

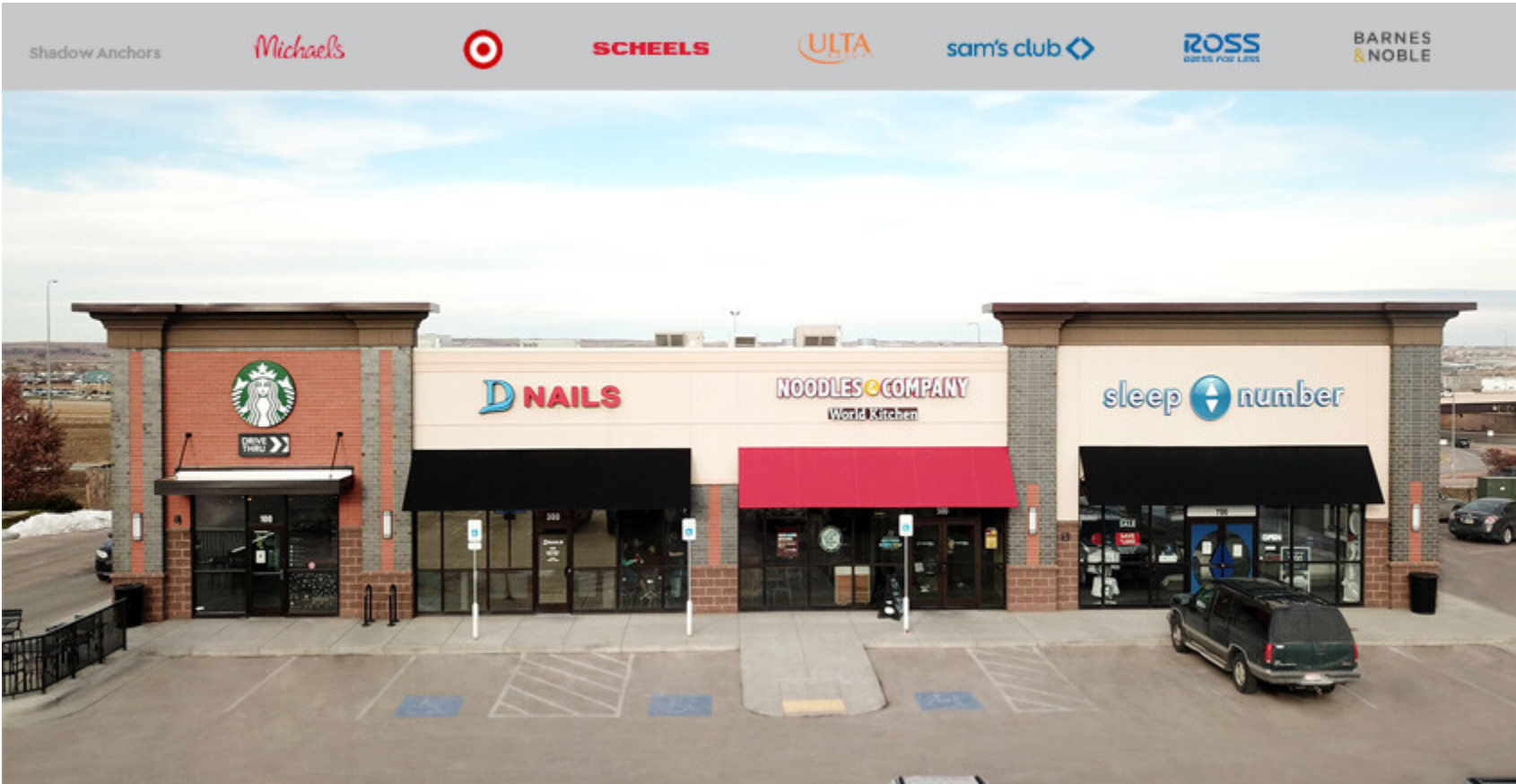
# ▶ RUSHMORE CROSSING PLAZA

1734 Eglin St in Rapid City, South Dakota 57701

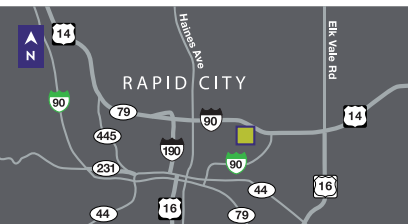


LOCATED WITHIN PRIMARY SHOPPING CENTER SERVING RAPID CITY

sleep number. STARBUCKS



Shadow Anchors *Michael's* **SCHEELS** *ULTA* sam's club **ROSS** DRESS FOR LESS **BARNES & NOBLE**



