



# DOWNTOWN RAPID CITY RETAIL STOREFRONT FOR LEASE



629 Main Street,  
Rapid City, SD 57701



2,930 SF +/-



\$16.00 / SF NNN  
Estimated NNN: \$4.25 / SF

## LOCATION

Located near the corner of Main Street & 7th Street in Downtown Rapid City. This property benefits from year-round traffic to the restaurants, shops, and hotels fueled by regional tourism. Downtown is adjacent across Interstate-44 from The Monument/Summit Arena which drives substantial foot traffic.

## DESCRIPTION

- Floor plan offers an open showroom with display lights, open dressing rooms, two private offices/storage rooms, and a storage area with shelving
- Common area restrooms and a rear double-door entrance for loading/unloading
- Available now
- Building & window signage opportunities
- Parking includes metered street parking or nearby surface parking lots/ramps
- Within a pedestrian-friendly setting with popular destinations including Art Alley, Firehouse Brewing Company, Main Street Square, Hotel Alex Johnson, and Block 5 in direct proximity
- Downtown Rapid City carries a daytime population of 9,800 and a resident population of ~1,800

ALEXIS MAHLEN

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## BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,930 SF +/-	\$16.00/SF NNN	\$4.25/SF	\$20.25/SF NNN	\$59,332.50	\$4,944.38

## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	
Property Insurance	Paid by LL, Reimbursed by Tenant	
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	
<b>Total</b>	-	<b>\$4.25</b>

*Subject to change and will be further defined in the lease.*

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
In- Suite Gas	Paid by Tenant directly to Provider	Montana-Dakota Utilities	No	Yes	
In-Suite Electricity	Paid by Tenant directly to Provider	Black Hills Energy	No	Yes	
In-Suite Water & Sewer	Paid by LL directly to Provider	City of Rapid City	No	Yes	
In-Suite Trash	Paid by LL directly to Provider	Keiffer	No	Yes	Tenant to pay for any excessive need above current of trash
Common Area Utilities	Paid by Tenant through CAM	Same as above	Yes	No	
In-Suite Phone/ Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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 **LLOYD**

