

AVAILABLE

# Vacant Land

Elk Vale Rd & Concourse Dr | Rapid City, SD



## Overview

**AVAILABLE**

Surplus Lots 2, 4, 5 and 6

**PRICE**

Contact Broker for Pricing

## Description

- Outlots available in front of future Safeway
- Pads available for ground lease
- Property fronts Elk Vale Rd/Hwy 16
- Close proximity to I-90

## Lots Available

LOT 2	1.21 acres
LOT 4	1.55 acres
LOT 5	1.07 acres
LOT 6	1.18 acres

## Demographics

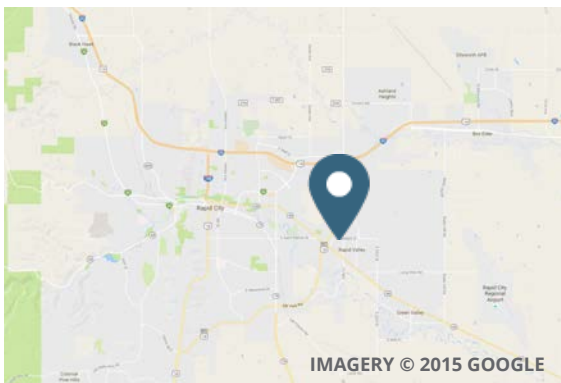
	5 MILE	7 MILE	10 MILE
Current Population	63,440	89,490	107,265
Total Households	25,514	36,478	43,120
Average HH Income	\$56,529	\$61,886	\$66,474
Daytime Population	49,501	67,495	70,669

