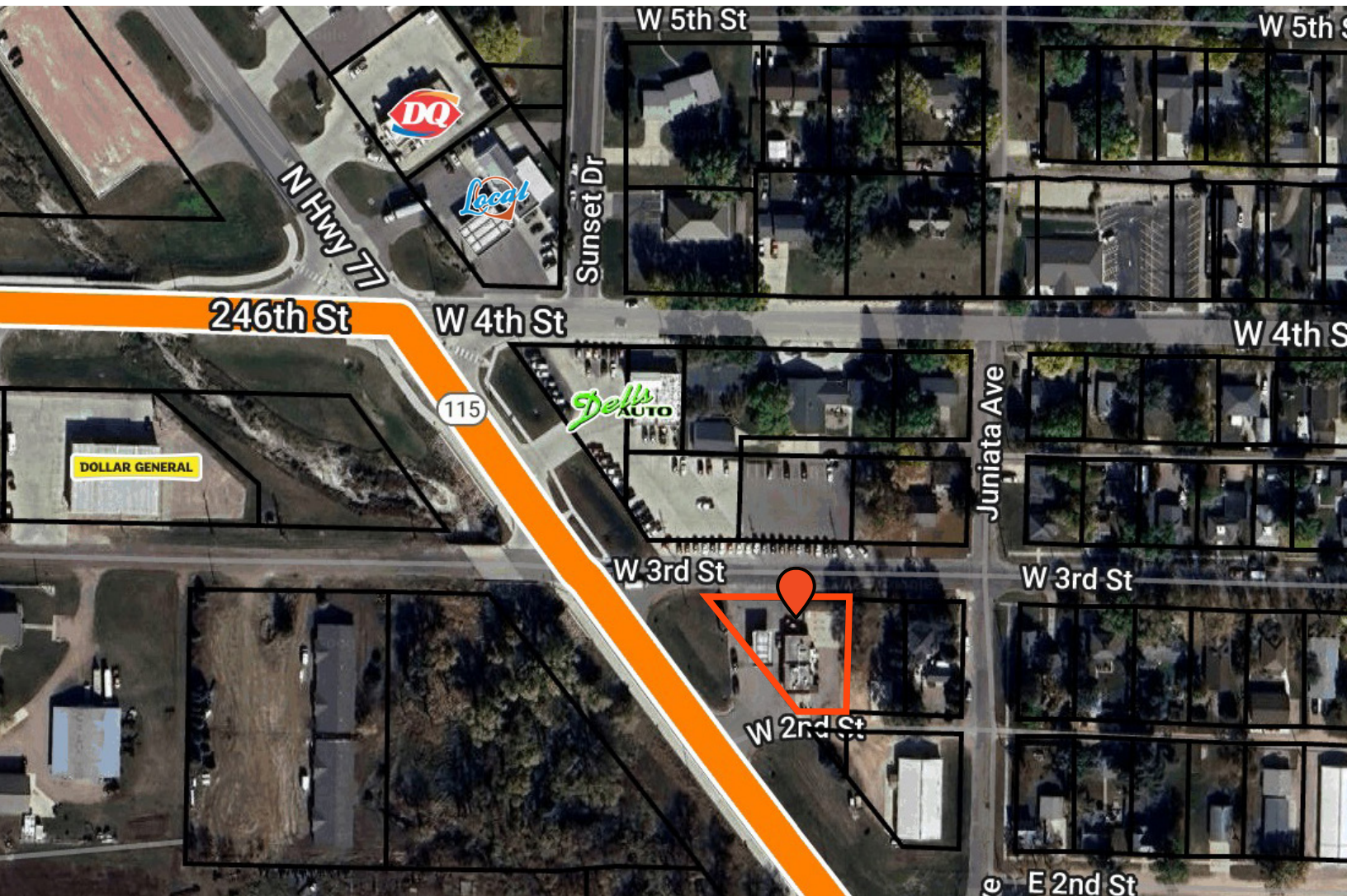


# DELL RAPIDS C-STORE

RETAIL FOR SALE



## SITE MAP



**MICHAEL RAYNIE** 605.351.9446 | michael.raynie@lloydcompanies.com

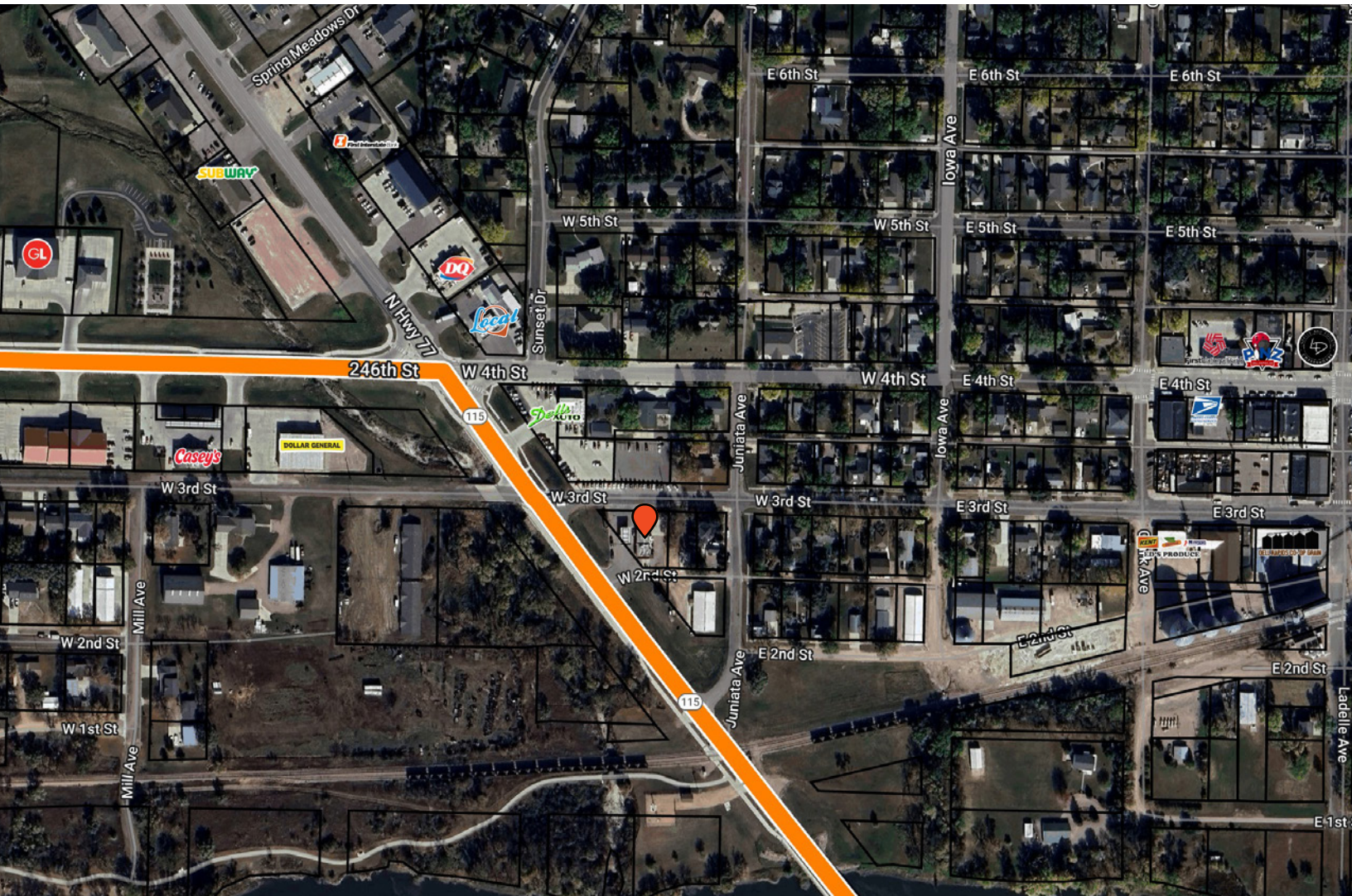


# DELL RAPIDS C-STORE

RETAIL FOR SALE