	VEHICLES PER DAY	AVERAGE INCOME	POPULATION
I-90 west of E North St	<b>74,282</b>	5 Miles <b>\$82,001</b>	5 Miles <b>73,392</b>
I-90 east of E North St	<b>69,568</b>	10 Miles <b>\$94,827</b>	10 Miles <b>119,016</b>
E North St south of I-90	<b>52,498</b>	25 Miles <b>\$96,018</b>	25 Miles <b>136,938</b>
Eglin St west of E North St	<b>26,103</b>		



**Julia Alston**  
 713-693-1408  
 jalston@frpltd.com



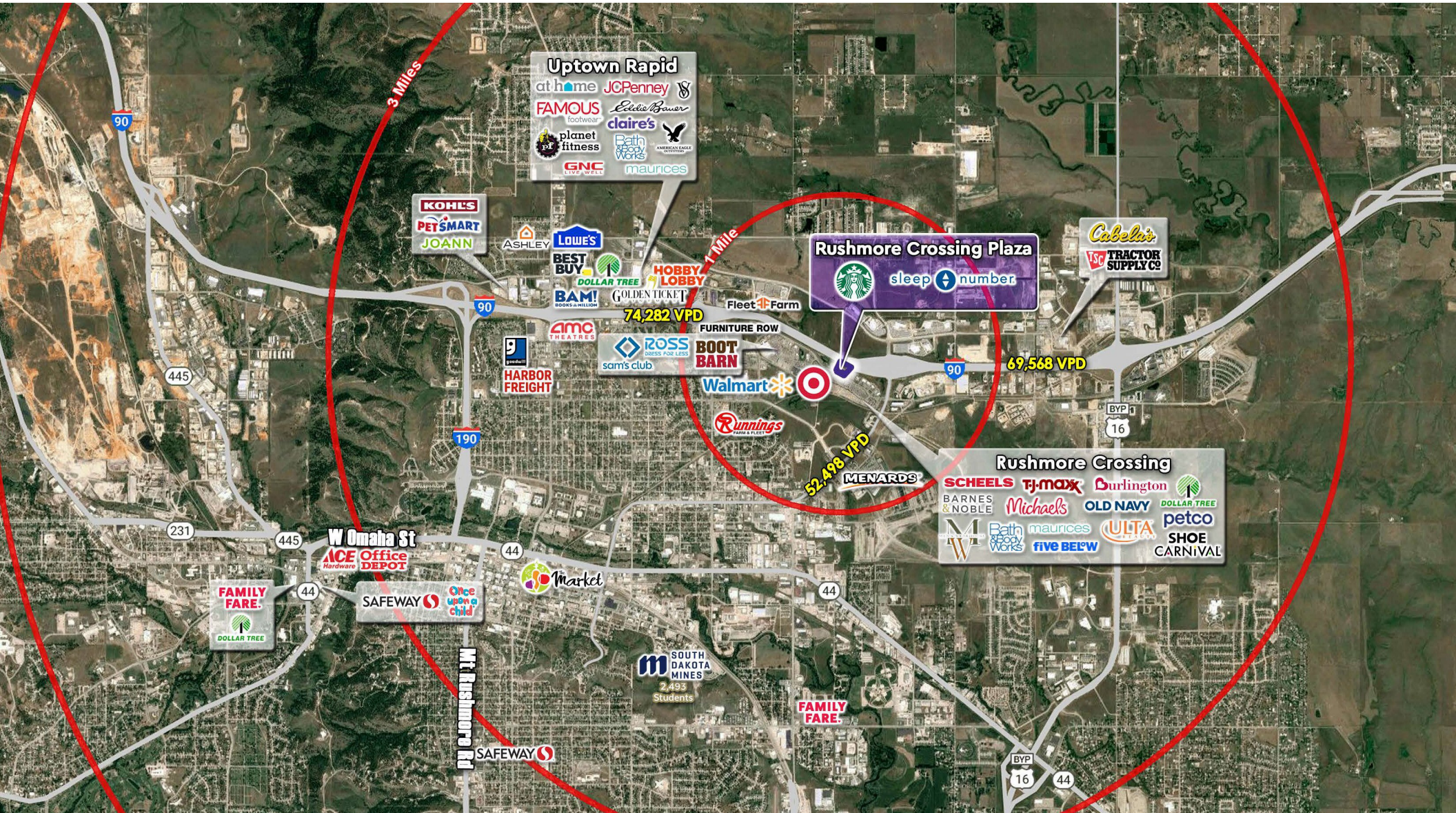
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WITHIN CENTER THAT DRAWS SHOPPERS FROM OVER 200 MILES AWAY



