

RETAIL FOR LEASE

2255 Haines Ave, Rapid City, SD 57701



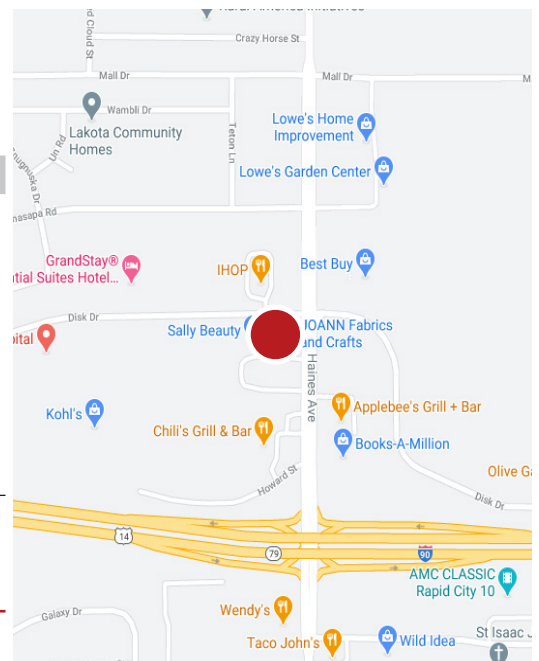
I-90 EXPOSURE • HEAVY TRAFFIC SHOPPING DISTRICT ON HAINES AVENUE



Property Highlights

Welcome to Haines Station Shopping Center! Home to Joann Fabrics, Sally Beauty Supply, and Clothes Mentor. Exposure to over 24,000 cars per day, easy access from I-90, large parking lot. In the vicinity of other major retailers - Best Buy, Lowe's, PetSmart, Kohl's and the Rushmore Mall.

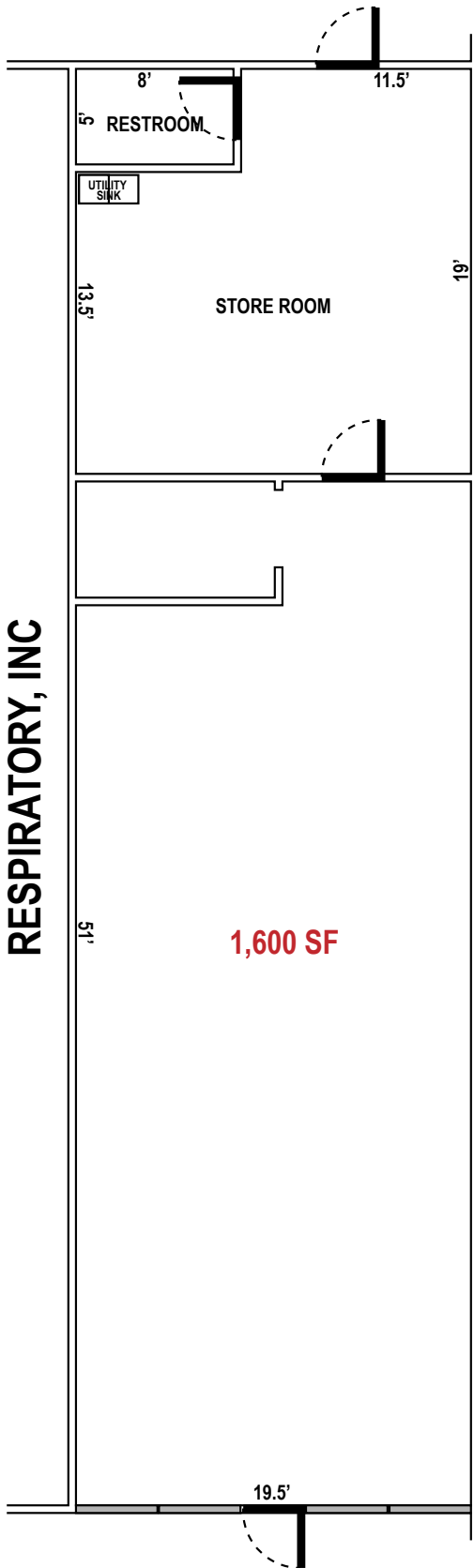
	Suite 200	Suite 300 (Available June 1, 2021)
Space Size:	1,600 SF	12,000 SF
Highlights:	<ul style="list-style-type: none"> • Neighbors Joann Fabrics • Open retail floor with large store front windows • Storage room, utility sink and private restroom in the back of the suite 	<ul style="list-style-type: none"> • Corner unit with expansive showroom floor, two dressing rooms, restroom and adjacent 800 SF stock room along the west wall. • 2,000 SF back storage room with 16.5' ceiling, kitchen, restroom, and mezzanine office with window overlooking sales floor
Lease Rate:	\$10.00/SF/YR	\$8.00/SF/YR
NNN:	\$2.50/SF/YR	\$2.50/SF/YR
Total \$/SF/YR:	\$12.50/SF/YR	\$10.50/SF/YR
Total Rent Per Month:	\$1,667 + utilities	\$10,500 + utilities