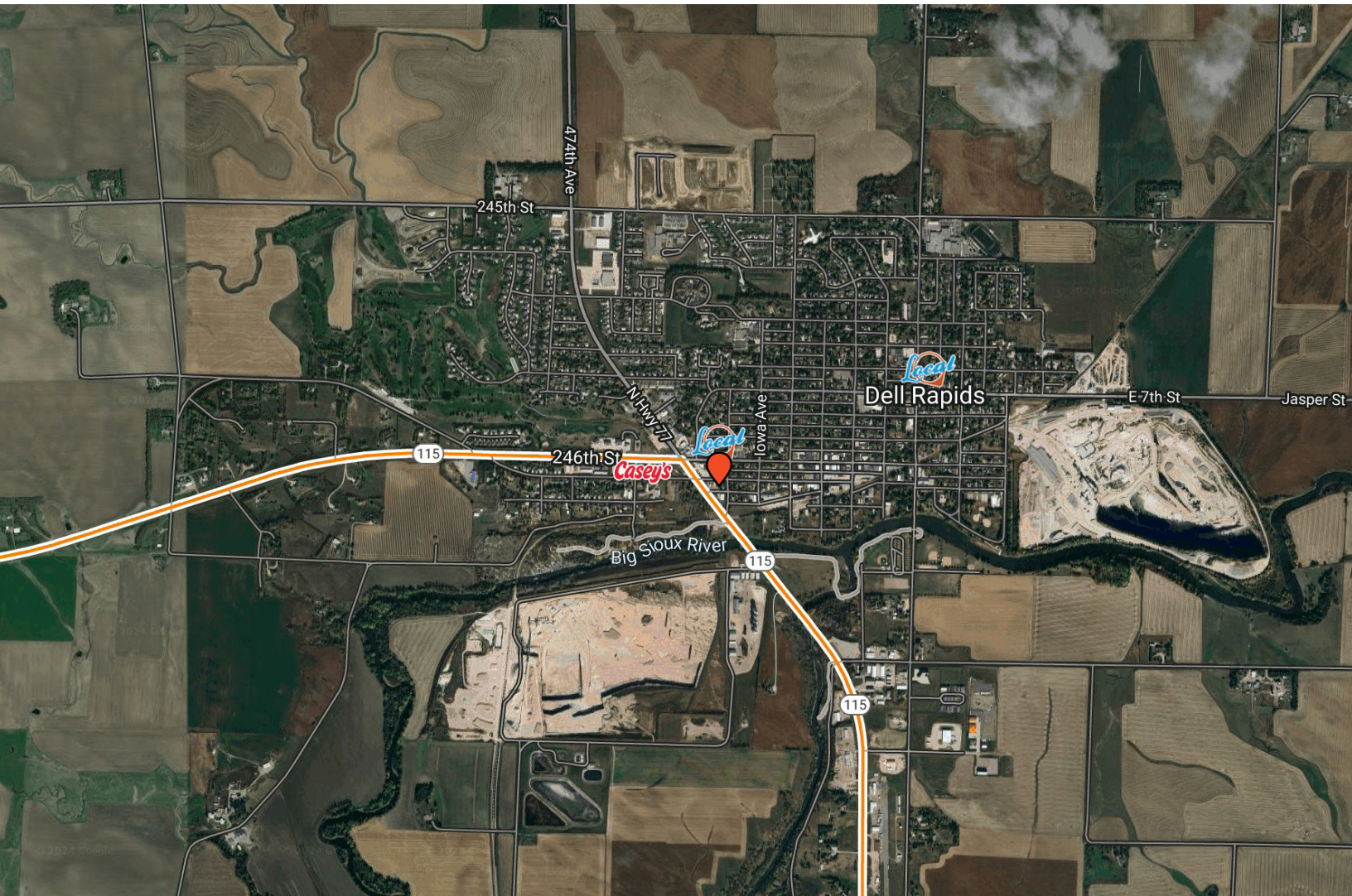
## AREA MAP



**MICHAEL RAYNIE** 605.351.9446 | michael.raynie@lloydcompanies.com



# AREA COMPETITORS



**MICHAEL RAYNIE** 605.351.9446 | michael.raynie@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified any of the information that it has been provided and makes no representation or warranty of any kind as to its accuracy or completeness. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.