Year: 2016 | Source: Esri

## Traffic Counts

Elk Vale Rd/Hwy 16	20,930 VPD
Hwy 44	18,337 VPD

Year: 2001 | Source: ESRI



IMAGERY © 2015 GOOGLE

## Contact

**TONY PIERANGELI**

303.390.5257 | tony.pierangeli@srsre.com

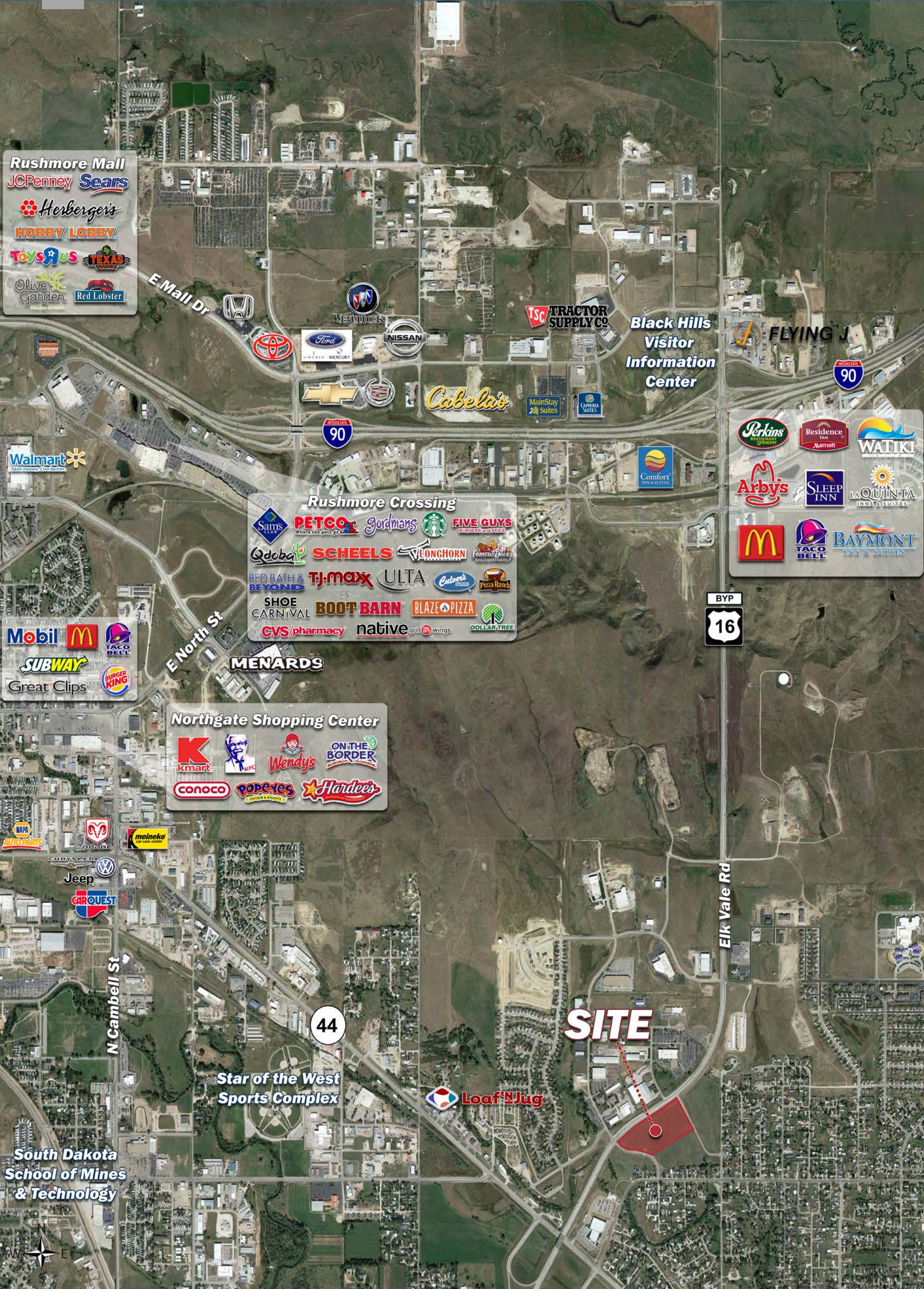
**JOE BECK**

303.295.4835 | joe.beck@srsre.com

**SRS REAL ESTATE PARTNERS** | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

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**SRSRE.COM**



**Rushmore Mall**  
 JCPenney Sears  
 Herberger's  
 HOBBY LOBBY  
 Toys R Us TEXAS  
 Olive Garden Red Lobster

**Rushmore Crossing**  
 Sams Club PETCO Gordmans Starbucks FIVE GUYS  
 Qdoba SCHEELS Longhorn Famous Dave's  
 BED BATH & BEYOND TJ-MAXX ULTA Calumet's Pizza Ranch  
 SHOE CARNIVAL BOOT BARN BLAZE PIZZA  
 CVS/pharmacy native grill wings DOLLAR TREE

**Northgate Shopping Center**  
 Kmart KFC Wendy's ON THE BORDER  
 CONOCO POPEYES Hardee's

Mobil McDonald's TACO BELL  
 SUBWAY Great Clips BURGER KING

Perkins Residence Inn Marriott WATIKI  
 Arby's SLEEP INN LAQUINTA  
 McDonald's TACO BELL BAYMONT

NAPA AUTO PARTS Dodge Jeep Chrysler  
 meineke carquest

N Cambell St  
 South Dakota School of Mines & Technology

Star of the West Sports Complex

Loaf 'N Jug

**SITE**



# Executive Summary

Elk Vale Rd & Concourse Dr | Rapid City, SD



	5 miles	7 miles	10 miles
<b>Population</b>			
2000 Population	50,703	72,770	86,345
2010 Population	57,501	81,307	96,887
2016 Population	63,440	89,490	107,265
2021 Population	68,772	97,088	116,348
2000-2010 Annual Rate	1.27%	1.12%	1.16%
2010-2016 Annual Rate	1.59%	1.55%	1.64%
2016-2021 Annual Rate	1.63%	1.64%	1.64%
2016 Male Population	50.2%	49.8%	49.9%
2016 Female Population	49.8%	50.2%	50.1%
2016 Median Age	34.4	35.4	35.7
<b>Households</b>			
2000 Households	19,780	28,283	33,079
2010 Households	23,130	33,118	38,971
2016 Total Households	25,514	36,478	43,120
2021 Total Households	27,680	39,614	46,810
2000-2010 Annual Rate	1.58%	1.59%	1.65%
2010-2016 Annual Rate	1.58%	1.56%	1.63%
2016-2021 Annual Rate	1.64%	1.66%	1.66%
2016 Average Household Size	2.40	2.37	2.42
<b>Housing Units</b>			
2016 Total Housing Units	26,886	38,425	45,523
2016 Owner Occupied Housing Units	14,760	21,732	26,757
2016 Renter Occupied Housing Units	10,755	14,746	16,363
2016 Vacant Housing Units	1,372	1,947	2,403
<b>Race and Ethnicity</b>			
2016 White Alone	77.0%	79.4%	80.7%
2016 Black Alone	2.3%	2.4%	2.5%
2016 American Indian/Alaska Native Alone	13.0%	10.9%	9.7%
2016 Asian Alone	1.6%	1.6%	1.5%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	6.0%	5.7%	5.6%
<b>Income</b>			
2016 Median Household Income	\$42,986	\$45,920	\$49,041
2016 Average	\$56,529	\$61,886	\$66,474
Per Capita Income	\$23,617	\$25,845	\$27,314
<b>2016 Population 25+ by Educational Attainment</b>			
Total	41,147	58,649	70,145
High School Graduate	23.6%	22.5%	21.8%
GED/Alternative Credential	6.5%	5.7%	5.1%
Some College, No Degree	26.0%	25.4%	25.3%
Associate Degree	12.4%	11.9%	12.0%
Bachelor's Degree	16.0%	18.6%	19.5%
Graduate/Professional Degree	6.2%	8.1%	9.0%
<b>Data for all businesses in area</b>			
Total Businesses:	3,645	4,833	5,191
Total Employees:	49,501	67,495	70,669
Total Residential Population:	63,440	89,490	107,265
Employee/Residential Population Ratio:	0.78:1	0.75:1	0.66:1