Exclusively listed by:
Chris Long, SIOR, CCIM
 Commercial Broker
 605.939.4489
 chris@rapidcitycommercial.com

Your Property...
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PERFORMANCE
RESPIRATORY, INC



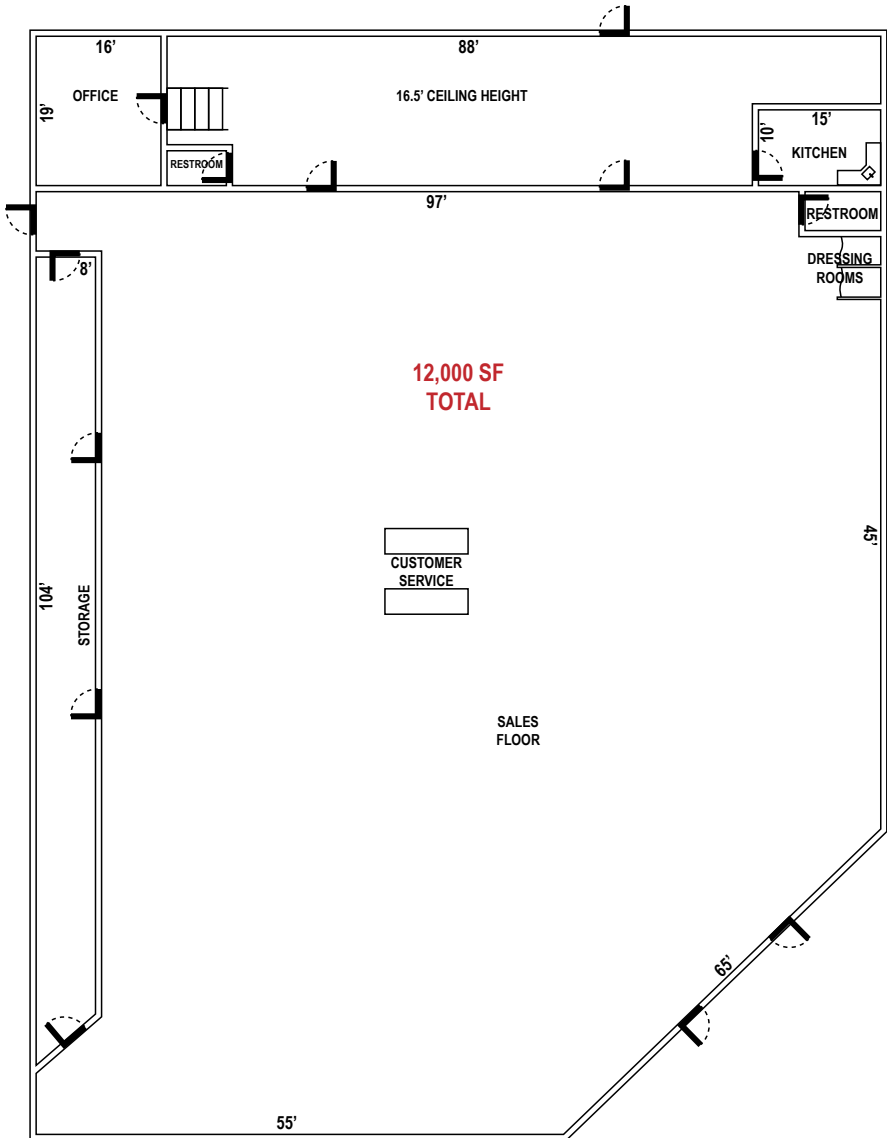
JOANN
fabrics and crafts



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SUITE 300, 2255 HAINES AVENUE, RAPID CITY | PHOTOS & FLOOR PLAN



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