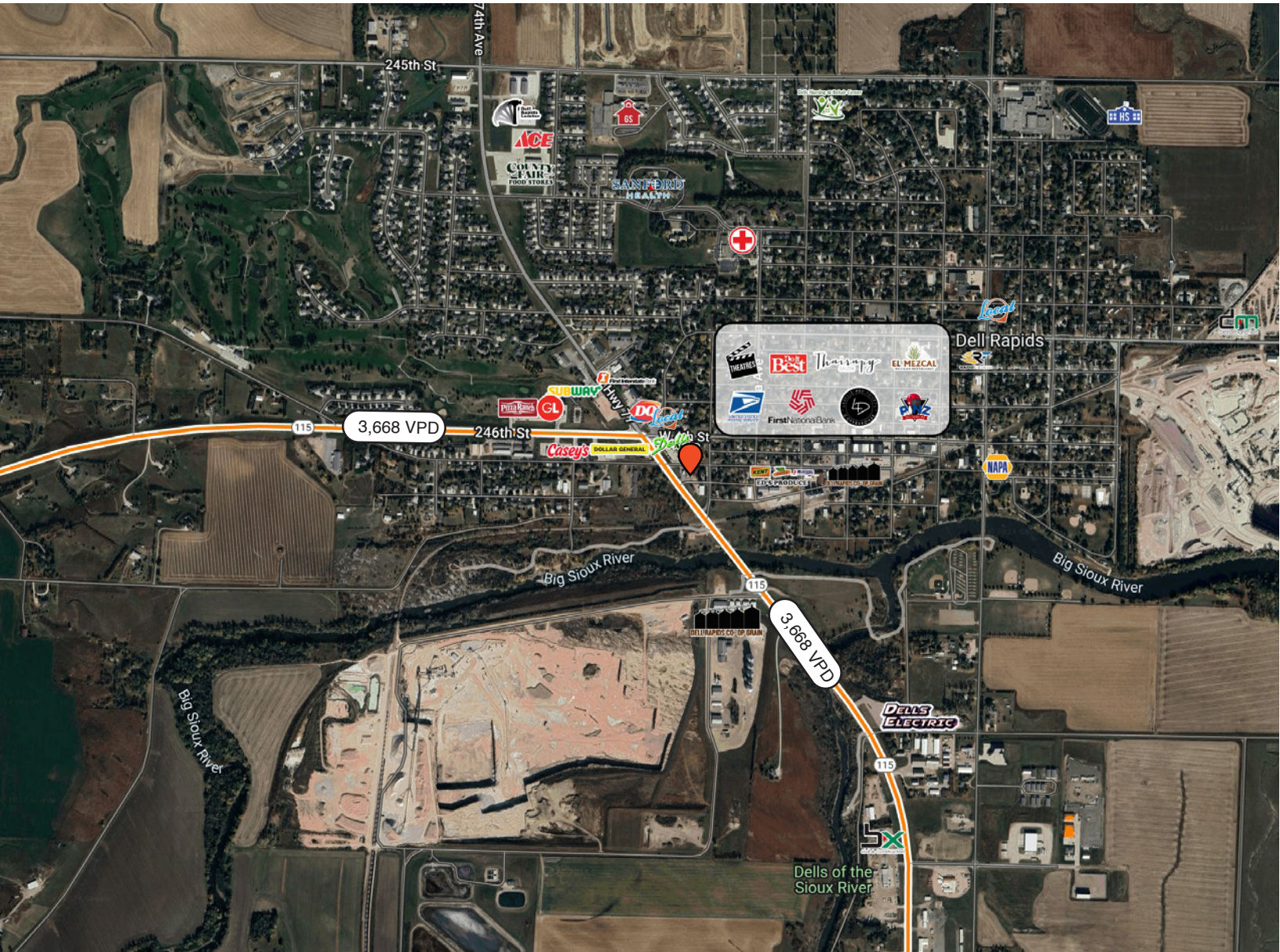


# DELL RAPIDS C-STORE

RETAIL FOR SALE



## CITY MAP



**MICHAEL RAYNIE** 605.351.9446 | michael.raynie@lloydcompanies.com

# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,492	4,065	5,725
2020 Total Population	3,821	4,437	6,275
2020 Group Quarters	45	45	46
2023 Total Population	3,994	4,643	6,557
2023 Group Quarters	45	45	46
2028 Total Population	4,090	4,762	6,760
2023-2028 Annual Rate	0.48%	0.51%	0.61%
2023 Total Daytime Population	3,277	3,793	5,175
Workers	1,376	1,590	2,136
Residents	1,901	2,203	3,039
<b>Household Summary</b>			
2010 Households	1,329	1,541	2,134
2010 Average Household Size	2.58	2.60	2.65
2020 Total Households	1,479	1,710	2,373
2020 Average Household Size	2.55	2.57	2.62
2023 Households	1,551	1,791	2,501
2023 Average Household Size	2.55	2.57	2.60
2028 Households	1,592	1,841	2,584
2028 Average Household Size	2.54	2.56	2.60
2023-2028 Annual Rate	0.52%	0.55%	0.66%
2010 Families	946	1,101	1,562
2010 Average Family Size	3.09	3.10	3.12
2023 Families	1,036	1,201	1,728
2023 Average Family Size	3.17	3.19	3.17
2028 Families	1,052	1,221	1,767
2028 Average Family Size	3.18	3.20	3.18
2023-2028 Annual Rate	0.31%	0.33%	0.45%
2023 Housing Units	1,595	1,842	2,578
Owner Occupied Housing Units	77.5%	77.7%	80.0%
Renter Occupied Housing Units	19.7%	19.5%	17.0%
Vacant Housing Units	2.8%	2.8%	3.0%
<b>Median Household Income</b>			
2023	\$89,961	\$89,837	\$90,014
2028	\$103,967	\$103,843	\$102,765
<b>Median Age</b>			
2010	35.5	35.4	35.6
2020	38.0	38.0	38.2
2023	36.6	36.6	37.1
2028	35.8	35.8	36.4
<b>2023 Population by Sex</b>			
Males	1,956	2,282	3,283
Females	2,038	2,361	3,274
<b>2028 Population by Sex</b>			
Males	1,985	2,321	3,365
Females	2,106	2,442	3,394
<b>Data for all businesses in area</b>			
Total Businesses:	144	164	207
Total Employees:	1,313	1,566	2,040

**MICHAEL RAYNIE** 605.351.9446 | michael.raynie@lloydcompanies.com