## INTERIOR PHOTOS



**ALEXIS MAHLEN** 605.321.4861 | [alexis@lloydcompanies.com](mailto:alexis@lloydcompanies.com)

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

*Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.*

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## EXTERIOR PHOTOS



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## DOWNTOWN



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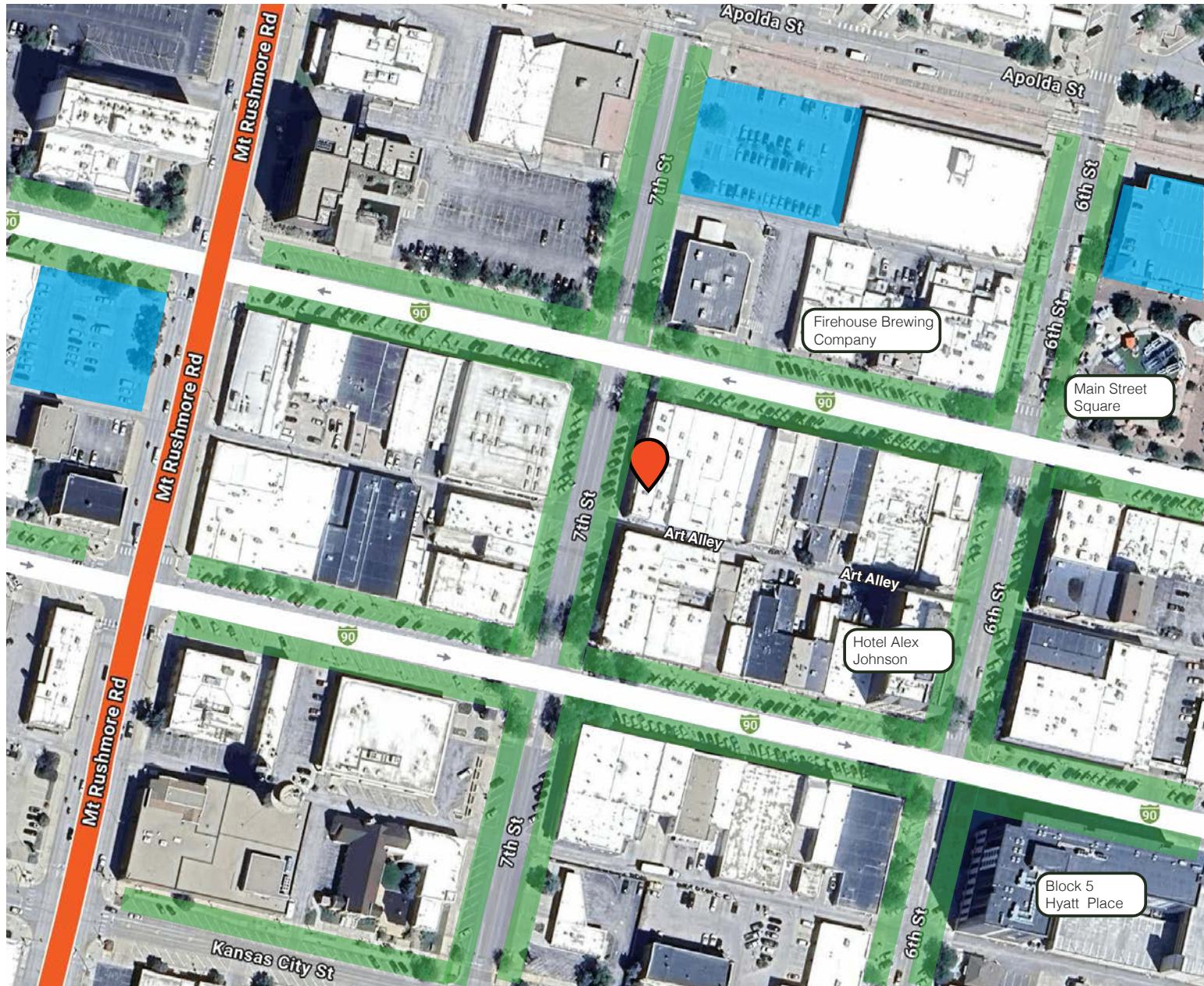
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## PARKING



### Legend

Free to the public all day Saturday, Sunday & holidays

Metered street parking; meters are free M-F after 6:00pm; Saturday after 5pm; all day Sunday & holidays

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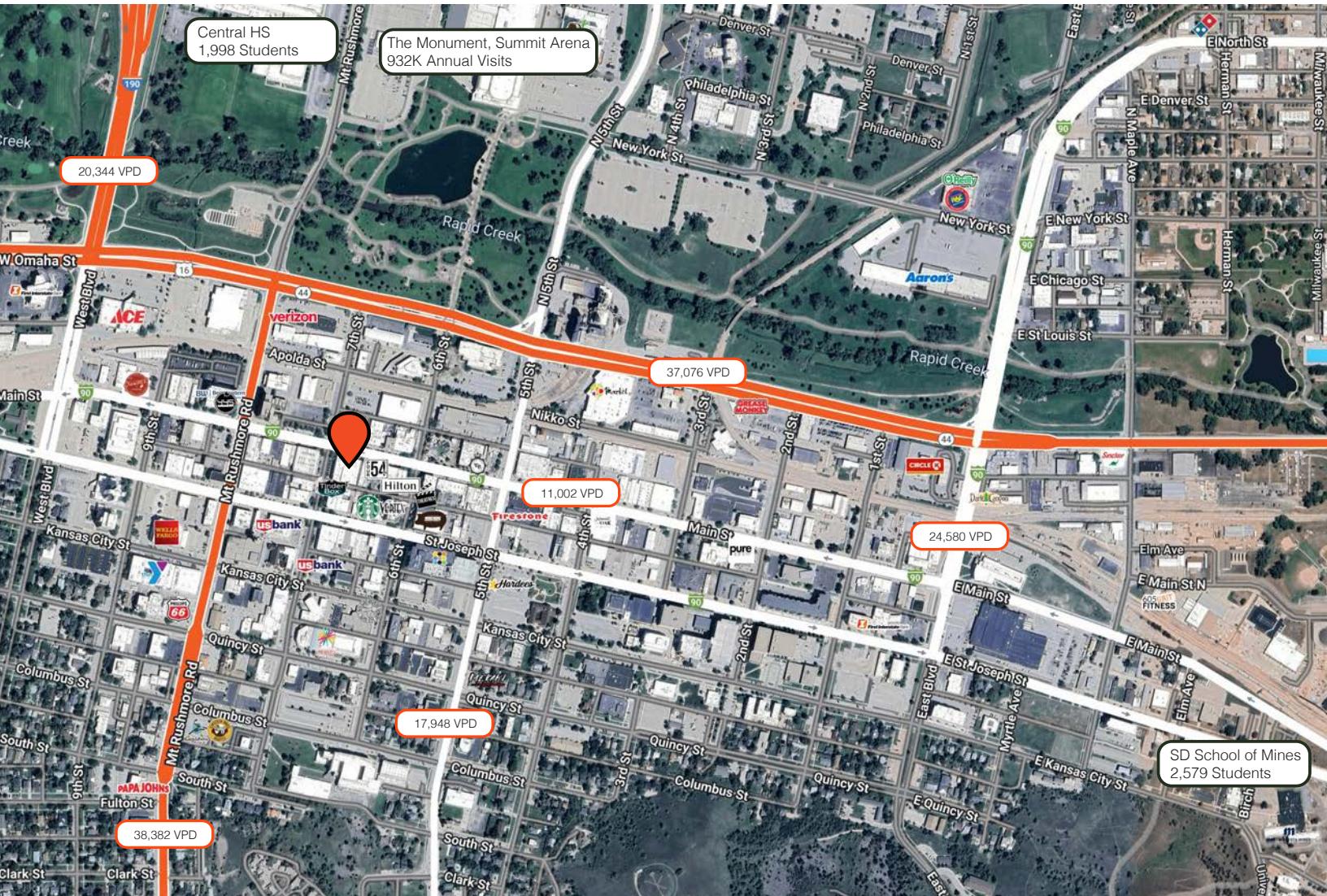
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## AREA MAP