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FULLY LEASED



■ AVAILABLE   ■ LEASE PENDING   ■ EXECUTED



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FULLY LEASED

## Tenant List

Tenant	Address	SF/Acres
A  Sleep Number	1734 Eglin St #700	
B  Starbucks	1736 Eglin St #100	
1  Noodles & Company	1734 Eglin St #500	
2  D-Nails	1735 Eglin St #300	



AVAILABLE    LEASE PENDING    EXECUTED



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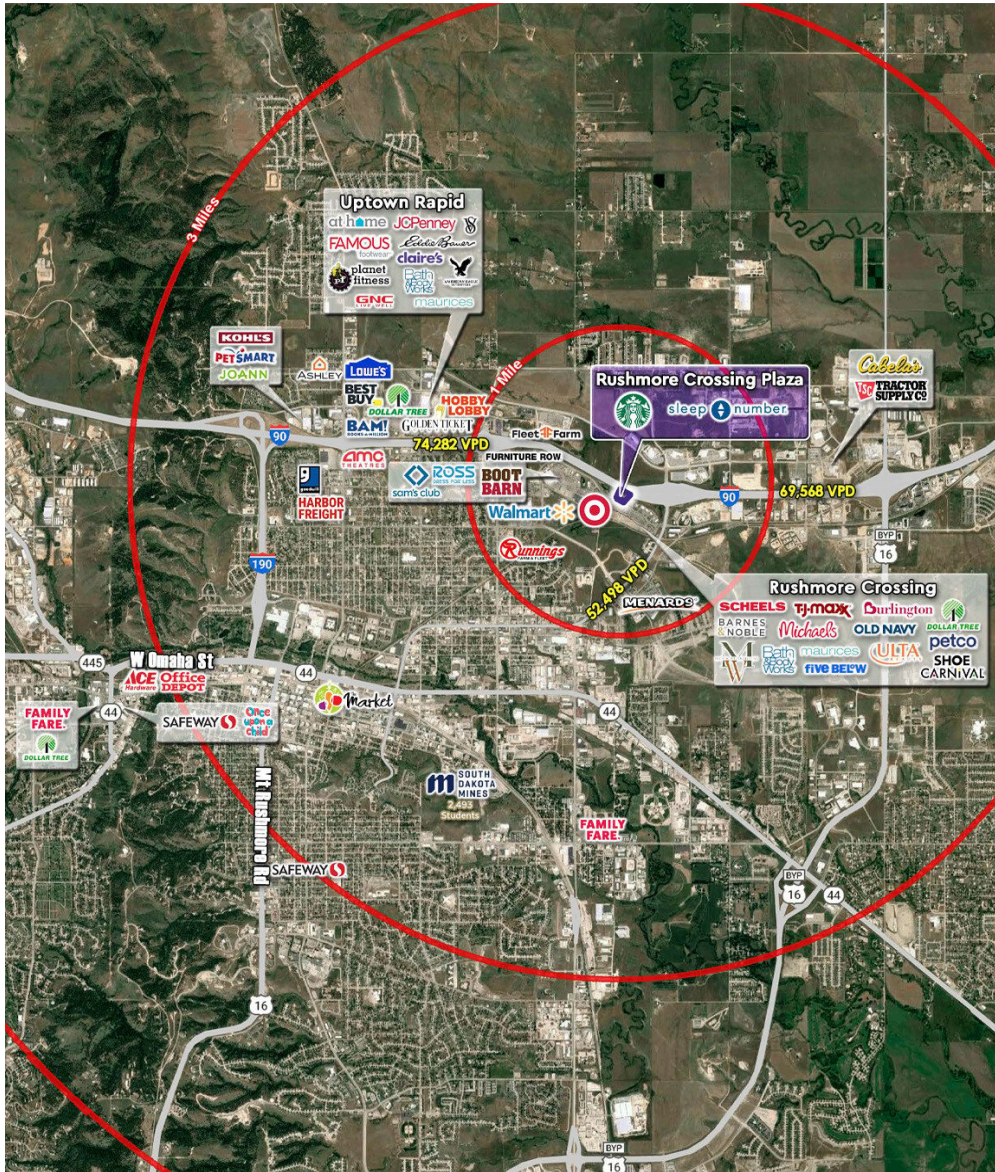
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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/plaza-rushmore-crossing](http://frpltd.com/properties/plaza-rushmore-crossing)



