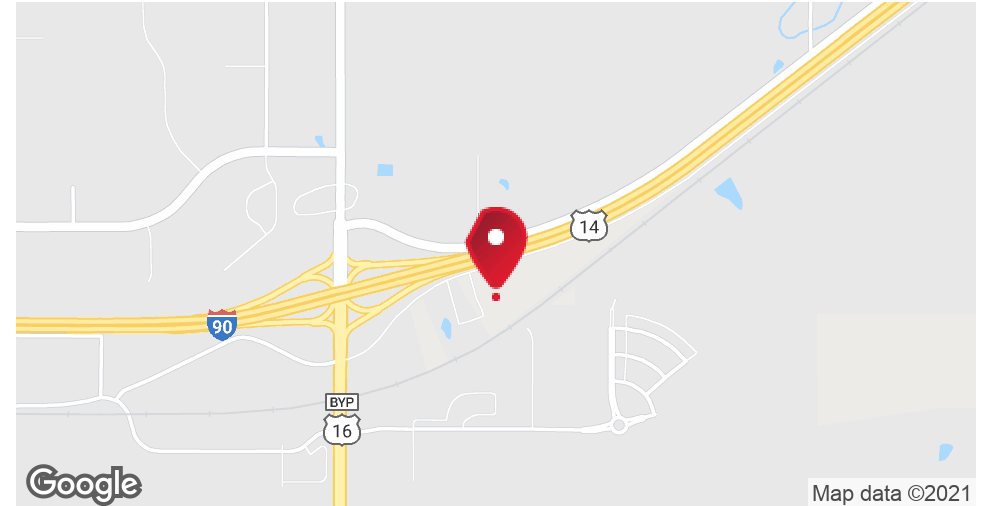


# 4509 I-90 SERVICE RD

4509 I-90 SERVICE RD, RAPID CITY, SD 57701



## OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	3,780 SF
Lot Size:	1 Acres
Price / SF:	\$171.96
Year Built:	1994
Zoning:	General Commercial

## PROPERTY OVERVIEW

This general commercial lot and shop building with warehouse and retail space is adjacent to the new convention center slated to be built to the East of Elk Vale Road and just South of Interstate 90. The multiple national franchise hotels and indoor waterpark are neighbors too. There are currently month to month tenants in the building; the warehouse space is occupied by a company that also uses the fenced yard, and then there are two tenants in the front two retail spaces. The mobile home adjacent to the building will be removed as the property is sold. As a part of the growth between Rapid City and Box Elder, this is a perfect opportunity to purchase and then improve this property to the highest and best use. The list price is not based on historic rental income. The highest and best use is a new building/paved parking lot.

## PROPERTY HIGHLIGHTS

- \* High traffic corridor
- \* Gateway to the Black Hills



RE/MAX ADVANTAGE  
Each office independently owned and operated

**RANDY OLIVIER, CCIM**

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200  
Rapid City, SD 57701

605.343.7653

OLIVIERREALESTATE.COM

# 4509 I-90 SERVICE RD

4509 I-90 SERVICE RD, RAPID CITY, SD 57701



RE/MAX ADVANTAGE  
Each office independently owned and operated

**RANDY OLIVIER, CCIM**

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200  
Rapid City, SD 57701

605.343.7653

OLIVIERREALESTATE.COM

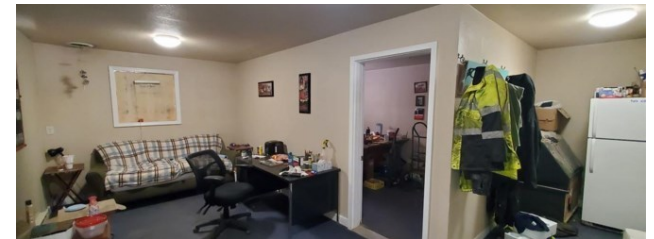
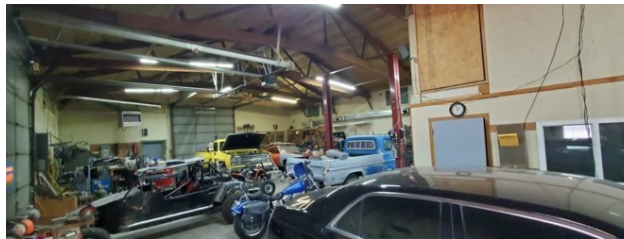