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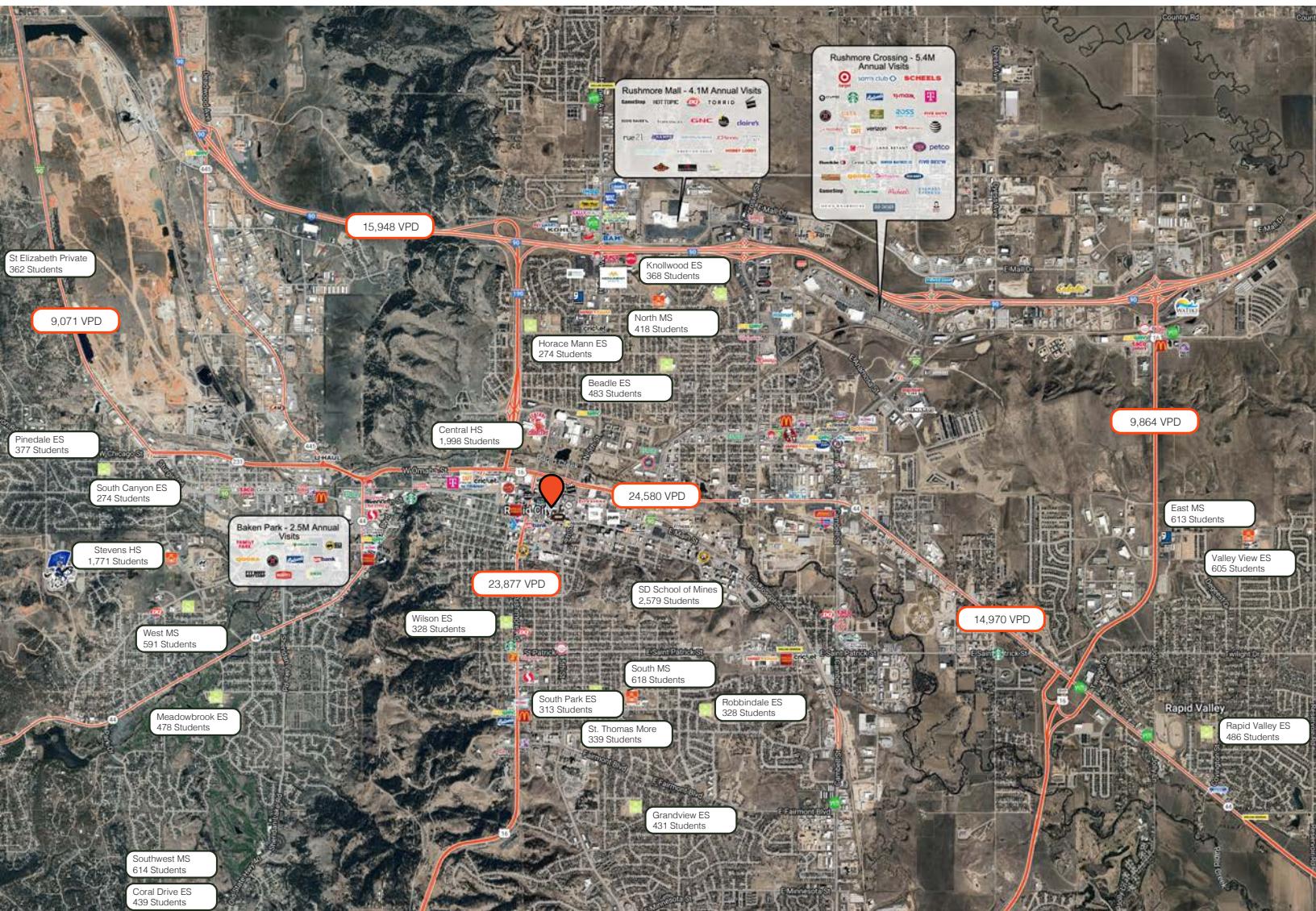
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## CITY MAP