Lat/Lon: 44.0981/-103.1866

Rushmore Crossing	5 mi radius	10 mi radius	25 mi radius
Rapid City, SD 57701			
<b>Population</b>			
2023 Estimated Population	73,392	119,016	136,938
2028 Projected Population	82,073	134,168	154,665
2020 Census Population	70,589	112,260	129,770
2010 Census Population	64,777	100,577	117,195
Projected Annual Growth 2023 to 2028	2.4%	2.5%	2.6%
Historical Annual Growth 2010 to 2023	1.0%	1.4%	1.3%
2023 Median Age	38.2	39.1	40.5
<b>Households</b>			
2023 Estimated Households	30,476	48,579	56,744
2028 Projected Households	33,960	54,574	64,043
2020 Census Households	28,966	45,160	52,287
2010 Census Households	26,549	40,444	47,160
Projected Annual Growth 2023 to 2028	2.3%	2.5%	2.6%
Historical Annual Growth 2010 to 2023	1.1%	1.5%	1.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	76.7%	79.6%	81.1%
2023 Estimated Black or African American	3.4%	2.8%	2.6%
2023 Estimated Asian or Pacific Islander	2.9%	2.5%	2.3%
2023 Estimated American Indian or Native Alaskan	6.1%	4.9%	4.5%
2023 Estimated Other Races	10.9%	10.1%	9.6%
2023 Estimated Hispanic	6.8%	6.2%	6.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$82,001	\$94,827	\$96,018
2023 Estimated Median Household Income	\$66,762	\$73,119	\$74,936
2023 Estimated Per Capita Income	\$34,673	\$39,324	\$40,335
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.6%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	4.3%	3.6%	3.5%
2023 Estimated High School Graduate	30.6%	27.1%	27.4%
2023 Estimated Some College	22.4%	21.4%	21.2%
2023 Estimated Associates Degree Only	11.3%	11.7%	11.4%
2023 Estimated Bachelors Degree Only	19.7%	22.2%	22.5%
2023 Estimated Graduate Degree	10.2%	12.5%	12.2%
<b>Business</b>			
2023 Estimated Total Businesses	4,593	5,977	6,897
2023 Estimated Total Employees	44,232	54,314	58,948
2023 Estimated Employee Population per Business	9.6	9.1	8.5
2023 Estimated Residential Population per Business	16.0	19.9	19.9



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## INFORMATION ABOUT BROKERAGE SERVICES

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker.

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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