FOR SALE | RETAIL PROPERTY

ADDITIONAL PHOTOS

# 4509 I-90 SERVICE RD

4509 I-90 SERVICE RD, RAPID CITY, SD 57701



RE/MAX ADVANTAGE  
Each office independently owned and operated

**RANDY OLIVIER, CCIM**

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200  
Rapid City, SD 57701

605.343.7653

OLIVIERREALESTATE.COM



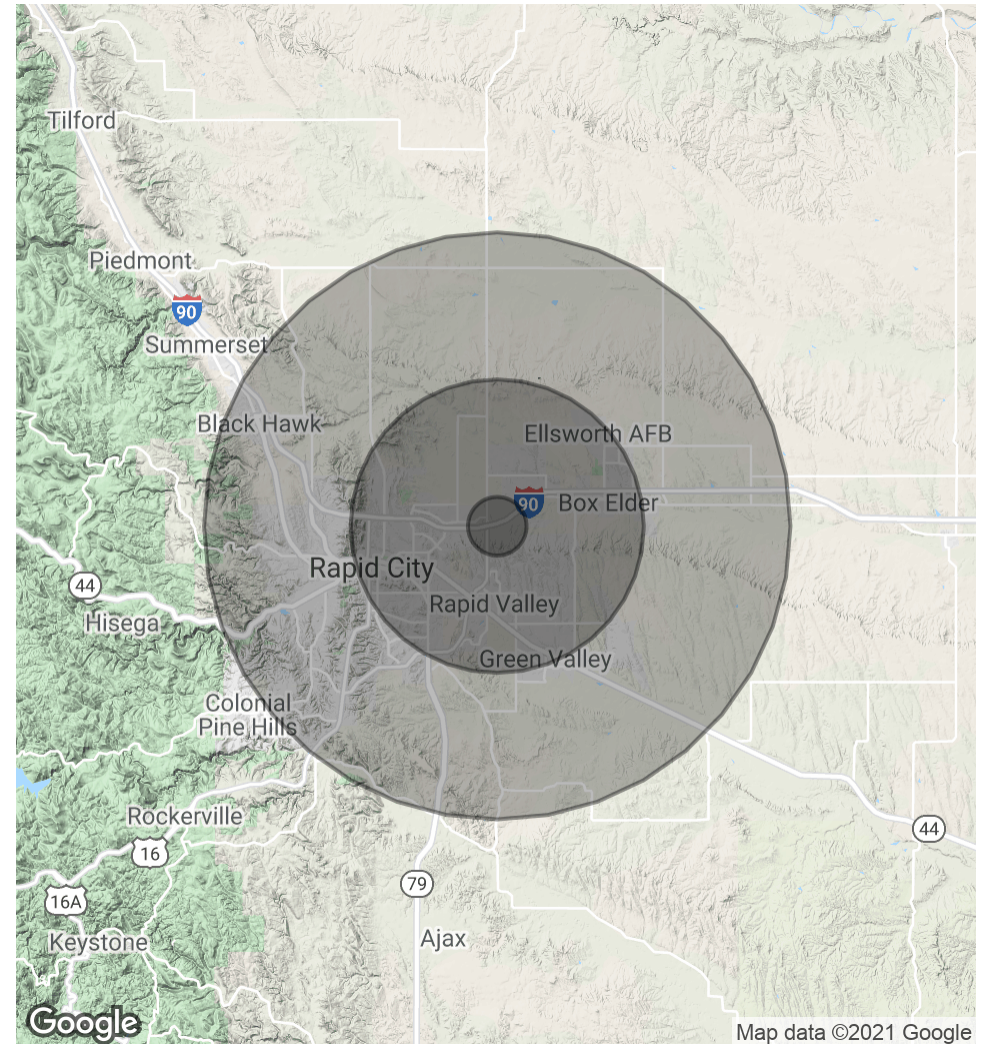
# 4509 I-90 SERVICE RD

4509 I-90 SERVICE RD, RAPID CITY, SD 57701

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,367	38,230	100,124
Average age	31.7	31.2	33.9
Average age (Male)	30.4	30.1	32.4
Average age (Female)	33.5	32.4	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	523	14,968	40,728
# of persons per HH	2.6	2.6	2.5
Average HH income	\$55,835	\$47,971	\$53,075
Average house value	\$127,702	\$124,046	\$156,196

\* Demographic data derived from 2010 US Census



**RE/MAX ADVANTAGE**  
Each office independently owned and operated

**RANDY OLIVIER, CCIM**

Commercial Broker

O: 605.343.7653 | C: 605.430.6246

randyolivier@remax.net

SD #15377

1331 W. Omaha St. | Ste 200  
Rapid City, SD 57701

605.343.7653

OLIVIERREALESTATE.COM