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## DOWNTOWN DEMOGRAPHICS



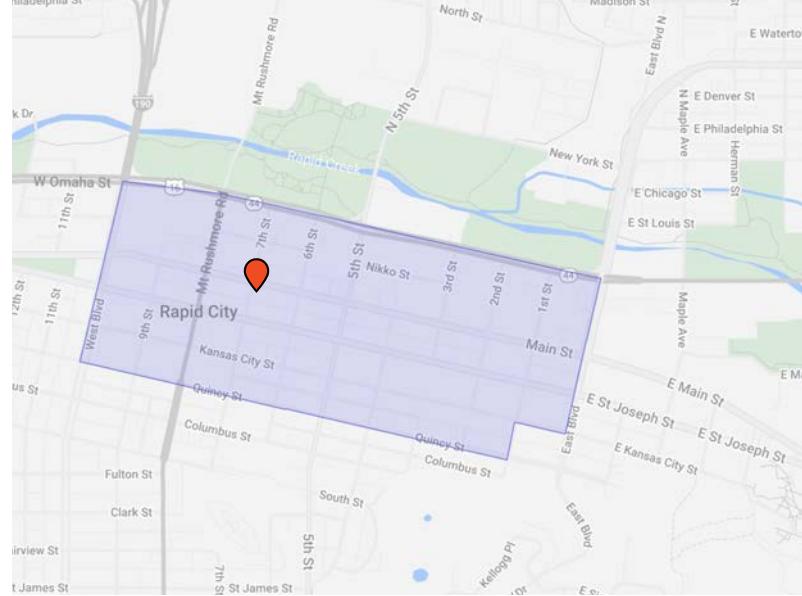
### RESIDENTS

- Population:** 1.8K
- Average Age:** 36.2
- Median HHI:** \$48.7K
- Education (Assoc. & Higher, 25+):** 15.4%



### EMPLOYEES

- Population:** 5.8K
- YoY Change:** +8%
- Daytime Population:** 9.8K
- Median Salary:** \$48.6K
- Median HHI:** \$69.9K
- Education (Assoc. & Higher, 25+):** 45.2%



### OUT-OF-MARKET VISITORS

- Visits:** 975.7K
- Avg. Time in Market:** 115 Minutes
- Median HHI:** \$70.9K
- Education (Assoc. & Higher, 25+):** 47.4%



Year	Rapid City		MSA	
	2025	2030	2025	2030
Population	79,202	83,672	157,328	165,520
Daytime Population	96,448	-	156,189	-
Median Household Income	\$74,828	\$82,281	\$78,595	\$86,916

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