

RUSHMORE CROSSING

1225 Eglin St. Rapid City, SD 57701



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Rushmore Crossing is the only super regional power center located within a 350 mile radius.

PROPERTY HIGHLIGHTS

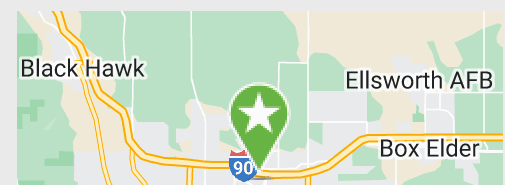
- 125-Acre Site Consisting of Approximately 700,000 Square Feet of Rentable Space with Tenants Including: Target, Sams Club, Scheels, TJ Maxx, Bed Bath & Beyond, Michaels, Petco, ULTA, Old Navy, and Many Others.
- Site Provides Unmatched Interstate Visibility with Over a Mile of Frontage on I-90
- Over 5 Million Tourists Annually Visit Nearby Mt. Rushmore, Black Hills, etc. Spending Over \$1.88 Billion in Tourism Dollars
- Rapid City is Ranked 8th in the Nation for Top Retail Sales Per Household
- Top Area Employers Include: Ellsworth Air Force Base (3,940 Employees), Rapid City Regional Hospital (3,000 Employees) and Rapid City School District (1,590 Employees)

DEMOGRAPHICS

	5 MILES	10 MILES
Total Population	69,788	112,190
Average HH Income	\$66,282	\$78,116
Businesses	4,198	5,526
Employees	44,285	54,078

TRAFFIC COUNTS

	2019
Eglin Street	4,548
North Street	15,558
Interstate 90	35,503



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

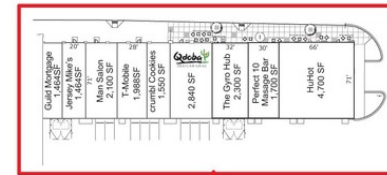
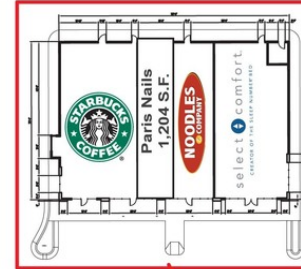
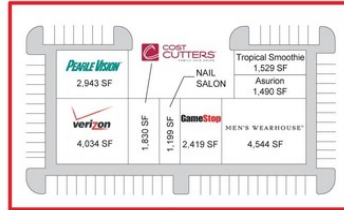
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5 Acres Available



SQUARE FOOTAGE SUMMARY

RETAIL (ON-LINE)	467,883
TARGET	131,748
SAM'S CLUB	141,253
FURNITURE ROW	50,000
TOTAL	790,884

PARKING

TOTAL SPACES	3,475
RATIO	4.0x

ACREAGE

TARGET	11.54 ACRES
SAM'S CLUB	14.64
FURNITURE ROW	5.05
OUTPARCELS	22.49
SHOPPING CENTER	52.51
TOTAL	106.23



SITE PLAN

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**AVAILABLE
1.67 ACRE
OUTLOT**

**AVAILABLE
5 ACRES**

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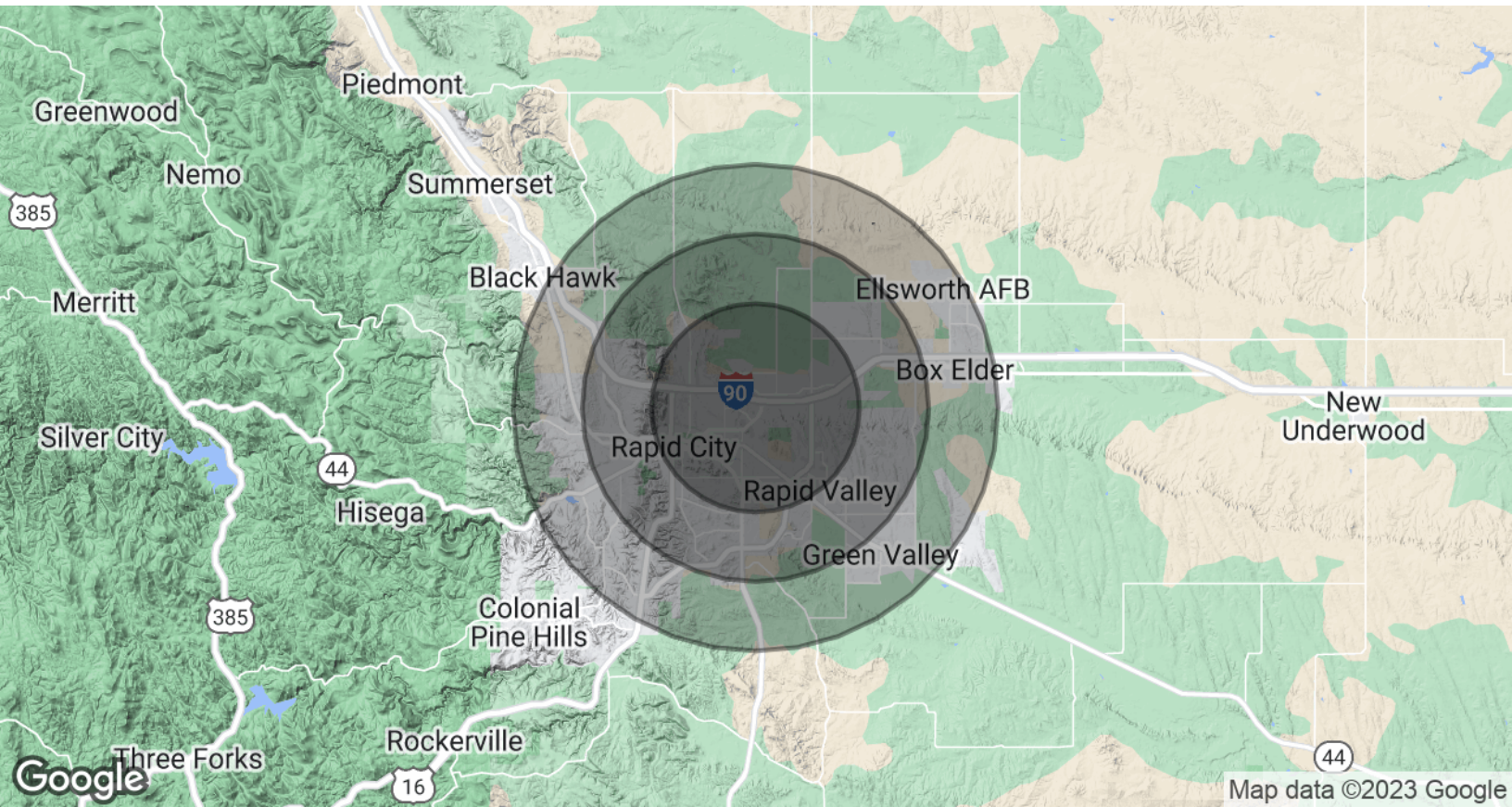


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POPULATION & HOUSING

	5 MILES	10 MILES	30 MILES
Total Population	69,788	112,190	140,675
Projected Annual Growth (2021-2026)	1.7%	1.6%	1.4%
Total Households	28,416	45,082	57,059
Median Home Value	\$186,445	\$215,215	\$220,627

INCOME & BUSINESS

	5 MILES	10 MILES	30 MILES
Average HH income	\$66,282	\$78,116	\$80,607
Daytime Population (16+ years)	64,305	85,295	112,580
Total Businesses	4,198	5,526	6,919
Total Employees	42,285	54,078	62,665

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